

CANNOCK CHASE COUNCIL

CABINET

19 APRIL 2007

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PORTFOLIO HOLDER – SOCIAL INCLUSION AND HOUSING LEADER

STRUCTURAL REINSTATEMENT OF PRECAST REINFORCED CONCRETE DWELLINGS –  
BRAEMAR ROAD AREA, NORTON CANES AND LARCH ROAD AREA, BRERETON

1. Purpose of Report

- 1.1 To obtain scheme approval for the structural reinstatement of the Council's 36 Precast Reinforced Concrete dwellings at:-
- (a) Blenheim Road/Braemar Road/Red Lion Crescent, Norton Canes
  - (b) Beeches Road/Larch Road/Oak Tree Road/The Green, Brereton

2. Recommendations

- 2.1 That scheme approval for the structural reinstatement of the Council's Precast Reinforced dwellings at Braemar Road/Red Lion Crescent, Norton Canes and Larch Road/Oak Tree Road/The Green, Brereton is agreed.

3. Key Issues

- 3.1 A proposed structural reinstatement scheme has been formulated by Michael Dyson Associates Ltd. for 36 of the Council's PRC properties i.e.
- (a) 28 Reema properties at Blenheim Road/Braemar Road/Red Lion Crescent, Norton Canes.
  - (b) 8 Wates properties at Beeches Road/Larch Road/Oak Tree Road/The Green, Brereton
- 3.2 The proposed scheme is based on the recommendations of a structural survey of the Council's PRC properties undertaken by Michael Dyson Associates and considered by Cabinet on 12 June, 2002 and 1 December, 2005. In particular, it was considered that structural reinstatement to an assured life of 30 years, without mortgage ability represented the most cost effective option and the proposed scheme has therefore been formulated in accordance with this principle.
- 3.3 The proposed work which will be undertaken to each of the 36 properties includes:-
- The provision of an external lightweight insulation and overcladding system \*1 attached to the concrete façade.

- The extension of the perimeter roof line to account for the provision of the external overcladding.
- The replacement of the existing fascia, soffit and rainwater goods.
- The replacement of the existing soil pipe.
- The provision of replacement PVCU windows (with double glazing) and front and rear doors.
- The replacement of front door canopies.
- The reinstatement of perimeter footpaths.
- Adjustments to services including external meter boxes, aerials and satellite dishes.
- A one-off payment of £100 for disturbance to front gardens.

Note \*1 The external appearance of the overcladding system will complement the surrounding properties in the Braemar Road and Larch Road areas.

- 3.4 Tenants (whose homes are included in the proposed scheme) and the owners and residents of adjacent properties which are in private ownership have been consulted about the proposed scheme in writing and through meetings held in Norton Canes and Brereton. In addition, Ward Members have been kept fully informed.
- 3.5 The owners of adjacent properties are also to be afforded the opportunity of having works undertaken to their homes through the Council's contractor at their own cost.
- 3.6 Subject to scheme approval being granted and the acceptance of a tender for the proposed works, it is envisaged that the scheme will commence in May 2007 and will be completed in February/March 2008.

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**Section 1****1. Background**

