



Northampton Borough Council
Housing Asset Management Strategy

2009/10 to 2013/14

Consultation Draft (3.2)

NORTHAMPTON
BOROUGH COUNCIL



Contents

1.0	Introduction	Page 4
2.0	Background	Page 4
3.0	Statutory requirements and documents	Page 5
4.0	Supporting Delivery of the Corporate Objectives	Page 5
5.0	Delivery of the Housing Directorate aims and Objectives	Page 6
6.0	Development of the Asset Management Strategy	Page 6
7.0	Tenant Engagement and Consultation	Page 8
8.0	Stock Profile and Stock Condition	Page 9
9.0	Financial Resources	Page 13
10.0	Programmes of investment	Page 13
10.1	Decent Homes	Page 13
10.2	Northampton Decency Standard (Aspiational)	Page 14
10.3	Estate Renewal Programme	Page 15
10.4	Cyclical Maintenance	Page 17
10.5	Maintaining Independent living	Page 18
10.6	Environmental Improvements	Page 18
10.7	Digital Aerials	Page 19
10.8	Garages	Page 19
10.9	Land and Open Spaces	Page 20
11.0	Maintaining the Stock	Page 20
Appendix A	Statutory Requirements and Strategic reference Documents	Page 22
Appendix B	Corporate Priorities	Page 23
Appendix C	Estate Appraisal	Page 25
Appendix D	Estate Appraisal Summary	Page 37
Appendix E	Property Review	Page 40
Appendix F	Five Year Capital Programme	Page 41
Appendix G	Decent Homes Plus – The Northampton Standard	Page 43
Appendix H	Garage Disposal Programme	Page 44

Appendix I	Maintenance and repair work packages suitable for SME's	Page 45
Appendix J	Sustainability Index	Page 47
Appendix K	Action Plan	Page 48

Housing Asset Management Strategy

1. Introduction

- 1.1. Northampton Borough Council have a robust Stock data-base which is updated in association with major works programmes and significant day-to-day repairs works to individual addresses, and annually through a process of sample surveys to 10% of the stock.
- 1.2. The Council's stock Condition database is fundamental to making informed decisions about the stock and its investment. The stock database is an essential planning tool in the effective allocation of the Council's resources and investment to achieve good quality homes where people want to live. Combined with the analysis of other areas of housing, it provides robust information on the key challenges for the stock and enables the Council to make effective use of the resource to deliver sustainable housing solutions.
- 1.3. This (Consultation draft) Housing Asset Management Strategy seeks to:
 - Provide a robust and financially self-sufficient framework for the future of the Council's housing stock, backed by good quality management information.
 - Identify the stock that is safe to invest in for long-term improvement and retention; and
 - Define "at risk stock" i.e. that stock which does not present sustainable housing solutions or requires disproportionate investment.
- 1.4. Provide identification of the stock in which it is safe to invest for long-term improvement and retention; and define at risk stock i.e. that stock which does not present sustainable housing solutions or requires disproportionate investment.
- 1.5. The Housing Asset Management strategy is a live document and needs to be amended on a regular basis to reflect changes in legislation and funding. Subsequently this Asset Management Strategy will be reviewed one year from implementation and annually thereafter.

2. Background

- 2.1. Northampton Borough Council is one of seven Borough and District Council's located in Northamptonshire, located in the southern East Midlands area. There are approximately 90,850¹ dwellings located in the Borough with 12,270 properties in the Council's ownership and management, with a further

¹ The Valuation Authority 29 march 2009.

700 leasehold flats. The Council provides approximately 14% of the total housing stock located within the borough.

- 2.2. The Council's significance as a housing provider has declined over the years, as other Registered Social Landlords have increased their housing stock within the borough, owner occupation has increased as new properties have been developed, and the Council's own stock has decreased through Right-to-Buy and minor stock transfer programmes. Despite this, the Borough Council remains the largest housing provider in the borough, and has a responsibility to provide well maintained housing meeting the needs of the community that it serves.
- 2.3. The Borough is part of the "Milton Keynes – South Midlands Growth Area", and there are expected to be 40,400² new homes constructed between 2001 and 2026 the majority of which are to be constructed within the Borough. These homes will be constructed to the latest housing standards. This will increase tenant and leaseholder demands for the Council to provide, well-maintained and modern housing stock capable of matching or getting close to the standard of newly built homes.
- 2.4. The Council has 2,171 dwellings classified as sheltered and a review of this accommodation is due to be completed during 2009 to establish whether this type of property meets the current and future needs of mature and elderly people in the twenty first century.
- 2.5. The Council has commissioned an annual rolling programme of sample Stock Condition Surveys to ensure that the information contained on the Asset Management Database is as accurate as possible. This is supplemented by information received through Capital work programmes and major repair works. From this information it is calculated that approximately 37% of the Borough Council was classified as non-decent (not meeting the Decent Homes Standard) at 1 April 2008 (to be updated). ***Andy-you now have the NBA monitor and should update this*** The stock condition survey identifies that this figure increases to 62% by 2010, as the number of dwellings falling into non-decency each year has been greater than the financial resources available annually to the Council to invest and achieve the Decent Homes Standard.
- 2.6. This strategy seeks to detail the actions required to deliver Decent Homes for the Borough's housing stock and provides options for further investigation where this is identified as necessary.

3. Statutory Requirements And Strategic Documents

- 3.1. There are a large number of statutory requirements and strategic documents that have been considered in the development of this Asset management strategy. The main documents are listed at Appendix A.

4. Supporting the Delivery of Corporate Priorities

² East Midlands Regional Plan.

- 4.1. Housing strategies, policies and works programmes should support the delivery of the Authority's Corporate Priorities. It is important that both staffing and financial resources are effectively applied to deliver and support the key aims of the community. The tables at Appendix B identify which of the Corporate Priorities will be supported through this strategy and where the opportunities exist to influence each through this strategy.

5. Delivery of Housing Directorate Aims and Objectives

- 5.1. The emerging draft housing strategy has identified four key priorities to support the corporate priorities. The following tables identify which of these priorities will be supported through the asset management strategy.

Housing Strategy Priority	Asset Management Strategy
Manage supply and growth for the future of Northampton	<ul style="list-style-type: none">• Raise the quality of council housing to be closer to the quality of new homes.
Create resilient and cohesive communities	<ul style="list-style-type: none">• Improve the layout of the Council's estates and neighbourhoods to support this priority• Identify investment opportunity to maximise available resource.
Deliver well-designed high quality homes, neighbourhoods and services	<ul style="list-style-type: none">• Target investment in the existing housing stock to ensure that it meets current social demands and provides good quality housing.
Improve customer access, opportunity and choice.	<ul style="list-style-type: none">• Engage tenants, leaseholders, and residents in the improvement of their homes and neighbourhoods.

6. Development of the Asset Management Strategy

- 6.1. Factors affecting our approach to asset management can be categorised into external and internal influences.

6.2. External Influences

- Audit Commission inspection requirements
- Capital resources
- Decent Home Standard
- Building Regulation and Planning legislation.
- Economic trends and the impact of the current economic trends in regional property prices on the demand for social rented housing, number of applications on the housing register and the number of tenancy terminations
- Population, migration and needs
- Deprivation levels
- Housing affordability and access
- Right-to-Buy; Right-to-Buy legislation continues to reduce the number and type of properties available. It is acknowledged that a concentration of properties sold under the Right to Buy legislation may have a considerable impact on the remainder of an estate and any plans to remodel and area.

6.3. Internal Influences

- Demand
- Condition of Stock; elemental replacements and investment needs (to meet the Decent Homes Standard)
- Difficult to let property
- Customer feedback and aspirations
- Long term voids
- Aim to achieve a 60:40 split between Planned and Responsive maintenance
- Financial viability; the requirement to produce a robust and fundable Business Plan has a major impact on both the use of scarce capital resources and revenue consequences.

6.4. Review Programmes

6.5. The Council provides 14% of the Borough's Housing stock and it is essential that this housing stock is fit for purpose and meets the needs of the local community. To ensure that the Council's housing stock continues to provide housing that meets the needs of the local community, a number of stock reviews have been initiated.

6.6. The Review of Sheltered Housing is challenging the archetype, location, demand, and service provision of the Council's sheltered Housing Stock. The Council currently provides only one "extra Care" facility, which includes more intensive care facilities than sheltered housing and with resident staff.. There are 2,171 Sheltered Homes currently provided by the Borough Council, the timing of any investment in these homes has been phased to enable the suitability and long-term sustainability of each scheme to be determined and an Independent Living Strategy for older people to be completed before they receive any programme of work.

