

**CANNOCK CHASE COUNCIL**

**CABINET**

**18 OCTOBER 2012**

**REPORT OF THE HEAD OF HOUSING**

**RESPONSIBLE PORTFOLIO LEADER: HOUSING**

**RENEWAL OF HEATING – HIGHFIELDS CENTRE, HIGHTOWN, HEDNESFORD**

**KEY DECISION – NO**

**1. Purpose of Report**

- 1.1 To consider the renewal of the heating system at the Highfields Community Centre, Hightown, Hednesford.

**2. Recommendations**

- 2.1 That the existing heating system at the Highfields Community Centre is replaced with gas central heating at an estimated cost of £10,000.
- 2.2 That the work is funded through an additional Revenue Contribution to Capital of £10,000 funded by a contribution from the Sheltered Housing Scheme Maintenance Reserve in 2012-13 and that the agreed 2012-13 HRA Capital Programme Central Heating Replacement Budget is increased accordingly.
- 2.3 That scheme approval and permission to spend are agreed.

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

- 3.1 The Highfields Centre provides community facilities for the 30 bungalows which form the Highfields “sheltered” housing scheme. It is also used on occasions as a meeting place for community groups from the Hednesford area.
- 3.2 The centre was built in 1986 and unlike the surrounding bungalows (which have gas central heating) is heated by electric storage radiators.
- 3.3 The electric storage heating has not been renewed since the centre was built and has now reached the end of its useful life. This report considers the replacement of the existing electric storage heating with gas central heating.

**4. Key Issues and Implications**

- 4.1 The existing electric storage heating system is programmed for renewal during 2013-14. However, as complaints have been received that the building is cold, particularly in the winter, it is suggested that the renewal works are brought forward to the current financial year and that the system is replaced before the winter.

- 4.2 A survey of the existing system has revealed that any stored heat is dissipated by mid-morning and due to the size of the building it is considered that gas central heating would be more appropriate.
- 4.3 It is therefore proposed that the existing electric storage heating system is replaced with gas central heating, at an estimated cost (including the provision of a gas supply) of £10,000.
- 4.4 The work can be funded through an increased Revenue Contribution to Capital vired from the Sheltered Housing Scheme Maintenance Reserve which has been established, within the Housing Revenue Account, to meet the cost of programmed maintenance renewals. The required funding of £10,000 would be added to the agreed Central Heating Replacement Budget which forms part of the agreed 2012-13 HRA Capital Programme.
- 4.5 The work would be undertaken by P.H. Jones Limited, the Council's Gas and Solid Fuel Heating Contractor.

**5. Conclusions and Reasons for the Recommendations**

- 5.1 The electric storage heating system at the Highfields Centre requires renewal and it is proposed that this is replaced with a gas central heating system at an estimated cost of £10,000.
- 5.2 The work can be funded through an increased Revenue Contribution to Capital vired from the Sheltered Housing Scheme Maintenance Reserve which has been established within the HRA to meet the cost of programmed maintenance renewals.
- 5.3 The required funding of £10,000 would be added to the agreed Central Heating Replacement Budget which forms part of the agreed 2012-13 HRA Capital Programme.

**6. Other Options Considered**

- 6.1 The renewal of the Highfields heating system could be undertaken in 2013-14 as originally programmed. As an alternative to gas central heating the existing electric storage radiators could be renewed.

**7. Report Author Details**

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**SCHEDULE OF ADDITIONAL INFORMATION**

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**Section 1**

**Contribution to Council Priorities**

The renewal of the heating system at the Highfields Centre would contribute to the service aim of “supporting people to live independently in their own homes” as set out in the agreed 2012-13 “People” Priority Delivery Plan.

**Section 2**

**Contribution to Promoting Community Engagement**

The renewal of the heating system is programmed for 2013-14. Following complaints from tenants and other users of the centre, it is proposed that the existing system is replaced with gas central heating during the current financial year.

**Section 3**

**Financial Implications**

The estimated cost of replacing the existing electric storage heating system with gas central heating is £10,000.

This can be met through an increased Revenue Contribution to Capital vired from the Sheltered Housing Scheme Maintenance Reserve which has been established within the HRA to meet the cost of programmed maintenance renewals.

The £10,000 contribution from this reserve would be added to the agreed Central Heating Replacement Budget which forms part of the agreed 2012-13 HRA Capital Programme.

**Section 4**

**Legal Implications**

The legal implications are set out throughout the report.

**Section 5**

**Human Resource Implications**

There are no human resource implications arising from this report.

**Section 6**

**Section 17 (Crime Prevention) Implications**

There are no identified Section 17 (Crime Prevention) implications arising from this report.

**Section 7**

**Human Rights Act Implications**

There are no identified implications in respect of the Human Rights Act 1988 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**

There are no identified risk management implications arising from this report.

**Section 10**

**Equality and Diversity Implications**

The tenants of the Highfields "sheltered" housing scheme are either elderly and/or have disabilities. The proposed renewal of the heating system would therefore have positive equality and diversity implications.

**Section 11**

**List of Background Papers**

**Section 12**

**Report History**

Housing Revenue Account Capital Programmes 2012-13 to 2014015	Cabinet	2 February 2012
Housing Revenue Account Business Plan	Council	4 July 2012

**Annexes**

None