

Committee Cabinet	Date 11th June 2008	Classification Unrestricted	Report No.	Agenda Item No.
Report of Director of Housing Management		Title Housing Investment Programme 2008/09 to 2012/13		
Originating Officer(s) Jackie Odunoye		Ward affected: All		

1. SUMMARY

- 1.1 This report provides the Cabinet with information relating to the Council's Housing Investment Programme, including details of the approved schemes and estimates of expenditure for the years 2008/09 to 2011/12.

2. RECOMMENDATIONS

That the Cabinet agrees to: -

- 2.1 Approve the five-year Housing Investment Programme 2008/2009 to 2012/2013 as set out in Appendices "A" & "B".
- 2.2 Adopt capital estimates (Total Estimated Cost Column) for all schemes set out in Appendix "A" and "B" to the report.
- 2.3 Authorise the Corporate Director, Development and Renewal to tender the schemes set out in the programme, determine the outcomes of procurement competitions and enter into contracts as resources allow over the programme period.
- 2.4 Approve the revised grant levels for the Cash Incentive Scheme as set out in Table 8 of the report.

Local Govt. Act 1972 (as amended) Section 100D

List of "Background Papers" used in the preparation of this report.

Brief Description	Tick if copy supplied for Register	If not supplied, name & tel. no. of holder
Capital Programme Monitoring Data Capital Programme Resource Projections		Jackie Odunoye

3. BACKGROUND

- 3.1 In order to enable forward planning and clearly identify current and future priorities, the Council has developed a five-year housing investment programme. Last year (2007/08), the Cabinet agreed a programme of schemes to form the Housing Investment Programme for 2007/08 to 2011/12.
- 3.2 The Council is therefore part way through carrying out its currently approved five-year programme. As part of the investment programme process, the programme now needs to be developed in detail for the current and following financial year and new schemes added to the programme to ensure it continues to roll forward effectively and inform the investment planning process for later years.
- 3.3 At its February 2007 meeting, Cabinet approved a Housing Investment Strategy report which confirmed the following as principles of the Council's approach -
1. New social housing through private sector development and the use of S106 agreements and government funding to help relieve overcrowding and the wider regeneration of estates'
 2. Regeneration of those estates where comprehensive redevelopment is the best option and the redevelopment and remodelling of some blocks on estates to create a better match of stock to needs.
 3. Completion of the stock transfer programme for those estates where this remains an option.
 4. Development of a Decent Homes Plus Standard for Tower Hamlets.
 5. Expansion of Low cost Home Ownership options for residents.
 6. Development of innovative ways of maximising resources to provide more settled homes for homeless households
- 3.4 The investment programme set out in this report addresses these key aims, where appropriate. Other aspects are being met through other, complementary means of delivering the Council's housing strategy, for example via the planning process and/or through the Housing Corporation's development programme.
- 3.5 Cabinet also approved the establishment of an Arms Length Management Organisation (Tower Hamlets Homes) to manage the Council's housing stock. The Council is currently awaiting the outcome of its ALMO bid which, it is hoped, would put in place resources from 2009/10 to ensure its challenging Decent Homes target can be met by 2017. A successful ALMO bid would release the resources to allow a more comprehensive approach to addressing disrepair to be implemented. However, for the time being, this report is based on existing resources for 2008/09 and estimates for future years without an

assumption of any additional resources and is therefore limited in its scope to address Decent Homes.

- 3.6 This report therefore covers both the capital work to be undertaken as part of housing general fund activities (for example work with local RSLs to increase the supply of social housing or the issuing of Disabled Facilities Grants) detailed at Appendix "A", together with those aimed at regeneration of the Ocean NDC area and those proposed to repair and improve the Council's own housing stock by Tower Hamlets Homes, detailed at Appendix "B."
- 3.7 The schemes proposed for the Tower Hamlets Homes programme have been approved by the Tower Hamlets Homes Shadow Board on 13 May 2008 were determined and then submitted to the Council for Approval.
- 3.8 In order to ensure that progress continues to be made on delivering the approved programme, schemes need to be developed up to tender stage and detailed resident consultation started. Schemes must be part of the approved programme before this process can commence.