6.7. The Single Persons Accommodation Review is similarly challenging the archetype, location, demand, and service provision of the Council's Single Persons Accommodation. There are 328 homes currently provided by the Borough Council in schemes that are designated as Single Persons Accommodation. The timing of any investment in these homes has been phased to enable the long-term sustainability of each unit to be determined before they receive any programme of work. Single persons Accommodation includes mostly bed-sits, which are proving unpopular and difficult to let. The review of this type of accommodation will determine the most suitable option to resolve this problem stock.

6.8. A review of garage use has been completed and has identified a number of garages sites potentially suitable for disposal over the next three years. Each site identified for disposal will be reviewed for its development potential to ensure that the Council maximises the return on each site. Some of the sites are located in areas of the district that have been identified for large-scale regeneration programmes and redevelopment of these sites will be considered as part of these programmes.

- 6.9. The Council has 123 System Built homes in its ownership, including Airey, Gregory, Unity and BISF systems. These properties are generally expensive to repair ranging from £45,000 for a licensed repair to in excess of £70,000 for demolition and rebuild³. These properties will require individual review based on the Council's sustainability index before any long-term investment is made.

7. Tenant Engagement and Consultation

- 7.1. Northampton Borough Council is the largest landlord within the Borough and has clear Corporate and Directorate priorities to engage with its customers. Tenants will be actively engaged in informing the Borough Council in their priorities and shaping the services that they receive. The Council has engaged PEP consultants to assist in developing a new structure for formal tenant involvement in both operational management reviews at local level and the future strategic direction of the housing service at Borough level.
- 7.2. The Council will also utilise its "Tenants Sounding Board" to inform the overall investment strategies, prior to testing the results on the wider tenant population. The Council recognises the costs associated with conducting such consultation and will sample survey a representative group of the tenant community where and when appropriate. This approach is considered to provide accurate consultation results whilst providing "value for money". Other tools used for consultation will be:
- Workshops – to engage tenants and leaseholders in an interactive group to enable tenants to be advised of the background to the consultation and therefore make better informed decisions. The feedback from the workshop will then be used to develop the strategy.
 - Road shows – to engage the wider tenant, leaseholder and resident population in consultation events affecting estate specific strategies.
 - Postal consultation – to engage with the wider tenant and leaseholder population, to confirm the views identified at workshops and road shows, and to enable non-activist tenants opportunity to contribute to the overall strategy.
 - Telephone surveys - to engage with the wider tenant and leaseholder population, to confirm the views identified at workshops and road shows, and to enable non-activist tenants opportunity to contribute to the overall strategy. This type of consultation is seen as a more interactive means of consultation than postal surveys and would be used where some explanation of complex issues are necessary, or where postal survey response is poor.
- 7.3. At operational level tenants are able to view the strategic work programme on the Council's web site, this information is also published in the Council's tenant's newsletter. Tenants affected directly by the works are written to in advance of the work programme to advise them of the work programme, how the Council will approach them in surveying the actual work required, and their opportunities to get involved directly in contract monitoring. Once the work has been tendered the Council's contractor will ensure that all tenants are aware of the work programme and when work is scheduled for

³ Based on industry knowledge of the repair systems for 2008

completion at their home and a residents steering group will monitor progress.

8. Stock Profile – Stock Condition

- 8.1.1. The majority of the Council's housing stock consists of purpose built houses and bungalows constructed from traditional brick cavity with pitched roofs covered with tiles or slates. The total breakdown of the Council's Housing stock is summarised in the following table.

Archetype	Pre 1945	1945 to 1964	1965 to 1974	Post 1975	Total
Houses	1,805	957	871	1,693	
Bungalows			1,607		
Low rise Flats	297		2,082		
Medium Rise Flats 3-6 storey			2,835		
Non traditional construction		123			
Total stock	2,102	1,080	7,395	1,693	

- 8.1.2. 17% of the housing stock was constructed pre 1919, with a further 9% being constructed early post war (1945 to 1964). The bulk of the Council's Housing stock was constructed during the late 1960's and early 1970's.
- 8.1.3. The Council's housing stock on the estates in the Northeast part of the Borough, has a large proportion of rationalised traditional construction consisting of masonry cross walls with masonry to external ground floor walls and timber frame infill to the upper floors. The Council also has a number of No-fines properties located in these areas.
- 8.1.4. 42% of the housing dwellings are located in blocks of low to medium-rise flats consisting of two to five storeys. There are 690 low-rise blocks with a range of two to 60 dwellings per block. These are accessed by a combination of deck access and internal communal staircases. The Council's housing stock has lifts serving 12 blocks of flats. These lifts have been the subject of a refurbishment programme, and £620,000 of investment need has been identified over the next 2 years.
- 8.1.5. Structurally the stock condition information indicates that the housing stock is of good design and sound construction, although some of the housing stock is no longer sustainable and is proving difficult to let. Generally, bed-sits are increasingly unpopular and it is likely that this type of accommodation will not be sustainable in the longer term.
- 8.1.6. The majority of the housing stock benefits from individual central heating systems. Of these system 39% of the stock has some form of gas warm air system or electric storage heating which is unpopular with tenants because of the cost to run such systems and the inability of these systems to satisfy the full heating demand. There are also a small number of communal heating systems serving 570 properties.

- 8.1.7. The average energy efficiency of the housing stock currently provides a SAP⁴ rating of 69, with the ratings reaching above 70 for the best performing stock, whilst 4% of the stock fails to achieve an acceptable SAP target of 45. This high proportion of inefficient stock has implications for both the environment and increases the opportunity for tenants to suffer fuel poverty. The Council will develop a fuel poverty strategy and seek to identify alternative funding streams to support this strategy wherever possible.
- 8.1.8. In addition to meeting the challenge of achieving the Decent Home Standard, considerable challenges are faced in remodelling the Council's estates to ensure that the estates are sustainable, and designed to reduce opportunity for anti-social behaviour.

8.2. Quality of the Stock Condition data

- 8.2.1. During 2003 Northampton Borough Council Commissioned NBA to provide a stock condition survey to 13% of the total housing stock. The stock survey was based on a random sample of Archetypes and areas to provide a 98% confidence level. Stock data on the un-surveyed properties was cloned by sample stratification.
- 8.2.2. Subsequent surveys have been completed to further properties where data has been cloned: 20% in 2005, 20% in 2006, and 20% in 2007. Subsequently 80% of the entire stock has been surveyed between 2003 and 2009. The cloned data to these properties has been replaced by actual survey data for each of the surveyed properties.
- 8.2.3. The annual major works programmes, void replacements and major repairs are entered onto the stock condition database annually to further update the base line stock condition data. Therefore, the confidence level of the stock condition survey remains high at over 95%.
- 8.2.4. Following the high level of survey work conducted on the Council's Housing stock provides a robust stock database for the Council to plan and deliver improvement, investment and regeneration programmes to the Council's stock. Although the stock survey will not meet the requirements of a stock transfer survey, it provides a good indication of the levels of investment required over the next 30 years. To ensure that the Council has the appropriate survey for any stock option appraisal process it is vitally important that a new survey is completed specifically for this purpose. A revenue budget of approximately £120,000 to £150,000 should be made available for this survey during 2009/10.
- 8.2.5. Consideration must be given to maintaining the confidence levels of this stock data and the Council will continue to update this base data with actual data following major works programmes, void replacements and major repairs. To supplement this data an annual validation survey is proposed on 10% of the Housing stock, this survey in addition to the major works and void surveys will provide an annual update in excess of 20% of the entire housing stock.
- 8.2.6. From the stock condition database, the following levels of Decent Home investment have been identified. The required financial resources are based on the Council meeting the Decent Home Standard at each property, and

⁴ Based on the 2001 SAP assessment model

undertaking essential disrepair work as part of the Councils statutory obligation. The resource table does not include any aspirational work that may be identified as part of the “Northampton Standard” (Decent Homes Plus). The table also excludes garages and commercial/retail property owned by the Council and managed by the corporate asset management team.