- 1.1 Cabinet on 1 December, 2005 considered a long-term strategy for the Council's Wates, Cornish and Reema properties which are of Precast Reinforced Concrete (PRC) construction. It was agreed:-
- (a) That a strategy of structural reinstatement is adopted for the Council's 36 Precast Reinforced Concrete dwellings at:-
    - (i) Blenheim Road/Braemar Road/Red Lion Crescent, Norton Canes
    - (ii) The Beeches/Larch Road/Oak Tree Road/The Green, Brereton
  - (b) That a strategy of clearance and redevelopment by a housing association is adopted for the Council's 324 Precast Reinforced Concrete dwellings at:-
    - (i) The Elizabeth Road area, Cannock North
    - (ii) The Moss Estate, Chadsmoor
    - (iii) The Rowley Close, Bradbury Lane area, Hednesford North
- 1.2 Budgetary provision of £24,000 was subsequently, included in the agreed 2006-07 HRA Capital Programme to undertake design and consultation work in respect of the structural reinstatement of the properties in the Braemar Road area, Norton Canes and in the Larch Road area, Brereton. This work has now been completed and it is necessary in accordance with the Council's agreed Capital Expenditure Control Procedures, to seek scheme approval, before proceeding with the implementation of the scheme. Budgetary provision of £1,044,000 has been included within the agreed HRA Capital Programme for 2007-08 and 2008-09 to meet the cost of implementing the scheme.
- 1.3 A strategy of clearance and redevelopment has been agreed for the remainder of the Council's PRC dwelling stock. However, Cabinet on 20 July, 2006 were informed that following initial consultation on the proposed redevelopment, a number of residents on two estates asked the Council to "look again" at the possibility of structural reinstatement work being undertaken to their homes. It was therefore suggested that alternative options to the planning redevelopment should be examined for both the Reema properties on the Moss Estate and the Cornish houses at Pye Green, although it was stressed that any alternative option would need to secure additional external funding.
- 1.4 The Department for Communities and Local Government are prepared to consider a relaxation of the requirement to meet the decent homes standard by 2010 "on a limited number of estates where major transformation is required". This matter was considered by Council on 28 February, 2007, when it was resolved:-
- "That an application be made to the Government Office for the West Midlands for a relaxation of the decent homes target in respect of the Reema properties on the Moss Estate, Chadsmoor, and the Cornish houses at Pye Green, in order that the alternative options to the planning redevelopment be fully explored."

- 1.5 No relaxation to the proposed redevelopment of the Wates houses in the Elizabeth Road area, West Chadsmoor has, however, been sought and in order to progress this scheme a proposed brief for the redevelopment of the area will be submitted for consideration by the Cabinet in June 2007.

## Section 2

### 2. The Proposed Scheme

- 2.1 A proposed structural reinstatement scheme has been formulated by Michael Dyson Associates Ltd. for the Councils:-
- (a) 28 Reema properties at Blenheim Road/Braemar Road/Red Lion Crescent, Norton Canes.
  - (b) 8 Wates properties at Beeches Road/Larch Road/Oak Tree Road/The Green, Brereton
- 2.2 A schedule of the 36 properties to be included in the proposed scheme is attached as Annex 1.
- 2.3 The proposed scheme is based on the recommendations of a structural survey of the Council's PRC properties undertaken by Michael Dyson Associates and considered by Cabinet on 12 June, 2002 and 1 December, 2005. In particular, it was considered that structural reinstatement to an assured life of 30 years, without mortgageability represented the most cost effective option and the proposed scheme has therefore been formulated in accordance with this principle.
- 2.4 In determining this course of action, account was taken of adjoining dwellings which are in private ownership. Whilst structural reinstatement works can be undertaken to one of a pair of dwellings without affecting structural integrity, mortgageability and market value is affected. However, the majority of lenders will not approve mortgages for structurally reinstated properties, in cases where they adjoin a property which remains unreinstated, unless the reinstatement works have been undertaken to a PRC Homes Limited Licence.
- 2.5 The proposed work which will be undertaken to each of the 36 properties includes:-
- The provision of an external lightweight insulation and overcladding system \*1 attached to the concrete façade.
  - The extension of the perimeter roof line to account for the provision of the external overcladding.
  - The replacement of the existing fascia, soffit and rainwater goods.
  - The replacement of the existing soil pipe.
  - The provision of replacement PVCU windows (with double glazing) and front and rear doors.
  - The replacement of front door canopies.
  - The reinstatement of perimeter footpaths.

- Adjustments to services including external meter boxes, aerials and satellite dishes.
- A one-off payment of £100 for disturbance to front gardens.

Note \*1 The external appearance of the overcladding system will complement the surrounding properties in the Braemar Road and Larch Road areas.

- 2.6 Subject to scheme approval being granted and the acceptance of a tender for the proposed works, it is envisaged that the scheme will commence in May 2007 and will be completed in February/March 2008.

### Section 3

#### 3. Dwellings in Private Ownership – Opportunities to Undertake Structural Reinstatement Works

All owner-occupiers will be given the opportunity to enter into a private treaty with the contractor to have similar works carried out to their properties at the same rates as those negotiated by the Council.