4. THE HOUSING INVESTMENT PROGRAMME

Principles of Prioritisation

- 4.1 The Council's housing investment programme reflects both the need for a balanced programme to meet the wide range of housing need in the borough and an approach to remedying disrepair in its own stock.
- 4.2 All of the proposed schemes in the programme will address the wide variety of housing need in the borough at which the Council's investment strategies are directed, comprising:
 - Work to the Council's flats and houses to address disrepair, meet Decent Homes targets and respond to the need for improvements.
 - New housebuilding by Registered Social Landlords to increase the supply of social housing to match local patterns of demand and resources to match fund regeneration schemes such as the Ocean.
 - Work to private sector stock to improve standards and increase the supply.
 - Grants to help those wishing to move from Council accommodation in to the owner-occupied sector.
- 4.3 The elements of the programme which are aimed at addressing stock improvement and repair to the Council's own stock cover a range of approaches according to the specific need to be addressed. Within the Council's declared regeneration areas, such as the Ocean area, proposals are area-focused and aimed at comprehensively addressing

the wide-ranging symptoms of deprivation which exist in the area as a whole.

- 4.4 Elsewhere, patterns of need indicate a more targeted approach is required and is best focused on the fabric of the stock, its amenities and services and the environmental areas in and around the Council's housing estates.
- 4.5 Capital works to the Council's own stock outside of regeneration areas are to be managed by Tower Hamlets Homes and attached at Appendix "B" is the report considered by the ALMO showing details of the schemes identified Schemes in this part of the programme cover the following:
 - a) Comprehensive, multi-element schemes which are not in regeneration areas, but where a number of building elements have simultaneously reached the end of their useful life or major structural repairs are required
 - b) Single-element schemes which address the planned maintenance requirements of the stock and concentrate on a single building element such as windows or roofs or rewiring, heating or lift replacement.
 - c) Those addressing the need for improvements – usually to security, but also covering minor environmental improvements
- 4.6 Details of the process of scheme prioritisation, the methods and extent of resident consultation and other factors taken into account by the ALMO in preparing the investment programme are contained in the report at Appendix "B"

5. THE HOUSING INVESTMENT PROGRAMME FOR 2008/09 TO 2012/13

Resource Projections

- 5.1 In assembling the investment programme, first consideration must be given to the likely resources available to support the programme.
- 5.2 For 2008/09, resource projections are based on confirmed allocations and expected income from grants and capital receipts. For 2009/10 and 2010/11, the Supported Capital Expenditure figure (the amount that the council is allowed to borrow to support investment) figure is that confirmed by GoL in February 2008 as the provisional amount for those years. The total estimated resources for the years of the programme are set out in Table 1 below.

Table 1. Resource Projections 2008/09 to 2012/13

	2008/09	2009/10	2010/11	20011/12	20012/13
Supported Capital Expenditure (LA Decent Homes)	15,500	15,500	15,500	15,000	14,500
Major Repairs Allowance	11,890	11,890	11,890	11,890	11,890
Disabled Facilities Grants	588	500	500	500	500
New Deal for Communities	2,700	14,000		0	0
Local Programme Priorities (Cabinet Feb 08)*	1,267	1,267	1,267	1,100	1,100
CPO Property Sale	500	0	0	0	0
Regeneration Capital Receipts & s106 Resources	4,319	4,852	4,965	0	0
Total	36,764	48,009	34,122	28,490	27,990