	Elemental Cost To Reach Decency At 31 March 2009		Elements becoming non-decent 1 April 2009 to 31 March 2014	
	Number Of Identified Elements	Identified Cost	Number Of Identified Elements	Identified Cost
Bathroom	679	£523,305	1,330	£1,845,033
Rewire	4,027	£6,831,276	3,074	£5,205,635
Heating	1,557	£3,961,602	1,021	£3,452,647
Kitchen	1,425	£3,554,107	712	£2,094,768
Structure	967	£777,945	407	£276,355
Roofs	928	£1,718,755	1,087	£2,727,519
Doors	526	£214,986	515	£167,956
Windows	800	£902,019	42	£77,934
Internal Other	46	£24,835	0	£0
External/Communal	52	£24,952	0	£0
Rainwater Goods	0	£0	0	£0
Non Traditional Properties	123	£6,765,000	0	£0
Environmental works (5% of the elemental works programme)		£1,264,939		£792,392
Contractor's preliminary costs.		£2,125,098		£1,331,219
Contractor's profit and overheads.		£2,295,106		£1,437,716
Capital Management Fee		£2,788,554		£1,746,825
Contingency 3%		£1,013,174		£634,680
Grand Total		£34,785,659		£21,790,679

8.2.7. From the Stock condition database the following profile of properties reaching Non -decency has been identified. It must be noted that the table below reports Decent Home Standard failures only and does not include any aspirational work that may be identified through the Northampton Standard (Decent Homes Plus), and does not include elements of disrepair.

Location	Total Nr of Properties March '09	Properties Non-decent or becoming Non-decent					
		2009/10	2010/11	2011/12	2012/13	2013/14 to 2114/15	2015/16 to 2019/20

Location	Total Nr of Properties March '09	Properties Non-decent or becoming Non-decent					
		2009/10	2010/11	2011/12	2012/13	2013/14 to 2114/15	2015/16 to 2019/20
Abington	551	303	65	44	29	9	82
Bellinge	288	270			2	4	3
Blackthorne	495	429			1	47	15
Briar Hill	492	87	13	4		7	355
Camp Hill	213	22	1	7		1	182
Collingtree	21	13	1				
Cottarville	16	14					2
Dallington	238	125	30	23		16	41
Delapre	260	207	12	3	5	1	9
Duston	350	110	10	3	6	11	91
Eastfield	409	162	58	27	1	33	85
Ecton Brook	415	274	4	2	4		130
Far cotton	257	92	7	1	32	8	75
Goldings	284	226	38	7		1	7
Great Billing	2	2					
Great Houghton	13	9			1	1	2
Hardingstone	133	43			58	12	20
Headlands	76	23	10	2	2		29
Kingsheath	886	304	91	69	31	52	261
Kingsley	335	170	94	12	13	8	29
Kingsthorpe	1,283	781	49	10	34	49	314
Kingsthorpe Hollow	233	110		24	32	13	32
Lakeview	189	64	1	3		10	79
Lings	303	280	2		3		13
Lumbertubs	244	152	7	5	2	13	17
Overstone Lodge	117	105	3	6			
Rectory Farm	184	59	2	5			112
Ryehill	223	191	19			3	7
Semilong	392	174	6		41	37	96
Southfields	250	121	1	35		6	68
Spencer	441	134	41	8	10	11	176
Little Billings	33	17	5	69	2	2	6
Spring Boroughs	647	451	4		28	25	57
St James	509	194	3	25	26	63	192
Standens Barn	181	125	1	30		22	7
Thorplands	457	256	3			12	132
Town Centre	489	277	48	3		7	153
Weston Favell	201	124	10	1	14	37	14
Woodfield	83	0	1				82
Wooton	49	17	15	1	7	1	8
Other	35	32		1	1	1	
Total	12,277	6,549	655	430	385	523	2,983

8.2.8. In addition to the Decent Home investment required the Council has quantified programmes of work that must be completed to prevent any significant deterioration in the housing stock. These programmes of work include; kitchen and bathroom replacement, heating renewal, prior to paint repairs, cyclical painting programmes, and estate works including footpath maintenance, fencing, and garage maintenance.

	Elemental Cost Of Landlord Obligation At 31 March 2009	Elements Of Future Landlord Obligation 1 April 2009 to 31 March 2014
Internal attribute renewal	£15,241,695	£27,455,463
External attribute renewal	£5,073,933	£12,211,894
Common area renewal	£165,007	£1,415,221
Environmental works renewal	£579,718	£2,994,207
Public realm renewal	£30,425	£58,392
Contractor's preliminary costs.	£1,687,262	£3,530,184
Contractor's profit and overheads.	£3,416,706	£7,149,899
Grand Total	£26,194,746	£54,815,890

- 8.2.9. The summary of the two investment types is set out in the table below. The figures are for all property currently owned and managed by the Council at 31 march 2009 and include all review properties.

	At 31 March 2009	1 April 2009 to 31 March 2014	All costs
Elemental Cost To Reach Decency	£34,785,659	£21,790,679	£56,576,338
Elemental Cost Of Landlord Obligation	£26,194,746	£54,815,890	£81,010,636
Total cost for period	£60,982,445.00	£60,982,445.00	£137,586,974.00

9. Financial Resources

A resource plan will be developed for the delivery of the final strategy.

10. Programmes of Investment

10.1. Decent Homes

- 10.1.1. Home Health and Safety Rating System – The borough has identified 707 properties failing the Decent Home Standard within this criterion. The majority of the failures under this criterion are related to cold risks.
- 10.1.2. Structure and Services – The Borough has identified 4,822 properties failing this criterion at 1 April 2009, with a further 1,993 properties failing the standard up to 31 March 2014.

- 10.1.3. Modern Facilities – The Borough has identified 98 properties failing this criterion at 1 April 2009, with a further 0 properties failing the standard up to 31 March 2014.
- 10.1.4. Fuel Efficiency – The Borough has identified 1,320 properties failing this criterion at 1 April 2009, with a further 0 properties failing the standard up to 31 March 2014.
- 10.1.5. From the Stock Condition survey data, the Council would appear to be able to achieve Decent Homes in its housing stock by 2014. However, the remaining landlords duties and essential maintenance items identified under landlord's obligations would not be delivered. This inability to deliver all of the maintenance requirements within the financial resources available will lead to further deterioration in the housing stock and increase pressure on the responsive repairs service. There are also a number of other factors that are critical to successful delivery of the Decent Home programme:
- Validation of the stock condition Survey data. This will be achieved through a process of internal verification from the Council's own survey team, and delivery of the Decent Home work programmes, which will inspect every home in the Borough.
 - Validation of the cost assumptions against the actual contract prices.
 - Adequate allowance for inflationary increases over the project period.
 - Continued financial resource to fund the Decent Homes programme and other essential cyclical programmes.
 - Appointment of suitably experienced contractors that are capable of delivering the programme on time and to budget. The Council will seek to appoint contractors with a suitable credit rating to ensure a suitable cash flow through the project and to reduce the risk of any contractor entering liquidation during the project.
- 10.1.6. In 2009 the Council approved a budget of £28 million and a four-year delivery programme for decent homes. Taking this plan into consideration and the available resources, there is approximately £27 million remaining of the £55 million five year resource, and £19 million may be attributed to essential programmes of work supporting renewal and maintaining essential landlords obligation.
- 10.1.7. The Council recognises the need to support Small and Medium Enterprises through such programmes of major investment. The impact on SME's from long-term investment programmes is that the number of projects that they may tender for is significantly reduced; subsequently some of the SME's could have significantly reduced work opportunity.
- 10.1.8. As a responsible employer, the Council will seek to ensure that a number of contracts are suitable packaged to encourage SME's to tender. A list of these programmes of work are presented at Appendix I

10.2. The Northampton Decency Standard

- 10.2.1. In 2005 Northampton Borough Council consulted tenants on their aspirations in developing a Decent Homes Plus standard or Northampton standard. The outcome of that consultation process was that tenants were keen to achieve a

Decent Homes standard without failures, showers over baths and improvements to their local environment.

- 10.2.2. The delivery of such a standard is largely dependant upon the Council's available resources, and its ability to deliver decent homes in the short term, however, it is recognised that tenants aspirations are a key component of the Council's asset management strategy and the Council should explore, evaluate and consult on various options available to maintain and improve the housing stock to a standard set by tenants.
- 10.2.3. A tenant consultation workshop was completed again during 2009 to re-evaluate their aspirations and ensure that they are delivered through the decent homes programme where possible. The outcomes of this workshop are provided at Appendix G and further consultation with the wider tenant audience is planned prior to final adoption of the Northampton Standard.
- 10.2.4. Costs for these associated works are provided in Appendix G and have not been considered as part of the stock condition financial resource requirements under section 7.
- 10.2.5. When considering the financial resources required to deliver this aspirational standard, it is clear that the Council does not have sufficient funding to accommodate the entire standard. Some of the issues identified will be incorporated into the delivery standard, although the items of major expenditure will need to be considered as part of the Council's stock option appraisal process.