### Section 4

#### 4. Consultation with Residents

- 4.1 Tenants (whose homes are included in the proposed scheme) and the owners and residents of adjacent properties which are in private ownership have been consulted about the proposed scheme in writing and through meetings held in Norton Canes and Brereton.
- 4.2 Ward Members have also been kept fully informed.

### Section 5

#### 5. Contributions to CHASE

- 5.1 The proposed scheme will contribute to social inclusion and housing objective of CHASE through the improvement of dwellings which do not meet the decent homes standard.

### Section 6

#### 6. Section 17 Implications

- 6.1 There are no identified section 17 implications in respect of this report.

### Section 7

#### 7. Human Rights Act Implications

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

**Section 8**

**8. Data Protection Act Implications**

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

**Section 9**

**9. Risk Management Implications**

9.1 There are a number of risks associated with the implementation of a capital scheme of this magnitude, whilst these have not been identified in the Council's risk register, the potential problems include:-

- (a) Scheme costs exceeding the agreed budget due to higher than anticipated tender prices or unforeseen work.
- (b) Delays in completing the scheme due to adverse weather conditions or material and labour shortages.
- (c) Poor quality of work to the Council's dwellings and poor tenant satisfaction.

9.2 The score rating for the gross risk is 12, which falls within the medium risk category. It is, however, considered that the Council has undertaken a number of actions to mitigate some of the risks which include:-

- (a) The appointment of a specialist firm of structural engineers (Michael Dyson Associates Ltd.), who have considerable experience of structural reinstatement work to PRC properties in other local authority areas, to design and cost the proposed scheme.
- (b) The scheme will commence early in the 2007-08 financial year (in order to maximise the benefit of better weather conditions) and will be subject to robust project management arrangements through the Housing Property Services Section, who have a "proven track record" in delivering major HRA capital projects.
- (c) The work on site will be supervised by Michael Dyson Associates in accordance with defined quality standards for both workmanship and customer care.

9.3 It is considered that the implementation of these actions will reduce the risk score to 6, placing it within the low risk category.

**Section 10**

**10. Legal Implications**

10.1 Generally the legal implications are set out throughout the report.

**Section 11****11. Financial Implications**

- 11.1 The total cost of the proposed scheme is estimated to be £1,068,000.
- 11.2 A budget of £24,000 was included in the agreed 2006-07 HRA capital programme for scheme design and consultation, whilst budgetary provision of £1,044,000 is included in the agreed 2007-08 and 2008-09 HRA capital programmes for the implementation of the scheme.
- 11.3 The budget profile is set out below:-

<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>	<u>Total</u>
£	£	£	£
24,000	993,000	51,000	1,068,000

**Section 12****12. Human Resource Implications**

- 12.1 Project management of the proposed scheme will be undertaken by the Housing Property Services Section, within current resources.

**Section 13****13. Conclusions**

- 13.1 The report seeks scheme approval for the structural reinstatement of the Council's 36 PRC dwellings at:-
- (a) Blenheim Road/Braemar Road/Red Lion Crescent, Norton Canes
  - (b) Beeches Road/Larch Road/Oak Tree Road/The Green, Brereton
- 13.2 Details of the proposed scheme are presented in the report, whilst the recommendations are set out in Section Two.

**Background Papers****Annexes**

- Annex 1: Structural Reinstatement of PRC Dwellings – Schedule of Properties

Structural Reinstatement of PRC Dwellings – Schedule of Properties

1. Blenheim Road/Braemar Road/Red Lion Crescent, Norton Canes

Blenheim Road: Numbers 2, 10, 16

Braemar Road: Numbers 4, 8, 30, 32, 34, 36, 42, 44, 50, 52, 54, 56, 58, 60, 62, 64

Red Lion Crescent: Numbers 17, 19, 21, 31, 33, 35, 37, 43, 45

Total Dwellings: 28

2. Larch Road/Oak Tree Road/The Green, Brereton

Beeches Road: Number 24

Larch Road: Numbers 1, 12, 14, 18

Oak Tree Road: Number 27

The Green: Numbers 4, 23

Total Dwellings: 8

3. Total Dwellings in the Scheme - 36