

Item No. 17.	Classification: Open	Date: 16 April 2013	Meeting Name: Cabinet
Report title:		Housing and Community Services report back on Decima Street Tenants and Residents Association deputation	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management	

FOREWORD – COUNCILLOR IAN WINGFIELD, DEPUTY LEADER AND CABINET MEMBER FOR HOUSING MANAGEMENT

It is disappointing that no provision of s106 is available to fund the door entry systems at Decima Street so I am pleased to support the proposals to work with the JMB in prioritising and programming the works and agreeing that provision is made to provide the addition costs of these works from within the capital budget.

RECOMMENDATION

1. That cabinet note the contents off this report.

BACKGROUND

2. Leathermarket JMB brought a deputation to cabinet on 19 March 2013 requesting s106 funding to install a door entry system at Decima, Meakin and Elim. The scheme was included on a project bank list for s106 funding in 2010.
3. S106 funding is only forthcoming if a major new development is given permission in the immediate vicinity and even then the money often isn't paid until the development is complete. No such development has come forward. Furthermore, the regulations around what we can spend s106 on have tightened and it is unlikely that funding from s106 for door entry systems will be available in the future.
4. The 2013/14 rent setting report was presented to Area Housing Forums in January for consideration and comments and was subsequently approved by cabinet on 29 January 2013. Cabinet recommended that a number of areas identified for HRA redirection of resources into key priorities were of particular importance and should be considered in more detail by Area Forums and be brought back to Cabinet in May 2013 for decision.

KEY ISSUES FOR CONSIDERATION

5. Amongst these key priorities was the provision of door entry and security systems. Consultation has just been completed and the results are being finalised for the Cabinet report in May 2013. Within the proposals there was general support for the priorities identified and the provision of upgrading 52

- systems and the installation of 20 new systems on identified estates that met the defined criteria against the proposed two year programme for 2013-2015.
6. In addition a number of additional proposals have been put forward through the consultation process that will lead subject to further approval to extending a door entry and security budget beyond 2015.
 7. The maintenance and compliance team has examined the estimates of £255,450 provided by the JMB Manager and confirmed they are in a range of what we would expect for an installation of this type. However, projects of this type would normally include a contingency budget and an allowance for professional fees. If included, we estimate the overall resource requirement will be closer to £299,000.
 8. Since April 2013, the JMB has been responsible for its own ring-fenced income in order that they better manage and maintain the stock designated to them under the terms of the management agreement and to allow the full implementation of a 30 year asset management strategy.
 9. This means that the JMB is responsible for funding any major works, including the installation and maintenance of door entry systems. However the council recognises the prior commitment for the potential funding through s106 it is therefore proposed that the Maintenance and Compliance Team works with the JMB in prioritising and programming the works and that provision is made to provide the addition costs of these works from within the capital budget.
 10. In terms of contribution they would be looking for the full cost of works in 2013/14 as the JMB is unable to make any financial contribution in the current financial year as their budget is fully allocated. In order to make any funding available themselves they would be depending on some slippage in the current years programme which cannot be identified at the outset of the financial year for obvious reasons. There is more flexibility if the works were to take place in 2014/15, whilst they have a programme ready they still have room for manoeuvre. They are keen to progress the works as soon as possible and could provide the staffing resources to undertake the works in the year 2013/14 subject to obtaining the necessary permissions (planning etc.)

Community impact statement

11. The implementation of these works will ensure a better quality of life for the residents. There will be improved homes through the works and residents will feel safer in their homes and on their estate.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Deputation request: Minutes cabinet 19 March 2013. The document is available to view on this web page: http://moderngov.southwark.gov.uk/ie/ListDocuments.aspx?CId=302&MId=4252&Ver=4	Council offices, 160 Tooley Street, London SE1 2QH	Paula Thornton 020 7525 4395

APPENDICES

No.	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management	
Lead Officer	Gerri Scott, Strategic Director of Housing and Community Services	
Report Author	David Markham, Head of Major Works	
Version	Final	
Dated	8 April 2013	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	8 April 2013	