10.3. *Estate Renewal Review Programme*

- 10.3.1. The Council wants to ensure that all the Homes meet the Decent Home Standard, and also wants to deliver high quality, well-designed, and suitable affordable homes in vibrant communities where people want to live.
- 10.3.2. There is a clear need to review the future of some of the Council's homes and estates because meeting the Decent Home Standard for some areas will not be enough to ensure that these goals are delivered. Some of the homes and estates have significant problems that need to be addressed in addition to meeting the Decent Home Standard.
- 10.3.3. This will include reviews of certain types of property that have been identified as being unpopular and no-longer sustainable. Examples of property that falls within this category of unpopular homes are: bed-sits, estates with poor layout and design supporting the fear of crime and anti-social behaviour; property no longer suitable for its original purpose (i.e. Sheltered Housing and single persons accommodation); and, some houses and flats have been constructed from non-traditional and rationalised traditional forms of construction making them difficult or expensive to bring up to modern standards.
- 10.3.4. For these homes and estates, a different approach is necessary to ensure a sustainable housing stock that provides high quality housing, vibrant estates and sustainable communities. In short, quality homes where people want to

live. This opportunity should also be used to address any wider issues with these homes and estates.

10.3.5. The Council has developed a schedule of homes and estates, which needs further consideration and review prior to any Decent Home investment programme work. This schedule is provided at appendix E.

10.3.6. These reviews will assist the Council in developing a more accurate understanding of the problems and also the regeneration opportunities for these homes and estates, and the residents that live there. These opportunities will also provide local residents with the opportunity to provide their views, become more involved in the process and help shape the future of their neighbourhood.

10.3.7. Reviewing the Homes and Estates.

10.3.8. As part of the Council's investment programme, 6,711 homes have been identified for review before the Council makes any investment decisions. The Council uses a Stock Appraisal Process to identify unsustainable stock before significant investment in properties. Those properties found to be unsustainable will be reviewed to identify the most effective mechanism to remodel, or renew them. A copy of the Sustainability Index is provided at Appendix J.

10.3.9. The year in which these reviews will take place has been included in the schedule at Appendix E. This is based on our current understanding of the physical and social issues with the homes on the estates. Some of the Council's estates are in neighbourhoods that form part of wider improvement strategies being developed within the Council and our housing reviews will link in with these wider reviews.

10.3.10. It is crucial that residents understand the review process and have opportunity to contribute to it. The Council will therefore develop a detailed consultation strategy, developed from an Equalities Impact Assessment, which is completed before any of the reviews take place.

10.3.11. Managing the review process

10.3.12. The reviews will take place over the next three years and will be managed by the newly formed Estate Renewal Team.

10.3.13. The team consists of a Team Leader, two project officers and a trainee project officer. The team will work closely with the Council's Housing Asset Management team and the Regeneration team within the Planning and Regeneration Directorate to make sure any proposals that are developed link in closely with other Council priorities and initiatives.

10.3.14. If, after an estate review has taken place, it is decided that the best solution is simply to carry out Decent Homes and limited estate improvement works, the homes will be moved into the Decent Homes programme, which is set out in appendix C and D. Residents will then be consulted about the Decent Homes works nearer the time that they are due to be carried out.

- 10.3.15. If a different solution is needed for homes and estates, then the Estate Renewal team will work closely with residents, local partners and other organisations to develop an options appraisal, which will identify ways to bring about significant and lasting improvements to homes and neighbourhoods. In some instances this may entail partnerships with other bodies, local housing companies or other forms of joint venture to bring in additional funding.
- 10.3.16. An environmental budget of approximately £300,000 annually will be maintained to deal with minor improvements

10.4. Cyclical Maintenance

10.4.1. Prior to Paint Repairs and Painting

The maintenance of existing painted attributes to the housing stock remains a key priority for the Council to avoid the deterioration of key building elements and maintain the aesthetic appearance of the housing stock.

The majority of the Council's housing stock have PVCu windows and doors. However, there remains a large number of garage doors, store doors, soffits and fascias, external fencing, which will continue to require painting.

Additionally, there are a number of internal communal areas to community centres and communal entrances to flats requiring cyclical maintenance of the painted surfaces. Given that the main attributes requiring painting are to maintain aesthetic appearance rather than provide protection; the external elements shall be painted on a 5-year cycle, with internal painted surfaces benefiting from a 3-year inspection cycle.

The external painting programme shall include a survey of the individual elements, to access any remedial repairs required, prior to painting the elements. This cyclical programme shall be adjusted to reflect that major works programmes planned for the street, to ensure that no unnecessary work is undertaken prior to major refurbishment or replacement.

10.4.2. Play equipment

The Borough Council's housing service has responsibility for a number of sites containing play equipment. This play equipment is inspected **monthly** to ensure that it remains serviceable, and remedial action is completed within priority timescales dependent upon the safety implications of the repair. There are no plans to renew existing sites or develop new ones within the next five years.

10.5. Maintaining independent living

- 10.5.1. The Borough Council will support tenants to remain in their own homes by adapting the property to meet their specific needs. This type of adaptation work will only be completed where tenants needs are supported by a suitable care plan, or medical grounds can be justified.

- 10.5.2. The Council has a procedure for dealing with Care Plans and minor adaptations and further work is underway to allow easy access to replacement heating types where this is supported through medical grounds.

10.6. Environmental Improvements (*Footpath maintenance, fencing,*)

- 10.6.1. Environmental improvements will be considered as part of the works necessary under the Estate Renewal Review Programme. Many of the areas identified within the Estate Renewal Review Programme, have poorly laid out footpaths, and fencing and in regenerating these areas, works to footpaths and defendable space will be addressed.
- 10.6.2. Fencing to the other parts of the district not covered under the Estate Renewal Review Programme will be addressed on a property specific basis, with particular attention being given to areas where vulnerable tenants may suffer increased Anti-social behaviour, or risk to health (e.g. homes with small children adjacent busy main roads, risk of falling from height, etc).
- 10.6.3. Footpaths, roads and parking spaces outside the Estate Renewal Review Programme, are inspected by the neighbourhood wardens and replaced/renewed as necessary.

10.7. Digital Aerials

- 10.7.1. The Borough Council has replaced and upgraded all of its MATV systems to include a digital satellite dish and free to view services. However, the early upgrade of these systems has not provided the benefits originally planned since many of these system are now experiencing technical difficulty in receiving satellite and freeview signals as the industry commences its upgrade programme ready for digital switchover.
- 10.7.2. It is emerging that the system upgrades completed several years ago are not compatible with the latest industry requirements and subsequently many of the Council's XXX ???systems will require additional upgrades, and none of the current systems are 'Sky plus' compatible.
- 10.7.3. To address this issue the Council will need to develop a Satellite aerial strategy to identify those systems that must be upgraded, those that will be addressed under the Estate Renewal Review Programme, and those that do not require to be communal systems.

10.8. Garages

- 10.8.1. The Council own 3007 garages across the Borough, located on 193 sites.
- 10.8.2. On average the Borough Council has 28% of its garage stock void, with certain parts of the borough being more popular than others.
- 10.8.3. Those garage sites that are popular are easily identified, and these sites may be retained for longer-term use where they do not form part of the Estate Renewal Review Programme.
- 10.8.4. Those sites that are under-utilised and no-longer sustainable are also easily identified and there are 298 garages identified across 10 sites that should be

disposed of, either for development through an RSL, or Council lead development. These sites are provided at Appendix H, together with a timetable for potential disposal. A full report on the on the garage review concluded in May 2009.

- 10.8.5. The remaining sites demonstrate a steady turnover of demand, and a high level of maintenance expenditure. These sites will be reviewed on an individual basis on a two-year cycle to review the long-term viability of each site, with un-sustainable sites being reported to Cabinet for disposal and development. In each case the impact on local parking opportunities will be taken into account.

