

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO POLICY AND FINANCE COMMITTEE

DECISION

Agenda Item No 15

meeting date: 29 JANUARY 213
title: REFERENCES FROM COMMITTEES - HEALTH AND HOUSING
COMMITTEE - FLAT OVER LONGRIDGE OVER 60'S CLUB
submitted by: DIRECTOR OF RESOURCES
principal author: LAWSON ODDIE

1 PURPOSE

- 1.1 To consider a request from Health and Housing Committee to agree to the addition of a new capital scheme in the current financial year's capital programme.

2 BACKGROUND

- 2.1 Service committees manage their services within the budgets agreed at the beginning of the financial year. The Capital Budget was approved by Special Policy and Finance Committee on 7 February 2012 and by Full Council on 6 March 2012.
- 2.2 Any capital expenditure over and above what has already been approved must be agreed by this Committee.

3 HEALTH AND HOUSING COMMITTEE 29 NOVEMBER 2012

- 3.1 Health and Housing Committee considered a report submitted by the Director of Community Services (attached at Annex 1) which gave details of a request for an addition to the capital programme in 2012/13.
- 3.2 The scheme was for the improvement of the condition of the flat above the Over 60's Club on Towneley Road, Longridge. This improvement would be carried out in line with the decent homes standards and would be particularly for work on the kitchen and bathroom, together with other work on the front door and the widening of a window.
- 3.3 Quotes for the necessary works have now been received, and from this it has been identified that a budget provision of £12,900 would be needed. There is an amendment needed to the information provided in the Health and Housing report at paragraph 2.3. The council do not receive any income from the rent at the property.

4. RECOMMENDED THAT COMMITTEE

- 4.1 Agree to the request for the addition of the scheme for work to the flat above the Over 60's club at a value of £12,900 to the current 2012/13 capital programme.

HEAD OF FINANCIAL SERVICES

DIRECTOR OF RESOURCES

PF9-13/LO/AC
18 January 2013

BACKGROUND PAPERS:
Annual Budget 2012/13 – Report to Full Council 6 March 2012

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

Agenda Item No.

meeting date: 29th November 2012
title: Report On The Flat Above The Over 60's Club, Towneley Road,
Longridge.
submitted by: John Heap, Director of Community Services
principal author: Tim Lynas, Principal Surveyor

1 PURPOSE

- 1.1 To outline the condition of the flat above the Over 60's Club, Towneley Road, Longridge.
- 1.2 To seek approval from the Committee to improve the property and to bring it up to the decent homes standard.
- 1.3 Relevance to the Council's ambitions and priorities:
 - **Council Ambitions** - To provide good quality housing.
 - **Community Objectives** - To maintain and enhance the historic environment in and around the Longridge conservation area. To meet the needs of residents and improve the quality of life for all.
 - **Corporate Priorities** - To promote affordable and decent housing.
To help make peoples lives safer and healthier.
 - **Other Considerations** - None.

2 BACKGROUND

- 2.1 The property is a first floor flat, comprising of a kitchen, bathroom, hallway and two bedrooms, located in the centre of Longridge.
- 2.2 The property forms part of the wider Towneley Buildings, which includes the Youth club and the Over 60's club.
- 2.3 While the freehold title is owned by Ribble Valley Borough Council, Ribble Valley Homes manage the day to day running of the property, and collect the rent which is divided between the two parties.
- 2.4 It is noted that the flat was not transferred to Ribble Valley Homes as part of the housing stock transfer in 2007.
- 2.5 Under the housing act 2004, the decent homes standard was introduced to promote measureable improvements to housing as well as a health and safety system. This was developed from the UK's housing green paper 'quality and choice, a decent home for all'.
- 2.6 Although there was some discussion about the potential re-development of the wider site in 2009, the renewal of the Youth Club lease in 2010 has restricted the flexibility of the Council in relation to a potential change of use.

3 ISSUES

- 3.1 The condition of the property was assessed in September 2012, and the findings were reported to the Asset Management Group.
- 3.2 Overall the accommodation is in need of improvement, particularly the kitchen and the bathroom. In both cases it was noted that the fixtures and fittings in both are over 20 years old and therefore are understood not to meet the decent homes standard. It was therefore recommended that these are replaced.
- 3.3 In addition it is proposed that the front door is replaced to increase security, and that a window is widened in order to increase the amount of natural light that can enter the kitchen. Due to the location of the property within a conservation area, it is likely that approval for these will be required.
- 3.4 In terms of fire precautions, it is advised the smoke detection and alarm systems are improved along with a secondary means of escape from the first floor level.
- 3.5 The estimated cost of the renewal of the kitchen, bathroom and associated improvements are between £12,000 and £14,500.

4 RISK ASSESSMENT

The approval of this report may have the following implications:

- **Resources** – There is currently no budget provision for the renewal of kitchens, bathrooms etc. in the Council's remaining residential properties. This could be resourced from either the Emergency Repairs and Maintenance earmarked reserve or the VAT shelter earmarked reserve.
- **Technical, Environmental and Legal** – The council have a legal duty to manage their properties, and in particular to meet the decent homes standard.
- **Political** – None.
- **Reputation** – Local authorities have a statutory duty to implement the decent homes standard. In the event that this minimum standard is not met in its own properties, the Council may leave it self open to criticism, particularly if in parallel it is using its enforcement powers on landlords.
- **Equality and Diversity** – None.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Support the decision of the Asset Management Group by recommending to Policy and Finance Committee the approval of the replacement of the kitchen, bathroom, and to the associated improvement works.

JOHN C HEAP
DIRECTOR OF COMMUNITY SERVICES

TIM LYNAS
PRINCIPAL SURVEYOR

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