*LPP resources confirmed until 2010/11, indicative thereafter

- 5.3 The development of government policies on funding for Decent Homes and the move towards sub-regional working to focus activity in both private sector repair and improvement schemes and the drive to bring empty homes back into use, together with the consolidation of the Housing Corporation role in developing new Registered Social Landlord housing on a more sub-regionally strategic basis, has had the effect of reducing flexibility in the sources of funding available for local authority schemes and strengthening the split between HRA and General Fund activity. For instance, the Council's borrowing permissions - the Supported Capital Expenditure (Revenue), is now the "Regional Housing Pot for London Boroughs for Decent Homes work on their own stock." Conversely, any resources arising from s106 (affordable housing) contributions can only be used to support RSL new build schemes.
- 5.4 Table 2 below shows a reanalysis of Table 1 in terms of the HRA/General Fund split in order to make clearer the resources available for the three principal parts of the programme.

Table 2. Resource Projections 2008/09 to 2012/13 – General Fund/ HRA Split

Housing General Fund					
	2008/09	2009/10	20010/11	20011/12	20012/13
Disabled Facilities Grants	588	500	500	500	500
Local Programme Priorities*	1,267	1,267	1,267	1,100	1,100
CPO Property Sale	500				
Regeneration Capital Receipts	2,867	3,852	3,965	0	0
Accrued s106 resources	1,452	0	0	0	0
Additional s106 resources in year		1,000	1,000		
Total	6,674	6,619	6,732	1,600	1,600

HRA (Regeneration)					
SCE	1,500	1,500	2,000	2,000	1,000
MRA	1,000	1,000	1,000	1,000	1,000
NDC Grant	2,700	14,000		0	0
Total	5,200	16,500	3,000	3,000	2,000
HRA (ALMO)					
SCE	14,000	14,000	13,500	13,000	13,500
MRA	10,890	10,890	10,890	10,890	10,890
Total	24,890	24,890	24,390	23,890	24,390
Grand Total	39,764	48,009	34,122	28,490	27,990

*LPP resources confirmed until 2010/11, indicative thereafter

- 5.5 Attached at Appendices “A” & “B” are details of the proposed five-year investment programme covering the years 2008/09 to 2012/13 for all parts of the programme.
- 5.6 Cabinet is asked to note that the total column in each of the two appendices shows the total estimated cost of each scheme. The total cost estimates associated with year 1 schemes (2008/09) are budget estimates which usually reflect that schemes have been in the approved programme for some time and have been subject to development work. Schemes in year 2 (2009/10) are still at an early stage of development. The figures associated with them are still working estimates at this stage.

6. MEETING INVESTMENT NEEDS

- 6.1 The housing investment programme is an important means of meeting obligations within the Great Place to Live and Safe and Supportive Communities themes of the Community Plan. In addition, elements of regeneration programmes also affect those CP aims which target greater prosperity for the community and which aim to improve training educational and vocational achievement and leisure facilities in the borough.
- 6.2 The four broad elements of the investment strategy detailed in paragraph 4.1 above ensure resources are targeted at the full range of the borough's housing needs. Table 3 below shows an analysis of scheme expenditure in relation to these targets.
- 6.3 Table 3 is based on figures from the schemes set out in Appendices “A” & “B” and shows that over the next three years, programme resources will be directed in the following proportions to meet the Council's investment aims.

**Table 3 Housing Investment Programme 2008/09 to 2012/13
- split between major elements of the programme**

	£m	%
1) Work to the Council's flats and houses	119,950	69%
2) New housebuilding, & Ocean Regeneration	43,136	25%
3) Work to private sector stock	9,089	5%
4) Grants to individuals	2,500	1%
TOTAL	174,675	100%

- 6.4 The individual sub-programmes which more precisely target the Council's strategic objectives detailed in paragraph 4.2 above and which comprise the overall investment programme 2008/09 to 2012/13 are as detailed in Table 4 below.