10.9. Land and Open Spaces

- 10.9.1. Land and open spaces will be considered as part of the works necessary under the Estate Renewal Review Programme. Many of the areas identified within the Estate Renewal Review Programme, have under-utilised open space or space that has no clear purpose. Subsequently the community has no identity with these spaces and they are neglected and frequently used for fly-tipping or become areas where anti-social behaviour grows. The Housing service is working with the Council's Environmental Protection Unit to address these issues.

- 10.9.2. Many of the under-utilised open spaces will be reviewed on an individual basis to identify a sustainable long term solution, this may include:

- Sale or transfer to local residents or tenants of small plots of land.
- Development of the site for further housing by RSL's or Council lead development.
- Improved layout of the land for improved environmental use by local residents.

11. Maintaining the Stock

11.1. Cyclical Maintenance

- 11.2. Cyclical maintenance is essential to maintaining the current standards within the housing stock in addition to providing regular inspection of each property to identify any significant major problem with individual dwellings
- 11.3. Cyclical maintenance will fall into a number of cyclical programmes requiring a visit to each property on different cycles. The following programme of Cyclical Maintenance has been adopted.
- 11.4. Communal areas to flats, sheltered accommodation common rooms, etc. may require painting at different intervals. These common areas that are subject to reduced traffic or wear and tear will not require decorating at the same frequency as other parts subject to heavier traffic. Therefore whilst the painting and decorating programme may identify the decoration to internal stairs and common rooms, these will be inspected and assessed before any work is undertaken. Where work is not required the area it shall be re-planned for a future inspection at a suitable timescale.

- 11.5. Gas servicing is carried out annually, and is completed in tandem with the Smoke detector servicing programme. The combination of these two programmes reduces tenant disturbance, improves access rates for smoke detector servicing, and increases value for money opportunity.
- 11.6. During 2008/9 the Council achieved 100% gas servicing within the year. To ensure that this excellent record is maintained further work is planned to ensure that the service continues to operate within best practice and deliver value for money to tenants and leaseholders.
- 11.7. A table of cyclical maintenance frequencies is provided below.

<u>Work programme</u>	<u>Frequency/cycle</u>
Gas Servicing	Annually
Smoke detector servicing	Annually
Fire detection equipment	Monthly
Periodic Electrical inspection	10 year programme
External painting	5 year Programme
Internal communal decoration	5 year programme
Legionella testing	Annually
Asbestos Inspection	Annually where identified.
Lightening Conductors	Annually
Radon gas monitoring	Monthly
Sprinklers and Dry Risers	6 Monthly

- 11.8. The Council's Asbestos register has been fully completed and populated with Type-1 survey details. A Type-2 survey is being undertaken in advance of all works programmes, these will be funded as part of the capital programme because they relate to specific properties. The Asbestos survey is to be supplemented with cloned data from a Type-2 survey and a sum of £80,000 will need to be available within the 2009/10 revenue budget.

11.9. Responsive Repairs

- 11.10. Northampton Borough Council recognises the close relationship that exist between responsive repairs and well-planned maintenance programmes.
- 11.11. The work programmes identified to deliver Decent Homes and address disrepair have been developed to reduce the burden on responsive repairs, although it is understood that with such improvements to tenants homes there is a subsequent increase in tenant expectation.
- 11.12. To ensure that the Council improves its service to tenants and improves value for money, the responsive repairs team will increase the use of batched repairs wherever possible. Additionally, the responsive repairs data will be used to identify patterns of attribute failure to enable the planned maintenance programmes to be developed to address areas of concern, premature failure, and abuse.

Appendix A

Statutory Requirements and Strategic reference Documents

- A Decent Home: Definition and guidance for implementation – DCLG – June 2006 update.
- Creating Strong, Safe and Prosperous Communities – DCLG – 2007
- Homes for the future: more affordable, more sustainable – DCLG – July 2007
- Housing Repairs And Maintenance – Audit Commission 2002
- Buy and make a difference How to address Social Issues in Public Procurement – Office of Government Commerce – 2008
- Transforming places changing lives: Taking forward the regeneration framework –CLG – May 2009
- Housing and Regeneration Act 2008 - CLG
- Releasing resources to the front line, Independent Review of Public Sector Efficiency - Sir Peter Gershon - 2004
- Best Practice
- The Regulatory Reform (Fire Safety) Order 2005
- 'Legionnaires' disease; The control of the legionella bacteria in water systems – Health & Safety Executive's – 2001
- The Gas Safety (Installation and Use) Regulations 1998
- Single person accommodation review – NBC – 2009
- Places of Change – NBC – 2009
- Garage review – NBC – May 2009
- Sheltered Accommodation review – NBC – 2009
- The Housing Strategy 2006-2011 – NBC
- The Housing Strategy 2009-2014 – NBC

Appendix B

Supporting the Corporate Priorities

CP01 - Safer, Greener and Cleaner Communities

Corporate Priority	Corporate Outcome	Opportunity
CP01.1	Reduced crime, fear of crime and anti-social behaviour	<ul style="list-style-type: none">• Value for Money material specification.• Environmental Management and Improvement.• Delivering sustainable housing.
CP01.3	Reduced carbon footprint	<ul style="list-style-type: none">• Value for Money material specification.• Effective programmed cyclical maintenance
CP01.8	Good quality open spaces and parks	<ul style="list-style-type: none">• Environmental Management.

CP02 – Housing, Health, and Wellbeing

Corporate Priority	Corporate Outcome	Opportunity
CP02.1	Achieving the Decent Homes Standard	<ul style="list-style-type: none">• Production of the Asset Management Strategy
CP02.4	Meeting Housing needs	<ul style="list-style-type: none">• Delivering sustainable housing.
CP02.9	Vibrant neighbourhoods and engaged communities	<ul style="list-style-type: none">• Environmental Management and Improvement.• Delivering sustainable housing.• Tenant engagement and consultation in programme development.

CP03 – A confident, Ambitious and Successful Northampton

Corporate Priority	Corporate Outcome	Opportunity
CP03.3	Regeneration of key sites	<ul style="list-style-type: none">• Environmental Management and Improvement.• Delivering sustainable housing.

CP04 – Partnerships and Community Engagement

Corporate Priority	Corporate Outcome	Opportunity
CP04.1	Improved education and skills attainment	<ul style="list-style-type: none">• Using and developing local labour in the delivery of work programmes.

CP05 – A Well Managed Organisation That Puts Customers At The Heart Of What We Do

Corporate Priority	Corporate Outcome	Opportunity
CP05.1	Excellent customer services	<ul style="list-style-type: none"> • Value for Money material specification. • Delivering sustainable housing. • Focus on customer care • Effective programmed cyclical maintenance
CP05.2	Improved financial management	<ul style="list-style-type: none"> • Value for Money material specification. • Effective project management • Competitively tendered major projects.
CP05.3	Service with a local focus	<ul style="list-style-type: none"> • Focus on customer care. • Delivering sustainable housing • Tenant engagement and consultation
CP05.5	Equitable services	<ul style="list-style-type: none"> • Value for Money material specification. • Delivering sustainable housing. • Focus on customer care • Tenant engagement and consultation • Diversity and Equality assessment.
CP05.6	Improved customer insight	<ul style="list-style-type: none"> • Delivering sustainable housing. • Focus on customer care • Tenant engagement and consultation
CP05.8	Value for Money services	<ul style="list-style-type: none"> • Value for Money material specification. • Effective project management • Competitively tendered major projects. • Tenant engagement and consultation
CP05.10	Efficient and effective management	<ul style="list-style-type: none"> • Value for Money material specification. • Effective project management

Appendix C

Estate Appraisal

The following stock appraisal has been developed from the Council's stock condition database, which contains some cloned information. The condition of individual homes will be substantiated by pre-contract visits.

Abington – Abington Ward

This estate is located to the Eastern centre of the district and has 551 Council owned dwellings, plus a further five purchased dwellings and seven "Non-HRA miscellaneous" managed dwellings.

Within the housing stock located in this area of the Borough, there are 80 dwellings that fall under the "Review of Sheltered Accommodation", and a further 37 dwellings, which will be subject to the "Review of Single Persons Accommodation".

At March 2009 there are a total of 303 properties identified as failing the Decent homes standard, with this figure steadily increasing over the next five years by a further 147 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered across two financial years during 2010/2011 to 2011/12. Resources for this work have been identified.

Bellinge – Billing Ward

This estate is located to the East of the district and has 288 Council owned dwellings.

