

# 2007/08 CAPITAL PROGRAMME EXPLAINED

## 1. Scottish Housing Quality Standard Related Work

### a & b) Main Kitchen and Bathroom Replacement Programme and associated Scottish Housing Quality Standard Work

This year will see the completion of the Kitchen and Bathroom (KB) programme and will follow the existing programme order. As previously reported, all the related SHQS internal work, and the fitting of external lights and handrails and the replacement of any lead in the water supply is carried out to all houses in the kitchen and bathroom programme that require it. This work will significantly aid West Lothian Council in moving to complete compliance with the SHQS.

#### Element

Removal of Lead in Water Supply	
Exterior Lighting to Doors	(fit to back and front doors)
Handrails	(fit to 2 or more stairs)
Electrical Distribution System	(safety check and repair)
Dampness	(penetrating or serious)
Front Doors	(repair, security, draughtproofing)
Back Doors	(repair, security, draughtproofing)
Common Windows	(repair/renewal)
Common Doors	(repair/renewal)
Electrical Consumer Units	(upgrade)
Windows	(repair, security)
Heating Upgrades	(health and safety, efficiency)

Individual SHQS house surveys are now taking place in houses that received the kitchen and bathroom upgrades in Years 1 - 3 of the ex-WLC programme to allow an assessment of their condition relative to the remaining stock.

## **c and d) Livingston Kitchen and Bathroom Programme and associated Scottish Housing Quality Standard Work**

The Adamsons survey identified that a number of houses in Livingston required kitchen upgrades, and in common with the rest of West Lothian, required a mix of the other items listed above in order to meet the SHQS. 2007 will see the continuation of the programme after the start in Feb/Mar 2007. The 2007/08 programme is a continuation of the 4 areas approach and will include the following streets. A programme will be included in the information book that will be produced shortly now that the Capital Programme is approved. The remaining Livingston houses will be done in 2008/09.

ELIE AVENUE	DEANS	33
MUIRFIELD WAY	DEANS	34
BURNFIELD	KIRKTON	2
MILLFIELD	KIRKTON	3
EAST GLEN AVENUE	DEANS	23
WEST GLEN AVENUE	DEANS	11
ST ANDREWS WAY	DEANS	21
MID STREET	DEANS	16
JUBILEE AVENUE	DEANS	48
CAMPS RIGG	CARMONDEAN	24
FELLS RIGG	CARMONDEAN	35
MEADOWBANK	LADYWELL	26
RYEBANK	LADYWELL	40
LOCHBANK	LADYWELL	25
HEATHERBANK	LADYWELL	42
DOVECOTE PLACE	ELIBURN	15
ELIBURN SOUTH (TMC)	ELIBURN	11
WOOD PLACE	ELIBURN	15
ELIBURN SOUTH	ELIBURN	32
STONEBANK	LADYWELL	32
MOSSBANK	LADYWELL	26
FERNBANK	LADYWELL	21
FORESTBANK	LADYWELL	22
CLOVERBANK	LADYWELL	13
SEDGEBANK	LADYWELL	44
STAUNTON RISE	DEDRIDGE	20
TALISMAN RISE	DEDRIDGE	4
TEMPLAR RISE	DEDRIDGE	4
EVERARD RISE	DEDRIDGE	30
NORMAN RISE	DEDRIDGE	69
PALMER RISE	DEDRIDGE	21
CEDRIC RISE	DEDRIDGE	9
HERALD RISE	DEDRIDGE	14
AMBROSE RISE	DEDRIDGE	19
CLEMENT RISE	DEDRIDGE	83
DURWARD RISE (PART)	DEDRIDGE	50
CAMERON WAY	KNIGHTSRIDGE	36
DAVIDSON WAY	KNIGHTSRIDGE	29
ERSKINE WAY	KNIGHTSRIDGE	44
FERGUSON WAY	KNIGHTSRIDGE	41
GORDON WAY	KNIGHTSRIDGE	33
SUTHERLAND WAY	KNIGHTSRIDGE	107
LINDSAY WAY	KNIGHTSRIDGE	17

**e) Floor Stabilisation, Tarran Pre-Fab houses**

Tarran Pre-Fabricated houses were built with undersized floor timbers and this is now showing as floor deflections in many houses. This budget was put in place last year to allow for the floors to be strengthened. Houses in Pumpherston have been identified in addition to those in East Calder, and this work will be carried out over 2 years. In 2007/08, the programme will continue in Langton Road and Calderhall Terrace in East Calder and start in Harrismuir Crescent, Pumpherston.

**f) External Scottish Housing Quality Standard Work / Locality Planning Projects**

The Locality Planning process identifies a mixture of urgent priority work and requests for house or environmental improvement. The programme has been out to detailed consultation and has been agreed as:

Roofing at Glendevon Park Winchburgh (1 Block )

Roofing at Weaver Place Bathgate

Roofing at Woodmuir Place Breich

Covered deck access at South Street Armadale

Covered deck access at Station Road Armadale

Covered deck access at Mayfield Court Armadale

**g) Earthing Upgrades or Replacements**

These surveys and the upgrade and replacement work continue from their initiation in 2005. Construction Services, who manage this programme, continue to pressure ScottishPower to carry out remedial capital improvements on their installations. The survey and upgrade work are also tied in with the kitchen and bathroom programme. This takes advantage of the presence of an electrician at each house. Each house will also be surveyed for electrical safety and given a certificate of compliance, in line with recent legislation. A copy of these certificates will be placed in each house file and recorded centrally. We are working to affect this electronically for document handling efficiencies.

**h) Drainage or Ventilation to Remedy Dampness**

It is intended to ensure that all houses are completely free of dampness from whatever external source and this budget will support those direct works. The budget will also support large-scale drainage works to housing areas. Housing Strategy will continue to liaise with External Environment to identify priorities.

