

BABERGH DISTRICT COUNCIL

FROM: Head of Technical Services

REPORT NUMBER **E46**

TO: STRATEGY COMMITTEE

DATE OF MEETING 23 June 2005

2005/06 CAPITAL PROGRAMME

1. **SUMMARY**

- 1.1 Committee approval is required for schemes that are non-committed within the Council's capital programme
- 1.2 Approval is therefore sought to undertake the following schemes within their relevant budgets:

HRA Budget	Proposed Scheme	Estimated Cost (£)
Conversions & Adaptations: - 2005/06 Budget - £60,000	2 Languidic Close 9 Valley View, Stanstead	30,000 20,000
Badly Neglected Properties: - 2005/06 Budget - £20,000	11 Angel Street, Hadleigh 26 Churchfields, Monks Eleigh	10,000 10,000

2. **RECOMMENDATIONS**

- 2.1 That approval is given to proceed with the above schemes within existing budget provisions.

The Committee is able to resolve this matter.

3. **FINANCIAL IMPLICATIONS**

- 3.1 Schemes funded from existing Housing Revenue Account budgets

4. **KEY INFORMATION**

- 4.1 The schemes for adaptations at Languidic Close and Valley View have been identified by the Head of Housing for major conversions where no other suitable accommodation has been available for the respective tenants.

- 4.2 The tenants at Languidic Close have three children, ages 13, 10 and 9, all of whom suffer with Autism and behavioural difficulties. They are on the transfer list for a four-bedroom house in Sudbury (or the surrounding areas) for a considerable period but none have become available. Their case is supported by Social Care and their doctor, and we are advised that the solution is an extension to their existing home, both to build an extra bedroom and downstairs bathroom.

The female tenant at Valley View suffers with a debilitating condition affecting mobility to the extent that crutches are required. She is registered disabled. The house has already been the subject of substantial disabled adaptations by the Council, but only has two bedrooms. The family have now had a second child and are concerned that the size of the second bedroom will not allow both children to share. They do not want to move because of the disabled adaptations already provided, and they receive support from family and friends in the village.

- 4.3 With regard to the properties at Angel Street and Churchfields, these have been identified through our normal voids inspection process, but the estimated cost of the remedial work is such that they need to be treated as badly neglected properties as opposed to being subject to normal void repairs.

5. **APPENDICES AND BACKGROUND PAPERS REFERRED TO:**

None

CONTACT: Ryan Jones

DIRECT LINE: 01473 825787