

BABERGH DISTRICT COUNCIL

FROM: Head of Contract and Asset Management

REPORT NUMBER: **J89**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 17 September 2009

2009/10 CAPITAL PROGRAMME – NON COMMITTED SCHEMES

1. **PURPOSE OF REPORT**

This report seeks approval to implement a scheme within the Council's Housing Revenue Account.

2. **RECOMMENDATIONS**

- 2.1 That expenditure from the Council's Housing Revenue Account is approved to carry out the proposed schemes outlined in the table in paragraph 5.1 below.

The Committee is able to resolve this matter

3. **FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications. The proposed works can be funded from existing budgets.

4. **RISK MANAGEMENT**

- 4.1 This report is most closely linked with the Council's Significant Business Risk No.9 – Management of Projects and Programmes. Other key risks are set out below:

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Loss of rental income while the property remains vacant	Certain	Limited, but dependant on the time in which the property remains unoccupied	Tenders currently being sought pending committee approval

5. KEY INFORMATION

5.1 The Head of Contract & Asset Management and the Head of Community Development request that the following scheme proceeds from the Housing Revenue Account in the total sum of £25,000. Approval is therefore required for:

Budget (£)	Work Category	Estimated Cost (£)	Balance of Budget Remaining after approval of this schemes
HRA Budgets (09/10)	Major Improvements:		
Structural Works 205,670	Improvement works at 8 Lambs Lane, Lawshall including structural works, damp-proofing, dry lining, new kitchen and provision of a new bathroom at first floor level	10,000	157,440
Kitchens & bathrooms 754,380		7,000	210,700
Major Improvements 60,000		8,000	14,000

5.2 8 Lambs Lane, Lawshall has become void due to the re-location of an elderly couple to Olivers Close, Long Melford, thus releasing a property suitable for family occupation.

5.3 It was built in 1939 and is constructed in solid brickwork with externally rendering. Although the property is not in poor condition it does not have any damp-proof coursing and suffers from condensation due to poor ventilation.

5.4 It therefore requires the installation of both horizontal and vertical damp-proof courses, and the provision of improved ventilation.

5.5 The property also needs to be upgraded to meet the 'Decent homes Standard'. It therefore requires a new kitchen to the appropriate size and standard, and the relocation of the existing ground floor bathroom and WC to the first floor.

5.6 The following works are therefore proposed:

- New kitchen (including enlargement of existing kitchen area)
- New bathroom at first floor level, including new studwork partition
- Damp-proofing works and dry lining to walls
- Miscellaneous works including a new hot water cylinder, new external doors and some works to the garden areas.