**Table 4 - Housing Investment Programme 2008/09 - 2012/13 – Annual
Estimated Expenditure by Sub-Programme Area**

	2008/09	2009/10	2010/11	20012/13	20013/14
Cash Incentive Scheme (HRA)	500	500	500	500	500
Major Works to Council Stock (HRA)	22,640	22,640	22,140	21,640	22,140
Capitalised Void Works (HRA)	1,750	1,750	1,750	1,750	1,750
Disabled Facilities Grants (Gen Fund)	1,255	1,167	1,167	1,000	1,000
Ocean NDC Regeneration (HRA)	7,500	8,500	8,000	3,000	2,000
Private Sector Grants & Loans (inc Empty Homes) (Gen Fund)	600	600	600	600	600
CPO Acquisition cost (Gen Fund)	500				
RSL New Build (Gen Fund)	4,319	4,852	4,965		
Total	39,064	40,009	39,122	28,490	27,990

6.5 Housing General Fund Investment

This is the area of capital investment which enables the Council better to carry out its general duties to ensure good standards of housing exist in the borough in stock other than it own. This area of the programme corresponds to the Council's enabling role and therefore a large element includes work with local Registered Social Landlords to improve the quantity, quality and suitability of new social housing in the borough.

- 6.6 This part of the programme also makes use of funds made available by the government to provide Disabled Facilities Grants to private sector and RSL residents in need. Such is the escalating need for these grants that Cabinet also recently agreed (Feb 08) to provide Local Programme Priorities funds to supplement government resources and help support a larger programme than the Council has been able to run in the past.
- 6.7 Resources are also directed at grants and loans to owner-occupiers and landlords with homes that are below minimum standards, especially those households considered vulnerable as these are the homes which are potentially Non-Decent under the government's definition. LPP

resources have also been made available to support this part of the programme.

- 6.8 Estimated resources available to support housing capital investment in this part of the programme are therefore slightly over £23m over the five years of the programme.

Housing Area Regeneration

The Council's Regeneration projects are the Ocean Regeneration and Blackwall Reach schemes.

The Ocean scheme requires match funding from the Council's own resources (around £13m in the life of this programme) and this is built into the programme resource and expenditure tables used in this report. In total £29m of Housing Capital Programme resources is to be invested in the area over the next five years.

The Council's Own Stock

The Council is committed to addressing the need to make its social housing stock "Decent". Achieving the Decent Homes target for its own stock is extremely challenging, given the current levels of disrepair indicated above. The latest estimate of disrepair in the Council's stock indicates over £325m is needed over the next five years of this programme to reach the Decent Homes standard and meet Council objectives for security and environmental improvements to its estates.

- 6.11 Even though additional resources for housing investment have been made available by the government in recent years, the low level of resources available over a sustained period from the 1980s have left a legacy of disrepair in the Council's own stock. The magnitude of this problem is also reflected in terms of the number of "non-decent" homes in the borough, estimated, as at 1.4.2007, at approximately 9,250 dwellings. More detailed work needs to be undertaken exactly to measure the progress made during 07/08, but a preliminary assessment of the position shows that this has improved only marginally.
- 6.12 The nature of the definition of Decent Homes means that not all of the Council's resources are spent on addressing Decent Homes issues since some of those resources directed at essential repairs to the Council's own stock (e.g. carrying out structural repairs or work to building components which have failed before their due time, renewing lifts or undertaking security improvements) have no effect on current numbers of non-decent Homes in terms of the government's definition. These competing, essential demands on resources for investment have meant that around one-third of resources invested in the stock have had to address problems which have no direct bearing on Decent Homes.
- 6.13 The combination of factors outlined in paragraphs 6.11 and 6.12 above provided one of the main stimuli to the Council's ALMO bid and delivery

of this part of the programme is therefore delegated to Tower Hamlets Homes (THH).

