

CANNOCK CHASE COUNCIL

CABINET

15 SEPTEMBER, 2011

REPORT OF THE HEAD OF HOUSING

RESPONSIBLE PORTFOLIO LEADER: HOUSING

**MOSS ROAD ESTATE REGENERATION STRATEGY – ESTABLISHMENT OF A STRUCTURAL
REINSTATEMENT DESIGN BUDGET**

KEY DECISION - NO

1. Purpose of Report

- 1.1 To establish a 2011-12 design budget for the structural reinstatement of the Reema houses as part of the agreed Moss Road Estate Regeneration Strategy.

2. Recommendations

- 2.1 That a design budget of £20,000 is established as part of the 2011-12 Housing Revenue Account Capital Programme to commence the design of a Structural Reinstatement Scheme for the Reema houses on the Moss Road Estate, Chadsmoor.
- 2.2 That the budget is funded through an additional £20,000 Revenue contribution to Capital outlay met through the virement of existing resources.
- 2.3 That scheme approval and permission to spend is granted for the design of the Moss Road Estate Reema House Structural Reinstatement Scheme.
- 2.4 That following the completion of the design works; Cabinet receive a further report on a proposed structural reinstatement scheme based on an assured life of 30 years without mortgageability.

3. Summary (inc. brief overview of relevant background history)

- 3.1 Cabinet on 21 July, 2011 reaffirmed the Council's regeneration strategy for the Moss Road Estate, Chadsmoor.
- 3.2 As part of the agreed strategy, the 63 Reema houses are to be subject to structural reinstatement works and retained in the Council's housing stock. The structural reinstatement works are to be funded through Housing Revenue Account Capital Programmes in 2012-2013 and future years and resources to support this were provisionally allocated within the initial Housing Revenue Account Business Plan.
- 3.3 In order to progress the Structural Reinstatement Scheme it is necessary to appoint a Structural Engineer who will be responsible for:-

- (a) The design and specification of the structural reinstatement works following structural surveys of the Reema houses.
 - (b) Tendering the structural reinstatement scheme, once agreed by Cabinet.
 - (c) Supervising the structural reinstatement works on site.
- 3.4 The Structural Reinstatement Scheme is programmed to start on site in November, 2012 and in order that this start date can be achieved it is necessary to commence the design and survey work (after the appointment of the Structural Engineer) during the current financial year.

4. Key Issues and Implications

- 4.1 There is no budget within the agreed 2011-12 Housing Revenue Account (HRA) Capital Programme to commence the design of the Moss Road Estate Reema House Structural Reinstatement Scheme during the current financial year.
- 4.2 There is however, a vacant post within the Housing Property Services Section which it is not proposed to be "filled" until the additional planned maintenance programmes contained within the initial HRA Business Plan commence. It is therefore, proposed that the agreed budget for this post is now utilised as an additional £20,000 Revenue contribution to capital outlay during 2011-12 to establish a budget within the 2011-12 HRA Capital Programme to fund the commencement of the design works during the current financial year.
- 4.3 The remaining costs of the Structural Engineer will be met from the proposed budgets for 2012-13 and future years included within the initial HRA Business Plan.
- 4.4 Details of the Structural Reinstatement Scheme will be the subject of a future Cabinet report following its design by the appointed Structural Engineer. It is however, envisaged that the array of works will be similar to those which were undertaken to the Council's Reema houses in the Braemar Road/Red Lion Crescent area, Norton Canes during 2007-08. The works to these properties were undertaken on the basis of structural reinstatement to an assured life of 30 years, without mortgageability and as this represents the most cost effective option (in accordance with the recommendations of the PRC Structural Survey undertaken by Michael Dyson Associates considered by Cabinet on 12 June, 2002 and 1 December, 2005) it is proposed that this standard also forms the basis of the Moss Road Estate Reema House Structural Reinstatement Scheme.
- 4.5 The initial HRA Business Plan also includes the Structural Reinstatement of the Council's Cornish Houses in the Rowley Close/Bradbury Lane area during years 2014-15 to 2016-17. It is intended that the Structural Engineer will also be appointed to undertake the design and supervision of this Structural Reinstatement Scheme which will "follow" the Moss Road Estate scheme.

