

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 5 APRIL 2016

Title:

MAJOR WORKS TO A COUNCIL DWELLING

[Portfolio Holder: Cllr Carole King]

[Wards Affected: Farnham Castle]

Note pursuant to Section 100B (5) of the Local Government Act 1972

The annexe to this report refers to exempt information by virtue of which the public may be excluded during the item to which the report relates, as specified in Paragraph 3 of part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

The purpose of this report is to seek approval for a budget to undertake major works to a Council dwelling.

How this report relates to the Council's Corporate Priorities:

This report relates to the Council's corporate priority of providing more affordable housing in the borough for local people in housing need.

Financial Implications:

The estimated costs of carrying out these major works is £50,000. However in carrying out these works it will enable a property to be re-let and reduce the void loss experienced by the HRA. The estimated rental income per annum is £7,215.

Looking over the next 30 years, the maintenance cost is expected to be circa £95,000 and rental income £216,000. Therefore a net income of over £120,000 is expected over the next 30 years.

Legal Implications:

The contract for the proposed works will be tendered in accordance with the Council's Contract Procedure Rules and if necessary, the OJEU requirements of the Public Contract Regulations 2015.

Background

1. The major work required to this property incorporates the following:-
 - i. Attending to the major damp problems on the ground floor and black mould throughout the property.

- ii. Upgrading the central heating.
 - iii. Replacing the external drainage.
 - iv. Renewing the fencing and gate.
 - v. Clearing the unsafe garden.
 - vi. Installing a new kitchen and bathroom.
 - vii. Relocating the W.C. away from the kitchen.
2. The estimated cost of the works will be £50,000.
3. The major work required to the Council dwelling has been highlighted in the attached decision-making model at (Exempt) Annexe 1. The model considers whether the refurbishment work is appropriate and cost effective and uses the following criteria:-
- i. Financial.
 - ii. Other risk factors – e.g. listed building status, high level of day-to-day repairs (predominantly properties built before pre-1945), and not on mains drainage.
 - iii. Demand (Housing need).
 - iv. Redevelopment potential.

Recommendation

It is recommended that:-

1. the funding of the major works, of up to £50,000, to the Council dwelling as shown in (Exempt) Annexe 1 be approved and allocated from capital receipts from the disposal programme, with the vacant property being re-let for an affordable rent of up to 80% of open market value; and
2. the tendering of the refurbishment works for this property and the appointment of a contractor be delegated to the Head of Housing Operations, in consultation with the Portfolio Holder for Housing and the Director of Finance and Resources.

Background Papers

There are no background papers (as defined by Section 100D (5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Hugh Wagstaff

Telephone: 01483 523363

E-mail: hugh.wagstaff@waverley.gov.uk