- 6.14 Appendix "B" is the report agreed by the THH Board as its housing capital programme for the next five years and sets out the rationale applied to the development of the proposals as well as the individual scheme details itself.
- 6.15 Within the programme of works to the Council's flats and houses outside regeneration areas, work will continue to address the targets as set out in paragraph 4.2 above, i.e.
- Works where, more than one item in the block requires renewal at the same time or major structural and external works are required (schemes marked 1a in Appendix "B")
 - Works where Single item planned maintenance works to renew items that have already failed or are about to fail (scheme marked 1b in Appendix "B")
 - Works to help carry out environmental and security improvements (schemes marked 1c in Appendix "B")
- 6.16 Cabinet should note that until the DCLG decision is known about ALMO funding, the THH programme makes no assumption of any ALMO resources for 2008/09 or beyond. The proposed programme is therefore limited in its scope to address Decent Homes.
- 6.17 Estimated resources to support housing capital investment on the Council's own stock outside its regeneration areas and including capital work to void properties are therefore assumed at just around £24m for 2008/09 and in the region of £119m for the period up to and including 2012/13 (see Table 3 above). However, this still leaves a considerable funding gap between the resources available and the resources needed to carry out all of the major repairs needed. As indicated in paragraph 6.10 above, the current estimate of backlog repairs and those newly arising in the period covered by this report is approximately £325m, leaving a resource gap of more than £200m. In order to properly make progress towards the target of eradicating non-decency in its own stock, the ALMO funding for which the Council has bid will need to be made available by the government. At the moment a decision is still awaited.

7. THE HOUSING INVESTMENT PROGRAMME 2008/09 to 2012/13 – Summary

- 7.1 The table below shows the proposed total programme against estimated resources over the next three years.

Table 7 - The Housing Investment Programme 2008/9 to 2012/13

	2008/09	2009/10	2010/11	2011/12	2012/13
Housing General Fund	6,674	6,619	6,732	1,600	1,600
HRA (Regeneration)	5,200	6,500		3,000	2,000
HRA (ALMO)	24,890	24,890	24,390	23,890	24,390
Total	36,764	4,8009	34,122	28,490	27,990
Resources	36,764	48,009	34,122	34,122	27,990

7.2 Cabinet is asked to note that the last two years of the proposed programme is simply an indication of priorities that are to be addressed. It is not proposed that any work begins at this stage to develop the schemes or incur any costs against them.

Review of the Cash Incentive Scheme

7.3 The Cash Incentive Scheme (CIS) has been in place for a number of years. It is available to those who have been a Tower Hamlets Council tenant for at least two years. The scheme encourages those who can afford a place of their own to move by offering tenants a sum of money towards the cost of buying a home in the private sector. The CIS returns much needed homes to the lettings pool.

7.4 The current grant levels have not been reviewed for many years and the grants available are not significant enough to encourage participation from tenants wishing to purchase family sized property given the present housing market, thus reducing effective demand. Therefore a proposed revised schedule of grants is set out in Table 8 below: -

Table 8. Current and revised grant levels for the Cash Incentive Scheme

Size of Property vacated by tenant purchasing accommodation.	Current Grant	Current Grant	Proposed Revised Grant	Proposed Revised Grant
	Purchase in Borough	Purchase out of Borough	Purchase in Borough	Purchase out of Borough
1 bed ground & garden	£16,000	£14,000	£20,000	£18,000
1 bed ground	£15,000	£13,000	£18,000	£16,000
1 bed not ground floor	£14,000	£12,000	£16,000	£14,000
2 bed ground & garden	£19,000	£17,000	£29,000	£27,000
2 bed ground	£18,000	£16,000	£27,000	£25,000
2 bed not ground floor	£17,000	£15,000	£23,000	£21,000
3 bed ground & garden	£23,000	£21,000	£33,000	£31,000
3 bed ground	£22,000	£20,000	£31,000	£29,000
3 bed not ground floor	£21,000	£19,000	£27,000	£25,000

4 bed+ ground & garden	£29,000	£26,000	£43,000	£41,000
4 bed+ ground	£28,000	£25,000	£41,000	£39,000
4 bed+ not ground floor	£27,000	£24,000	£35,000	£33,000

7.5 Based on information from other London boroughs that operate similar schemes, these revised grants are comparable with those offered elsewhere. For example, Redbridge offers a maximum grant of 25,000 for releasing 2 bedroom properties or larger and Westminster offers £30,000 for releasing 2 bedroom properties and £50,000 for 3 bedrooms or larger.