5. Conclusion(s) and Reason(s) for the Recommendation(s)

- 5.1 In order to progress the Structural Reinstatement of the 63 Reema houses on the Moss Road Estate, Chadsmoor, it is necessary to appoint a Structural Engineer and commence the design works during the current financial year.

- 5.2 However, no budgetary provision currently exists within the 2011-12 HRA Capital Programme to fund the commencement of the required design works. It is therefore, proposed to establish a budget through an additional £20,000 Revenue contribution to capital outlay funded from a vacant post.
- 5.3 Details of the Structural Reinstatement Scheme will be the subject of a future Cabinet report. However, it is proposed the Scheme is formulated on the basis of Structural Reinstatement to an assured life of 30 years, without mortgageability as this represents the most cost effective option and previously formed the reinstatement standard works to the Council's Reema houses in the Braemar Road/Red Lion Crescent area, Norton Canes.

6. Other Options Considered

- 6.1 The structural reinstatement work could be undertaken to an assured life of 30 years, with mortgageability. However, this would increase the reinstatement cost above that which for financial resources have been allocated within the initial HRA Business Plan.

7. Report Author Details

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SCHEDULE OF ADDITIONAL INFORMATION

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Section 1

Contribution to Council Priorities

The Moss Road Estate Redevelopment Scheme has been identified as a key action within the agreed 2011-12 "Place" Priority Delivery Plan.

Section 2

Contribution to Promoting Community Engagement

Residents of the Reema houses will be consulted on the proposed Structural Reinstatement Scheme.

Section 3

Financial Implications

This report proposes to appoint a Structural Engineer to aid in the progression of the Moss Road Estate Regeneration Strategy. It is estimated that the cost of the appointment in 2011-12 will be £20,000. There is currently no budget provision for this within the 2011-12 HRA Capital Programme.

However, as detailed within paragraph 4.2 above, there are currently available resources within the HRA which, if allocated to the appropriate function, would allow an additional revenue contribution to Capital to fund the Structural Engineer. This virement would require authorisation from the Councils' S151 Officer.

Once the Structural Engineer has completed the design for the scheme, a further report to Cabinet will be required with details of the design, cost implications etc.

Section 4

Legal Implications

As the cost of the structural reinstatement scheme works are estimated at or above the current EU threshold the tendering of the structural reinstatement scheme will be subject to and must comply with the requirements of the Public Contracts Regulations 2006, as amended.

Section 5

Human Resource Implications

There are no identified human resource implications arising from the report.

Section 6

Section 17 (Crime Prevention)

The Structural Reinstatement Scheme may include measures to improve security.

Section 7

Human Rights Act Implications

There are no identified implications in respect of the Human Rights Act arising from this report.

Section 8

Data Protection Act Implications

There are no identified implications in respect of the Data Protection Act arising from this report.

Section 9

Risk Management Implications

The regeneration of the Moss Road Estate has been identified within the Council's Strategic Risk Register.

Section 10

Equality and Diversity Implications

There are no specifically identified Equality and Diversity implications arising from this report.

Section 11

List of Background Papers

Section 12

Report History

Pre-cast Reinforced Concrete Houses	Cabinet	12 June, 2002
Pre-cast Reinforced Concrete Houses	Cabinet	1 December, 2005
Structural Reinstatement of Pre-cast Reinforced Concrete Dwellings – Braemar Road Area, Norton Canes	Cabinet	19 April, 2007
Moss Road Estate Regeneration Strategy 2011	Cabinet	21 July,
Housing Revenue Account Business Plan	Cabinet	21 July, 2011

Annexes