There is a high level of unfitness within this area with 271 of the 288 properties failing Decent Homes at 31 March 2009. Due to the high proportion of non-decency within this area and significant estate renewal works required; the Council are pursuing a Private Finance Initiative Bid to improve properties located in this area.

Within the housing stock located in this area of the Borough, there are 81 dwellings that fall under the "Review of Sheltered Accommodation", which have been included as part of the PFI bid process.

Blackthorne – Lumbertubs Ward

This estate is located to the Northeast of the district this area has 495 Council owned dwellings.

There is a high level of unfitness within this area with 429 of the 495 properties failing Decent Homes at 31 March 2009. Due to the high proportion of non-decency within this area and significant estate renewal works required; the Council are pursuing a Private Finance Bid to improve properties located in this area.

Within the housing stock located in this area of the Borough, there are 45 dwellings that fall under the "Review of Sheltered Accommodation", which have been included as part of the PFI bid process.

Briar Hill – St James Ward

This estate is located to the South-western centre of the district and has 492 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 116 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 87 properties identified as failing the Decent Home Standard, with this figure steadily increasing over the next five years by a further 24 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2011/2012.

Camp Hill – West Hunsbury Ward

This estate is located to the Southwest side of the district and has 213 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 44 dwellings that fall under the “Review of Sheltered Accommodation”, and a further 66 dwellings, which will be subject to the “Review of Single Persons Accommodation”.

At March 2009 there are a total of 24 properties identified as failing the Decent Home Standard, with this figure steadily increasing over the next five years by a further 24 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered across two financial years 2011/2012 to 2012/13.

Collingtree – Nene Valley Ward

This estate is located to the South of the district and has 21 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 11 dwellings that fall under the “Review of Sheltered Accommodation”, and 9 dwellings, which are of non-traditional (Airey) construction.

At March 2009 there are a total of 13 properties identified as failing the Decent Home Standard, with this figure increases by a further 1 during 2010/11.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/2014. The nine non-traditional properties shall be subject to a review of this type of accommodation to identify the most appropriate action.

Cottarville – Headlands Ward

This estate is located to the Mid Northeast of the district and has 16 Council owned dwellings.

At March 2009 there are a total of 14 properties identified as failing the Decent Home Standard, with no further failures identified over the next five years.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2010/2011.

Dallington – Spencer Ward

This estate is located to the Northwest of the city centre and has 238 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 107 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 125 properties identified as failing the Decent Home Standard, with this figure increases by a further 69 during the next five years.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2011/2012.

Delapre – Delapre Ward

This estate is located to the Southeast of the centre of the district and has 260 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 90 dwellings that fall under the “Review of Sheltered Accommodation”.

There is a high level of non decency in this area with a total of 207 properties identified as failing the Decent Homes standard at March 2009, with this figure steadily increasing over the next five years by a further 21 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered across two financial years during 2010/2011. Resources for this work have been identified.

Duston – Old Duston Ward

This estate is located to the Eastern centre of the district and has 350 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 96 dwellings that fall under the “Review of Sheltered Accommodation”, and 12 dwellings, which are of non-traditional (BISF bungalow) construction.

At March 2009 there are a total of 110 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 30 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered during 2010/2011. Resources for this work have been identified. The 12 non-traditional properties shall be subject to a review of this type of accommodation to identify the most appropriate action.

Eastfield – Eastfield Ward

This estate is located to the Northeast of the district this area has 409 Council owned dwellings.

At 31 March 2009 the level of unfitness within this area is 162 of the 409 properties with a further 119 properties failing Decent Homes over the next five years. Due to the level of non-decency within this area and significant estate renewal works required; the Council are pursuing a Private Finance Bid to improve properties located in this area.

Within the housing stock located in this area of the Borough, there are 33 dwellings that fall under the “Review of Sheltered Accommodation”, 6 of which have been included as part of the PFI bid process, and 27 have been identified worthy of continued investment.

Ecton Brook – Ecton Brook Ward

This estate is located to the East of the district and has 415 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 97 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 274 of the 415 properties, identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 10 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/2014.

Far cotton – Delapre ward

This estate is located to the South of the city centre of the district and has 257 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 32 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 90 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 48 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered during 2009/2010. Resource for this work has been identified.

Goldings – Lumbertubs/Thorplands Ward

This estate is located to the Northeast of the district and has 284 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 75 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 226 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 46 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2012/13.

Great Billing – Billing Ward

This estate is located to the East of the district and has 2 Council owned dwellings.

At March 2009 both properties are identified as failing the Decent Homes standard.

It is proposed that the Decent Home Work to this area is delivered during 2012/2013.

Great Houghton – Nene Valley Ward

This estate is located to the Southeast of the district and has 13 Council owned dwellings.

At March 2009 there are a total of 9 properties identified as failing the Decent Homes standard, with a further dwellings becoming Non-decent during 2013 to 2015.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered during 2010/2011. Resource for this work has been identified.

Hardingstone – Nene Valley Ward

This estate is located to the South of the district and has 133 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 64 dwellings that fall under the “Review of Sheltered Accommodation”, and 45 dwellings, which are of non-traditional (Unity and Gregory) construction.

At March 2009 there are a total of 45 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 68 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area be delivered during 2011/2012. The 45 non-traditional properties shall be subject to a review of this type of accommodation to identify the most appropriate action.

Headlands – Headlands Ward

This estate is located to the Northeast of the district and has 76 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 57 dwellings of non-traditional (Orlit) construction.

At March 2009 there are a total of 23 properties identified as failing the Decent Home standard, with this figure steadily increasing over the next five years by a further 14 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered during 2010/2011. Resource for this work has been identified. The 57 non-traditional properties shall be subject to a review of this type of accommodation to identify the most appropriate action.

Kingsheath – Spencer Ward

This estate is located to the Northern centre of the district and has 886 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 56 dwellings that fall under the “Review of Sheltered Accommodation”, and a further 66 dwellings, which will be subject to the “Review of Single Persons Accommodation”.

A total of 444 dwellings have been identified for further review under the potential development of housing sites in this area.

At March 2009 there are a total of 304 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 243 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/2014, to accommodate the production of development strategies associated with this area.

Kingsley – Kingsley Ward

This estate is located to the Northeast centre of the district and has 335 Council owned dwellings.

At March 2009 there are a total of 170 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 127 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered during 2009/2010. Resource for this work has been identified.

Kingsthorpe – Kingsthorpe/St David/Boughton Green Ward

This estate is located to the Northern centre of the district and has 1,283 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 275 dwellings that fall under the “Review of Sheltered Accommodation”.

A total of 548 dwellings have been identified for further review under the potential development of housing sites in this area. This total includes 225 dwellings identified in the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 781 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 142 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered across two financial years during 2009/10 to 2010/11.

Kingsthorpe Hollow – Kingsley Ward

This estate is located to the Northern centre of the district and has 233 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 60 dwellings that fall under the “Review of Sheltered Accommodation”.

All 233 dwellings have been identified for further review under the potential development of housing sites in this area. This total includes the 60 dwellings identified in the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 110 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 69 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2012/13 to accommodate any findings from the development review.

Lakeview – Headlands/Eastfield Ward

This estate is located to the Northeast of the district and has 189 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 73 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 64 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 14 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered across two financial years during 2010/11 to 2011/12.

Lings – Lumbertubs Ward

This estate is located to the Northeast of the district and has 303 Council owned dwellings.

At March 2009 there are a total of 280 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 5 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2012/13.

Little Billing – Billing Ward

This estate is located to the East of the district and has 33 Council owned dwellings.

At March 2009 there are a total of 17 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 10 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2012/13.

Lumbertubs – Lumbertubs Ward

This estate is located to the East of the district and has 244 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 6 dwellings that fall under the “Review of Sheltered Accommodation”, and a further 66 dwellings, which will be subject to the “Review of Single Persons Accommodation”.

At March 2009 there are a total of 64 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 14 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/14.

Overstone Lodge – Thorplands Ward

This estate is located to the far Northeast of the district and has 117 Council owned dwellings.

At March 2009 there are a total of 105 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 9 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2012/13.

Rectory Farm – Ecton Brook Ward

This estate is located to the East of the district and has 184 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 34 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 59 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 7 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2012/13.

Ryehill – Old Duston Ward

This estate is located to the West of the district and has 233 Council owned dwellings.

At March 2009 there are a total of 191 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 22 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered during 2010/11. Resource for this work has been identified.