7.6.1 The option of paying grants to tenants who wish to move to a shared ownership property will also be explored, subject to there being no legal impediment or other constraints from the Housing Corporation or CLG.

8. EQUAL OPPORTUNITY IMPLICATIONS

8.1 In assembling the Housing Investment Programme, regard must be given to the range of different needs exhibited within the local population and the extent to which the programme can address these needs. It is essential that the Housing Investment Programme be developed on a rational basis of the kind set out in paragraphs 4.1 to 4.4 above in order to ensure that scarce resources are applied where they are most needed.

8.2 Three equality impact assessments have been carried out into the processes by which the Council delivers the Investment Programme to residents:

- Procurement and management of contracts to major works contractors.
- Development and delivery of major works schemes
- Major works consultation

8.3 By carrying out impact assessments of the three main processes/functions that deliver the investment programme to residents, a number of service improvement recommendations have been identified and resulting actions have been included in Team Plans.

9. ANTI-POVERTY IMPLICATIONS

9.1 This report concerns progress in formulating housing investment programmes. The extent to which this can be achieved and programme targets reached will have a direct bearing on helping to achieve the

Council's objectives in regard to tackling some of the material effects of poverty in the borough.

10. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 10.1 The Council is a “local housing authority” as defined in section 1 of the Housing Act 1985. A local housing authority has a duty to consider the housing conditions in its area with regard to the provision of further housing accommodation, (section 8 of the 1985 Act). A local housing authority is also required to review the housing conditions in its area and carry out inspections with a view to identifying what, if any, course of action should be taken, (section 3(1) of the Housing Act 2004).
- 10.2 Under the government’s Decent Homes Standard, by 2010 all social housing must meet a minimum fitness standard, be in a reasonable state of repair, provide reasonably modern facilities and services and provide a reasonable degree of thermal comfort.
- 10.3 For periodic (weekly) tenants, the Council must keep in repair the structure and exterior of the dwelling. It must also keep in repair and proper working order the installations in the dwelling for the supply of water, gas and electricity, for sanitation and for space and water heating, (section 11 of the Landlord and Tenant Act 1985 and clause 13 of the standard tenancy conditions for Council tenants). These duties are in effect extended to the building of which the dwelling forms part, (see clause 15 of the conditions and in relation to all tenancies granted on or after 15 January 1989 by virtue of section 11 (1A) and (1B) of the 1985 Act). There are a number of other duties arising under, for example, section 4 of the Defective Premises Act 1972, the law of nuisance and negligence and the implied covenant for quiet enjoyment. In addition the Council can be liable to effect works to ensure a property is not prejudicial to health under section 79 of the Environmental Protection Act 1990. While they do not all merely replicate the duties in section 11 of the Landlord and Tenant Act 1985 and the standard tenancy conditions, these obligations do not merit separate attention in the context of this report. The Council is obliged to make and maintain consultation arrangements with secure tenants on matters of housing management which includes the maintenance or improvement of dwellings or the provision of services or amenities in connection with them, (section 105 of the 1985 Act).
- 10.4 Leases granted under Part V of the Housing Act 1985, (the right to buy), also impose duties of external repair and maintenance on the Council. In order to recover the appropriate service charges from leaseholders, the Council must comply with the consultation requirements under section 20 of the Landlord and Tenant Act 1985.