## **2. External Upgrading**

### **a) Bathgate and Whitburn Extensions**

In 2005 a number of houses in Whitburn were identified as having long-standing problems with flat roofing to standard extensions. This budget was allocated to begin works to replace the roofing. The Whitburn Programme is 75% complete. This year, a number of the houses will be unable to be completed without the inclusion of owner-occupiers and this may introduce delays due to the Council not yet having Scottish Executive authority for a methodology of owner agreements. Not all the houses in every street will be completed as wholly tenanted blocks are completed first as negotiations with owners will instigated once authority is gained. A number of houses in Bathgate were also identified as having the same problems.

### **b & c) Beechwood Road, Blackburn and North Reeves Place, Whitburn**

These programmes are being continued to completion in line with the Council's desire to see all flatted property upgraded and to see all flat roofs converted to pitched roofs. Previous reports by Construction Services listed areas of priority and these have been followed over a number of years. The report listed flatted houses or properties with poor design, which failed to meet modern standards, or was in very poor condition. The identified properties receive thermal, fabric and roof upgrades on a planned basis. This year, 2 Blocks in Beechwood Road, Blackburn and 2 additional Blocks in North Reeves Place will be upgraded, continuing existing regeneration programmes in those areas.

### **d) Roads and Footpaths**

Agreement has been reached to transfer all Housing Account Roads and Footpaths to the general services account. In September 2003 a budget of £22m for housing over a 3 year period was agreed. Highways prioritise essential repairs and planned improvements. This budget supports Highways work in areas where there are Housing owned footpaths and roads and forms part of the larger Road and Footpath upgrading programme. The work is managed by Highways, using this budget. The overall highways programme was rephased in 2006 and will now be completed over an overall four-year period, which now means that it should finish in 2007/08.

### **3. Energy Efficiency**

#### **a) Energy Efficiency**

This allocation takes advantage of the efficiencies of the second Energy Efficiency Commitment (EEC2) grant system, which can enhance funding by 50%, for as long as the EEC is in place and we can identify work to do. As in previous years the allocation is used to pump prime initiatives such as the New Warm Deal and also as matched funding for EEC grants from the utilities. The partnership with Scottish and Southern Energy and a local contractor won a Silver CoSLA Award in the 2003 Excellence Awards. Local energy efficiency schemes will continue to be carried out, prioritising households in fuel poverty, in consultation with the local offices.

#### **b) Central Heating**

In 2006 The Gas Supervisor reported a very large increase in the number of houses needing flue or boiler replacement due to generic boiler problems, boiler seal deterioration, flue deterioration and changes in Legislation. The Council agreed to pause the upgrading programme and carry out the necessary replacements. This work has not yet been completed and will continue in 2007/08. A further report will be brought to committee in due course making recommendations on future replacement programmes.

#### **c) Latent Installations**

An allocation has been set within the capital budget to allow installation of heating and doors and windows where a previous tenant had refused access during a local upgrading programme.

### **4. New Build**

This budget is to work in partnership with Communities Scotland to build affordable houses for rent as reflected in the West Lothian Local Housing Strategy. Sites have been identified and development partners appointed. This funding to build the houses for rent will operate in tandem with Communities Scotland funding. This is the subject of separate reports to Committee.

### **5. Miscellaneous**

#### **a) Deans South**

The long-term strategy will take up to 5 years to deliver and will likely require significant levels of additional funding. At this stage the allocation is to make vacant properties secure, assist in relocating existing Deans South tenants and maintaining the estate in as good a condition as possible. No agreement has been reached with owners on redevelopment of the existing Deans South site.

**b) Aids and Adaptations**

Aids and adaptations are assessed by Occupational Therapists in Social Work and are carried out on an individual requirement basis. There is therefore no predetermined programme of works. Funding for this work is allocated from the Housing Capital budget.

In 2002, the impact of the Kitchen and Bathroom programme created a noticeable increase in the number of aids and adaptations requiring to be provided. This ongoing enhanced allocation has been continued to allow for that increase.

**c) Asbestos Removal**

This was a new allocation in 2004 to provide for regular programmes of asbestos removal. This work is identified at local level, often during Kitchen and Bathroom Programme works, and will be managed by WLC Property Management to ensure that all current standards and procedures are met. The budget has been increased to allow for the expected increase in asbestos removals once the Kitchen and Bathroom Programme enters Livingston. The budget also allows for asbestos works identified by other routes.

**d) Legionella Upgrades**

This budget allows for the risk assessment of legionella in the housing stock and work arising. The results of the risk assessment will be reported to Committee. This work is managed by Property Services. Surveys focus on areas of shared storage and supply and sheltered housing initially, and will identify any house types where work may be required and then design and implement any necessary improvements.

**e) Sheltered Housing**

This is for planned maintenance and upgrading work in sheltered housing complexes.

**f) Internal Consultants Fees / Feasibility Surveys**

This allocation supports detailed engineering reports.

**g) Play Areas**

Priorities for upgrading or renewal to be determined by External Environment in consultation with local communities. These will be presented for Committee approval in due course.

**h) Home Safety Service**

This was formally the Community Alarm Scheme, but now involves an upgraded package of smart technology. Experience to date has shown that there are benefits for the older population in using Smart Technology. When working with vulnerable client groups these technologies have been shown to assist in provide a safer and more secure long-term home environment.

**i) Home Security for Pensioners**

The scheme began in spring 2000. Applicants select a package of measures appropriate to their needs from a menu. Options include additional locks, external lighting, door viewer, door chain, window locks and door intercom system. Each home is surveyed to identify possible problems after which it is programmed for installation. To date approximately 5,500 homes have had free security measures installed under this scheme and approximately half these are council houses.