Semilong – Castle/Kingsley Ward

This estate is located to the North of the town centre and has 392 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 165 dwellings that fall under the “Review of Sheltered Accommodation”.

The location of this area is within the Central Area Action Plan, with the implications of such a scheme becoming known following the development scheme action plan, which is taking place during 2009/10.

At March 2009 there are a total of 174 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 84 dwellings.

It is proposed that, subject to the review, detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/14.

Southfields – Thorplands Ward

This estate is located to the far Northeast of the district and has 250 Council owned dwellings.

At March 2009 there are a total of 121 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 42` dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/14.

Spencer – Spencer Ward

This estate is located to the Northwest of the town centre and has 441 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 62 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 134 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 70 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2011/12.

Spring Boroughs – Castle Ward

This estate is located to the North of the district and has 647 Council owned dwellings.

The location of this area is within the Central Area Action Plan, with the implications of such a scheme becoming known following the development scheme action plan, which is taking place during 2009/10.

At March 2009 there are a total of 451 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 57 dwellings.

It is proposed that, subject to the review, detailed individual surveys, and available resources, the Decent Home Work to this area is delivered during 2011/12.

St James – St James/Castle Ward

This estate is located to the West of the town centre and has 509 Council owned dwellings.

The location of this area is within the Central Area Action Plan, with the implications of such a scheme becoming known following the development scheme action plan, which is taking place during 2009/10.

Within the housing stock located in this area of the Borough, there are 140 dwellings that fall under the “Review of Sheltered Accommodation”, and a further 93 dwellings, which will be subject to the “Review of Single Persons Accommodation”.

At March 2009 there are a total of 194 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 114 dwellings.

It is proposed that, subject to the review, detailed individual surveys and available resources, the Decent Home Work to this area is delivered across two financial years during 2012/13.

Standens Barn – Billing/Weston Ward

This estate is located to the East of the borough and has 181 Council owned dwellings.

At March 2009 there are a total of 125 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 53 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/14.

Thorplands – Thorplands Ward

This estate is located to the East of the district and has 457 Council owned dwellings.

There is a high level of unfitness within this area with 125 of the 457 properties failing Decent Homes at 31 March 2009. Due to the regeneration works required within this area and significant estate renewal works required; the Council are pursuing a Private Finance Initiative Bid to improve properties located in this area.

Within the housing stock located in this area of the Borough, there are 81 dwellings that fall under the “Review of Sheltered Accommodation”, which have been included as part of the PFI bid process.

St Crispin – St Crispin Ward

This estate is located to the East of the town centre and has 489 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 151 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 277 properties identified as failing the Decent homes standard, with this figure steadily increasing over the next five years by a further 58 dwellings.

It is proposed that, subject to detailed individual surveys, the Decent Home Work to this area is delivered across two financial years during 2011/12.

Weston Favell – Weston ward

This estate is located to the East of the Borough and has 201 Council owned dwellings.

Within the housing stock located in this area of the Borough, there are 86 dwellings that fall under the “Review of Sheltered Accommodation”.

At March 2009 there are a total of 124 properties identified as failing the Decent homes standard, with this figure steadily increasing over the next five years by a further 62 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered across two financial years during 2013/14.

Woodfield – Lumertubs Ward

This estate is located to the East of the Borough and has 83 Council owned dwellings.

At March 2009 there are no properties identified as failing the Decent Homes standard, with only one failure identified over the next five years.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered during 2013/14.

Wooton – Nene Valley Ward

This estate is located to the South of the Borough and has 49 Council owned dwellings.

At March 2009 there are a total of 17 properties identified as failing the Decent Homes standard, with this figure steadily increasing over the next five years by a further 24 dwellings.

It is proposed that, subject to detailed individual surveys and available resources, the Decent Home Work to this area is delivered across two financial years during 2011/12.

Appendix D

Estate Appraisal Summary

Estate	All Prop's	Central area Action plan	Sheltered Accom' review	Single persons Accom' review	PRC review	2009/10	2010/11	2011/12	2012/13	2013/14
ABINGTON	551		80 dwellings	37 dwellings			Abington / Eastfield	Abington / Eastfield		
BELLINGE	288		81 dwellings			Subject to PFI bid				
BLACKTHORN	495		45 dwellings			Subject to PFI bid				
BRIAR HILL	492		116 Dwellings					St James		
CAMP HILL	213		44 dwellings	66 dwellings				West Hunsbury	West Hunsbury	
COLLINGTREE	21		11 dwellings		9 dwellings					Nene Valley
COTTARVILLE	16						Headlands			
DALLINGTON	238		107 dwellings					Spencer		
DELAPRE	260		90 dwellings				Delapare			
DUSTON	350		96 dwellings		12 dwellings		New Duston / Old Duston			
EASTFIELD	409		33 dwellings			Subject to PFI bid				
ECTON BROOK	415		97 dwellings							Ecton Brook
FAR COTTON	257		32 dwellings			Delapare				
GOLDINGS	284		75 dwellings						Lumbertubs / Thorplands	
GREAT BILLING	2								Great Billing	

Estate	All Prop's	Central area Action plan	Sheltered Accom' review	Single persons Accom' review	PRC review	2009/10	2010/11	2011/12	2012/13	2013/14
GREAT HOUGHTON	13						Nene Valley			
HARDINGSTONE	133		64 dwellings		45 dwellings			Nene Valley		
HEADLANDS	76				57 dwellings		Headlands			
KINGSHEATH	894		56 dwellings	66 dwellings						Spencer
KINGSLEY	335					Kingsley/ Parklands				
KINGSTHORPE	1293		275 dwellings			St David's / Boughton Green / Kingsthorpe	St David's / Boughton Green / Kingsthorpe			
KINGSTHORPE HOLLOW	233		60 dwellings			Subject to Development Review			Kingsley	
LAKEVIEW	189		73 dwellings				Headlands / Eastfield	Headlands / Eastfield		
LINGS	303								Lumbertubs	
LITTLE BILLING	33								Billing	
LUMBERTUBS	244		6 dwellings	66 dwellings						Lumbertubs
OVERSTONE LODGE	117								Thorplands	
RECTORY FARM	184		34 dwellings						Ecton Brook	
RYEHILL	223						Old Duston			
SEMILONG	392	392 dwellings	165 dwellings							Castle / Kingsley
SOUTHFIELDS	250									Thorplands
SPENCER	441		62 dwellings					Spencer		
SPRING BOROUGHS	647	647 dwellings							Boughton Green	

Estate	All Prop's	Central area Action plan	Sheltered Accom' review	Single persons Accom' review	PRC review	2009/10	2010/11	2011/12	2012/13	2013/14
ST JAMES	519	509 dwellings	140 dwellings	93 dwellings					St James / Castle	St James / Castle
STANDENS BARN	181									Billing
THORPLANDS	457					Subject to PFI bid				
ST CRISPIN	489		151 dwellings					St Crispin		
WESTON FAVELL	201		86 dwellings							Weston
WOODFIELD	83									Woodfield
WOOTTON	49							Nene Valley		
Total	12270									

Appendix E

Properties to be reviewed before any Decent Home Investment is undertaken

Estate or property type	Number of homes	Proposed year of review
Single Persons Accommodation (review already underway)	2165	To be completed in 2009/10
All sheltered stock	328	2009/10
Spring Burroughs	577	2010/11
Misc stock – Collingtree (9) Duston (11) Hardingstone (45) Headlands (57)	122	2009/10
Kingsheath flats	432	2010/11
Kingsthorpe flats	323	2009/10
Northampton East estates (not including the 4 PFI estates)	2124	2010/11
Hollow	173	2011/12
Semilong	227	2011/12
St James	240	2011/12
Total	6711	

Appendix F

5 Year Capital Programme (Subject to resource confirmation)

Programme	2009 – 10	2010 – 11	2011 – 12	2012 – 13	2013 – 14
Ibs Open Housing	84,872	0	0	0	0
Decent Home Programme	5,320,000	9,397,511	9,320,000	9,320,000	9,320,000
Decent Homes Voids Programme	1,600,000	1,600,000	1,000,000	800,000	600,000
Structural Repairs	200,000	200,000	200,000	200,000	200,000
Planned Heating	300,000	200,000	200,000	200,000	200,000
Drop Down Heating Programme	700,000	300,000	300,000	350,000	350,000
Drop Down Kitchen And Bathroom Programme	500,000	500,000	500,000	500,000	500,000
Communal Heating Upgrade (Cooper Street Internal Comfort Works)	600,000	0	0	0	0
CHP At Cooper Street	250,000	0	0	0	0
Lifts	519,570	100,000	0	0	0
Door Entry	200,000	200,000	200,000	200,000	200,000
Digital Aerial Upgrades	400,000	100,000	100,000	0	0
Care Plans And Major Disabled Adaptations	300,000	350,000	400,000	400,000	400,000
Minor Disabled Adaptations	130,000	130,000	140,000	140,000	140,000
Adhoc Doors And Windows	80,000	20,000	30,000	50,000	50,000

