

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee:
7 March 2012

Subject: Benefits generated to Housing Revenue Account - Outcome of Consultations with West Dunbartonshire Tenants and Residents Organisation

1. Purpose

- 1.1** The purpose of this report is to advise Committee of the outcome of discussions with the West Dunbartonshire Tenants and Residents Organisation (WDTRO) on how to utilise the benefits generated to the Housing Revenue Account following Council decision to set operating surplus target for the Housing Maintenance Trading Account at 5% of turnover with effect from 1 April 2012.

2. Background

- 2.1** At the Council meeting of 31 August 2011, Council agreed that an operating surplus target for the HMTRO should be established at 5% of turnover with effect from 1 April 2012 and that the benefit generated to the Housing Revenue Account be utilised over the next three years to increase repair activity and support accelerated capital investment in consultation with WDTRO.
- 2.2** At the Housing, Environment and Economic Development Committee meeting of 2 November 2011, Members agreed a report entitled "Housing Maintenance Trading Account - Benefits generated to the Housing Revenue Account following setting of 5% operating surplus target." The report set out the options to be considered during the consultation process by the WDTRO to reach a common understanding on the way forward for financial year 2012/13.
- 2.3** At the January meeting of this Committee the rent increase for 2012-13 was agreed. That report outlined the potential impact of the HMTRO surplus and how through consultation with tenants organisations it is proposed to allocate that additional revenue to an annual planned maintenance programme.

3. Main Issues

- 3.1** Consultations were held with the WDTRO and Residents' and Tenants' Organisations (RTOs) on 24 November 2011 and 25 January 2012.

Meeting of 24 November 2011

3.2 At the meeting of 24 November 2011 the five options outlined in the report referred to in 2.2 were discussed and considered. The options were:

1. Carry out additional repairs through the annual planned repair programme.
2. Introduce an annual planned preventative maintenance programme.
3. Carry out additional capital works funded from revenue.
4. Contribute to the new house build programme; and
5. Any other option that increases repair activity and/or supports accelerated capital investment.

3.3 The preferred option at the meeting was to introduce a planned preventative maintenance programme and it was agreed that officers would prepare a costed programme and submit to all groups in January 2012 for further consideration at a follow up meeting.

Meeting of 25 January 2012

3.4 Prior to the meeting of 25 January 2012 a costed programme was passed to WDTRO and RTOs for information and this programme was considered on the night. The main focus of the programme was close painting, followed by gutter cleaning and gutter renewal.

3.5 It was agreed that the proposed programme should be submitted for review by Members before implementation in 2012/13.

3.6 The proposed programme covers a number of mixed tenure blocks, containing owners, and Members should note that limitations on funding through the Council's Scheme of Assistance policy may adversely impact on the delivery of the programme; as owners require to pay their share of the costs and may withhold permission to proceed with the work.

4. People Implications

4.1 Resources will be allocated to progress the programme with staff arranging early contact with tenants and owners.

5. Financial Implications

5.1 If the turnover and work content of the Housing Maintenance Trading Account in 2012/13 is in line with the 2011/12 budget, the 5% surplus target will provide a reduction in the HMTA surplus and resultant gross benefit of approx. £800,000 to HRA

6. Risk Analysis

- 6.1** To carry out the programme as discussed with WDTRO the DLO turnover in 2012/13 must align with the 2011/12 levels otherwise the benefit to HRA may reduce.
- 6.2** In mixed tenure property, officers will positively engage with owners to optimise their participation in the programme.

7. Equalities Impact Assessment (EIA)

- 7.1** There are no recognised implications.

8. Strategic Assessment

- 8.1** The Council's strategic priorities have been considered and the planned maintenance programme will have a positive impact on housing quality.

9. Conclusions and Recommendations

- 9.1** This report describes the consultation process with the WDTRO and details the proposed planned maintenance programme recommended for financial year 2012/13.
- 9.2** Appendix 1 shows the proposed programme.
- 9.3** It is recommended that the Committee agree the proposed Planned Maintenance Programme for 2012/13 prepared in consultation with WDTRO.

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Date: 8 February 2012

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Appendix:

1. Proposed Planned Maintenance Programme

Background Papers:

Report to 31 August 2011 Council, entitled "Housing Maintenance Trading Account - Treatment of Surplus"

Report to 2 November 2011, Housing, Environment and Economic Development Committee entitled "Housing Maintenance Trading Account - Benefits generated to the Housing Revenue Account following the setting of 5% operating surplus target."

Wards Affected:

All

Proposed Planned Maintenance Programme 2012/13

Close Painting - £500,000

Alexandria

Rosshead

Colquhoun Drive
Halkett Crescent

Tullichewan

Cullen Street
McColl Avenue
Tudhope Crescent

Dalvait

McGregor Walk

Clydebank

Duntocher

Beeches Road
Craigielea Road
Hogan Court
Redmoss Road

Central and East Dalmuir

Dalmuir Court

North Drumry

Garscadden View
Peel View

East End

John Knox Street

Central Area and Radnor Park

Second Avenue

Dumbarton

Silverton

Crosslet Court

Townend

Strathclyde Road

Town Centre

Westbridgend Multi Storey Flats

Gutter Renewal/Repair - £50,000

Alexandria

Dalvait

McIntyre Terrace

Clydebank

Old Whitecrook

Andrew Drive

North Kilbowie

Briar Drive

Dumbarton

Silverton

Alclutha Avenue

Milton

Crannog Court

Gutter Cleaning - £200,000

Alexandria

Tullichewan

Bannachra Crescent

Dalvait

McIntyre Terrace

Clydebank

Old Whitecrook

Abbott Crescent
Andrew Place

Duntocher

Beeches Road
Beeches Terrace

North Kilbowie

Broom Drive

Freelands

Old Dalnottar Road

Boquhanran

Regent Place

Dumbarton

Silverton

Alclutha Avenue
Boghead Avenue
Crosslet Road

Town Centre

Bonhill Road

Milton

Crannog Court

Smoke Alarm / Electrics Testing - £50,000

Addresses to be confirmed