- 10.5 Breach of any of the Council's repairing obligations exposes it to claims and legal proceedings for damages, costs and court orders requiring remedial works.
- 10.6 Single Regeneration Bids and New Deal for Communities are government funded local regeneration initiatives. Where they are conditional upon the Council match funding from its own resources, the Council has both a power and an obligation to provide the appropriate sums.
- 10.7 Part 1 of the 2004 Act introduced a new Housing Health and Safety Rating System under which hazards such as falls associated with stairs and steps or dampness are scored and the total for the dwelling dictates what enforcement action authorities should take. In addition, authorities have powers under the Building Act 1984 to remedy defective or dangerous premises. There are powers to recover costs from the owner.
- 10.8 Subject to ministerial consent, local housing authorities have power to provide financial assistance for or in connection with, for example, the acquisition, construction, conversion or maintenance of any private property to be let as housing accommodation, (sections 24 to 26 of the Local Government Act 1988). Section 169 of the Local Government and Housing Act 1989 gives a local authority power to give financial assistance to a registered social landlord or charity towards the cost of providing any services for owners or occupiers of property in arranging or facilitating works of repair.
- 10.9 The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 gives local authorities general powers to provide direct or indirect assistance to improve living conditions in their area. The duty to provide disabled facilities grants is retained under the Housing Grants Construction and Regeneration Act 1996.
- 10.10 Pursuant to Section 129 Housing Act 1988 under a scheme approved by the Secretary of State a local housing authority may make grants to or for the benefit of qualifying tenants or licensees of the authority with a view to assisting each person to whom or for whose benefit a grant is made to obtain accommodation otherwise than as a tenant or licensee of the authority by acquiring an interest in the dwelling house.

11. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 11.1 In a capital programme of this size over such a long period, there will inevitably be changes to the scope and timing of some schemes as they are worked up and detailed consultation takes place. It is therefore important that sufficient flexibility exists within the programme to ensure that any such necessary changes are accommodated without the risk

that available housing capital resources are not spent in full in any year. To this end the comments set out in paragraph 13 below are supported.

12. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 12.1 The Housing Investment Programme contains specific provision to improve the energy efficiency of the Council's own stock. For example, a significant proportion of the Council's annual programme consists of renewing outdated, less efficient boilers with modern equivalents. In addition, all schemes, especially those involving new roofs, windows, heating and insulation are developed to maximise energy efficiency benefits. Work is also being undertaken to further develop this aspect of investment as part of the improvement plan arising from the Best Value review of the Council's major works function. These aspects of the programme help to ensure that resources are directed appropriately at local Agenda 21 objectives.
- 12.2 The Council's Strategic Plan 2005/06 contained the commitment to develop recycling proposals within the Council's major works schemes and as a result all existing partnering contractors and now have a standard agenda item for pre-contract meetings to discuss with the contractors of the need to seek to recycle materials as part of the contract works.

13. RISK ASSESSMENT IMPLICATIONS

- 13.1 *Minimising the Risk of Underspending.* The Housing Investment Programme is assembled with regard to the fact that schemes, especially those which are currently uncommitted, can often suffer delays. Overprogramming is therefore built into the operation of the programme in order to provide the flexibility required to quickly reprogramme in the case of any scheme where unforeseen delays occur.
- 13.2 *Minimising the Risk of Overspending.* No funding beyond that already confirmed and available for the current year has been assumed for the current year and regular monitoring of the programme is carried out to ensure that unacceptable levels of contractual commitments are not allowed to build up both in the current and future years.

14. EFFICIENCY STATEMENT

- 14.1 The contracts used to undertake the Council's major works programme have been organised in line with the findings of the Best Value review of the service and makes use of partnering principles to reduce overheads and tendering costs to a minimum in order that the service may operate in as efficient a way as possible.

Appendices

Appendix "A" - Schedule of Schemes proposed as Housing Capital Programme – (General Fund & Regeneration) 2008-09 to 2012/13

Appendix "B" – Report to Tower Hamlets homes Shadow Board of 13th May 2008 including Schedule of Schemes proposed as Tower Hamlets Homes Capital Programme – (HRA) 2008-09 to 2012/13