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**Report to:** Council

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**Date of Meeting:** 23<sup>rd</sup> August 2018

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**Subject:** Non-traditional properties: Caroline Crescent, Alva.

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**Report by:** Head of Housing & Community Safety

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**1.0 Purpose**

1.1. Approve the budget for renovation works at Caroline Crescent.

**2.0 Recommendations**

2.1. It is recommended that the Council:

2.1.1. Amend the HRA business plan to allocate a budget of £750K for improvement works to the non-traditionally built properties at Caroline Crescent, Alva.

**3.0 Discussion**

3.1. The Weir Multicon homes at Caroline Crescent Alva were built in 1965 by the Alva Town Council. These are the only non-traditional houses left in the council stock that have not been upgraded.

3.2. These homes are very popular due to their size and location. 34 have been sold through the "Right to Buy" legislation. 17 remain within the stock portfolio.

3.3. Due to the non-traditional build, structural assessments have been commissioned at 10 year intervals with the last carried out in 2012. This found that the properties were in a reasonable condition. Ongoing assessment of the soleplates will be required.

3.4. These properties will not meet the Energy Efficiency Standard for Social Housing (EESH). This requires each property to achieve an Energy Performance Rating of 69. Given the wall construction type, typical current ratings are between 55 and 62 with "A" Rated heating.

3.5. This has already been highlighted to the Scottish Housing Regulator and it is likely that the houses will be awarded an exemption based on construction type.

3.6. However, it is felt that there is a technical solution, which although expensive, can be justified in terms of the comfort of the residents and the projected future life of the properties.

#### 4.0 Upgrade Proposals.

4.1. External Thermal Wall Insulation is not possible due to the layout of the properties, and could compromise future structural integrity. External cladding would also require the participation of Owner Occupiers. However, even if grant funding was available to owners the maximum award would be £7,200 per household. The cost of the cladding is between £18,000 and £21,000 depending on the position of the property.

4.2. However it is proposed to upgrade the Council properties to meet the EESSH by installing internal wall insulation panels. Following this work the homes will have an energy performance rating of between 72 and 75. At the same time, a full programme of renovation would be completed to increase the life of the properties and meet all modern standards. A breakdown of work and costs is set out below.

<b>Internal Upgrade Measure</b>	<b>Projected Cost Per House</b>
Fitting of Internal Wall Insulation to Existing Walls within the Homes including Re-decoration	£9,600
Central Heating Replacement	£3,000
Door and Window Replacement	£5,100
Additional Loft Insulation to 300mm	£600
Full Roof Replacement including Rainwater Goods and Facia & Soffit Boards ( Including Asbestos Removal)	£4,500
Structural Upgrades to Existing House Frame	£2,000
Installation of Photo Voltaic Panels	£3,100
Electrical Enhancement	£3,000
Kitchen and Bathroom Replacement	£6,500
Decant Costs	£700
Structural Assessment & fees	£2,000
<b>Total</b>	<b>£40,100</b>

- 4.3. The total cost of this project is £681,700 and adding 10% for contingencies takes the budget cost to £750K. This was not included in the HRA financial business plan approved in February. However, given the efficiencies made over the last five years these costs can be accommodated comfortably within the overall financial plan. Members are therefore recommended to approve the amendment of the HRA business plan, and the £750K budget cost for these works.
- 4.4. Installation of the internal insulation will impact on the overall floor area. However given the existing floor layout of these homes, this could be achieved without significantly restricting the living spaces.
- 4.5. This work requires tenants to be decanted and these costs have been factored into the overall project plan. Works will have to be planned and phased over a 12 month period dependant on suitable decant accommodation availability.
- 4.6. Full tenant consultation will also be carried out, and there is a possibility that some tenants may reject the proposal.
- 4.7. An application for grant funding has also been submitted to the Scottish Government to assist with this work. If this is successful a grant of up to £400,000 could awarded. This would reduce the Council financial contribution to the project. It is expected that a decision will be made on the application within three months.
- 4.8. Clackmannanshire Council has an excellent track record of delivering such grant funded projects.

## **5.0 Sustainability Implications**

- 5.1. The investment will complete the significant programme of improvement of the Council's non-traditionally built assets.
- 5.2. The works will assist tackling fuel poverty and reduce the overall carbon footprint for the HRA Assets.
- 5.3. This could save tenants up to £300 per year in fuel savings equating to £6,000 over a 20 year life span.

## **6.0 Financial**

- 6.1. The full financial implications of the recommendations are set out in the report.

Yes ✓

Finance has been consulted and has agreed the financial implications as set out in the report.

Yes ✓

## 7.0 Staffing

- 7.1. The programme of works for upgrade will require a full procurement and will be managed from inception to post evaluation by the Housing investment Team based at Kelliebank, with significant involvement of the area housing team in decants and allocations.

## 8.0 Exempt Reports

Is this report exempt?

Yes  (please detail the reasons for exemption below)      No

## 9.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities**      (Please double click on the check box )

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all   
Our families; children and young people will have the best possible start in life   
Women and girls will be confident and aspirational, and achieve their full potential   
Our communities will be resilient and empowered so that they can thrive and flourish

- (2) **Council Policies** (Please detail)

## 10.0 Impact

Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

No       Yes

## 11.0 Legality

It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers.      Yes

## 12.0 Appendices

none

### 13.0 Background Papers

Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)


Yes (please list the documents below) No

- Structural Report following assessment from Everwarm

#### Author(s)

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#### Approved by

NAME	DESIGNATION	SIGNATURE
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