Programme	2009 – 10	2010 – 11	2011 – 12	2012 – 13	2013 – 14
Asbestos	100,000	100,000	100,000	100,000	0
Garages	100,000	50,000	50,000	50,000	50,000
Fencing And Security	100,000	50,000	50,000	50,000	50,000
Environmental Improvements (Tenancy Management)	300,000	300,000	300,000	300,000	300,000
Estate Regeneration Programme	180,000	180,000	780,000	180,000	180,000
Total Programme	11,964,442	13,777,511	13,670,000	12,840,000	12,540,000

Appendix G

Decent Homes Plus – The Northampton Standard

Standard	Cost	Standard	Cost
<ul style="list-style-type: none"> To eliminate/reduce risk of major harm to vulnerable residents (under criterion 1 – include all category 2 risks for elderly and young) Improve energy efficiency of the housing stock. Increase loft insulation and wall insulation where practical. 	£9,000,000 (based on 6,000 flat units @ £1500 each)	<ul style="list-style-type: none"> Install remote water lockdown valves to mains water supplies where works are being undertaken. 	£1,000,000 (based on 10,000 units @ £100 each)
<ul style="list-style-type: none"> Replace worktops where kitchens are identified as a partial failure (under criterion 2 – replacement of worktops may be an option to update/facelift existing kitchens). 	£1,000,000 (based on 2,000 units @ £500 each)	<ul style="list-style-type: none"> Electrical rewiring – rewire for modern appliance numbers to prevent overloading potential of existing circuits, and replace all old distribution boards with modern RCD boards 	Included
<ul style="list-style-type: none"> Provide fencing for the vulnerable to improve security and safety. 	Un-quantified	<ul style="list-style-type: none"> Improve access footpaths and around the perimeter of homes. 	Un-quantified
<ul style="list-style-type: none"> Improve security of homes by replacing poorly designed/specified windows and doors. 	Un-quantified	<ul style="list-style-type: none"> Provide parking spaces and improve parking space demarcation where parking already exists. 	Un-quantified
<ul style="list-style-type: none"> Level access shower option to be provided in sheltered accommodation. 	£4,000,000 (Extra over cost)	<ul style="list-style-type: none"> Modernise kitchens and Bathrooms together (under criterion three failures, improve all individual failures for kitchen and bathrooms). 	£1,000,000 (already included in DH figures)
<ul style="list-style-type: none"> Replace all warm air/ storage radiators where practicable 	£7,000,000 (2,000 units @ £3,500. Mainly in PFI area)	<ul style="list-style-type: none"> Relocate utility meters where necessary to improve internal layouts. 	Un-quantified @ approx £1,000 per meter.

Appendix H

Garage Disposal Programme

Address of site	Area	Number of Garages	Proposed timetable for disposal
Woodside Way	Kingsheath	45	2009/10
Pleydell Road	Delapre	31	2009/10
Limehurst Road	Duston	26	2009/10
Northwood Road	Abington	22	2009/10
Ambush Street	St James	14	2009/10
Bath Street	Spring Boroughs	43	2009/10
Glebeland Road	Dallington	26	2010/11
Swale Drive	Kings Heath	30	2010/11
Witham Way	Kings Heath	21	2010/11
West Oval	Kings Heath	40	2010/11
	Total	298	

Appendix I

Work programme	Type/nature of work	Approximate contract value	Delivery Year	Funding stream
Decent Home Infill / Small Villages	Kitchen, Bathroom, Heating, Re-wiring, Windows, Doors.		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Decent Home Voids	Kitchen, Bathroom, Heating, Re-wiring, Windows, Doors.		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Structural repairs	Building		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Planned heating	Heating		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Drop down heating programme	Heating		2009/10	Capital
			2010/11	Capital
			2011/12	Capital

Work programme	Type/nature of work	Approximate contract value	Delivery Year	Funding stream
Fencing and Security	Building		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Prior to Paint Repairs	Joinery		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Painting	Painting and decorating		2009/10	Revenue
			2010/11	Revenue
			2011/12	Revenue
Drop Down Kitchen and Bathroom Programme	Kitchens and Bathrooms		2009/10	Capital
			2010/11	Capital
			2011/12	Capital
Disabled Adaptations (DFG's)	Building Bathrooms		2009/10	Capital
			2010/11	Capital
			2011/12	Capital

Appendix J

Sustainability index

Property address.....Date of Appraisal.....

Criterion	Score matrix									
Is there need/demand for the property type?	Yes	1			Some	3			DTL	5
Does the property offer dedicated specialist facilities?	Yes	1			No	3				
Is the property in an unsustainable area?	No	1			Yes	3				
Is the property in an identified development area?	No	1			Yes	3				
Are there suitable alternative properties in the location provided by other landlords, that is easily accessed and available?	No	1	Yes	2						
Is the property in an area of depravation?	Low	1			Medium	3			High	5
Is the property in an area of anti-social behaviour?	Low	1			Medium	3			High	5
How much above the financial benchmark (£10,000) is the projected investment requirement to bring the property into lettable condition?	£1 – 3,000	1	£3,001 – 6,000	2	£6,001 – 8,000	3	£8,001 – 10,000	4	£10,001 Plus	5
Name of assessor	Signed								Total	

Indicators

Properties with a score of 8 to 12 are suitable for retention without further referral.

Properties with a score of 13 to 16 are suitable for retention subject to a management action plan.

Properties with a score of 17 plus should be the subject of a more specific option appraisal process and potential disposal.

Appendix K

Housing Asset Management Strategy - Action Plan

<u>Ref</u>	<u>Action</u>	<u>Description</u>	<u>Owner</u>	<u>Stakeholders</u>	<u>Target date</u>
	Review Material Specification	Undertake material specification review to ensure that materials installed provide value for money, and are fit for purpose.	Housing Asset Manager	Tenants Res. Rep.	
10.2.2	Undertake wider consultation on the NBC DHS Standard	Consult with tenants on those parts of the aspirational standard that are non-negotiable and to feed these into the building cost models, to inform the future stock option appraisal.	Resident liaison officer	Tenants. Asset Management. Customer liaison.	July 2008
10.1.5	Analysis of the stock Condition data.	Finalise analyse the stock condition data. Including validation of data, cost assumptions, and area analysis		Asset management	July 2009
8.6	Develop fuel poverty strategy.	Undertake a review of the energy efficiency of the Housing stock to identify improvements in the energy efficiency of the structural fabric, and heating systems to reduce the incidence of fuel poverty.	Housing Asset Manager	Tenants and leaseholders	November 2009
11.6	Review gas servicing procedures	Undertake a review of gas servicing procedures to identify areas of efficiency and best practice that may be included with the current gas-servicing programme.	Technical Service Team leader	Asset management	December 2009
6.6	Review of sheltered housing property	Undertake a review of sheltered housing to ensure that the properties meet housing demand and are fit for purpose.		Asset Management. Supported Housing	

<u>Ref</u>	<u>Action</u>	<u>Description</u>	<u>Owner</u>	<u>Stakeholders</u>	<u>Target date</u>
10.8	Garage review	Undertake a review of garages and garage site to ensure maximum revenue generation from these sites and avoid unnecessary maintenance costs, on a two year cycle.	Estate Regeneration Team Leader	Asset management. Lettings.	June 2009
6.7	Single persons accommodation review	Examine the recommended actions following the completion of the "Single Persons Accommodation Review"			
10.7	Review of Communal Aerials for Digital Compliance	Undertake a review of the digital aerials to ensure digital compliance following the digital switch. Identify tenant aspirations and consider future proofing within the review.	Technical Service Team Leader	Asset Management. Leaseholder services officer.	November 2009
1.5	Review the Asset Management Strategy	Review the Asset Management Strategy to accommodate any changes in the stock profile, financial resource availability, regulatory changes.	Housing Asset Manager	The Council	August 2010