

HRA Capital Programme 2012/13

Kettering
Borough Council

The capital programme.....

- helps to keep your homes safe, comfortable and fit for purpose
 - comprehensive refurbishment projects
 - planned replacement of building elements such as roofs, windows and boilers.
- plays an important role in improving the quality of life for tenants
 - environmental improvements
 - Security projects

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Aims

- To ensure that council housing continues to fulfil a key role in the local housing market;
- To ensure that the housing stock meets tenants' aspirations and remains easy to let;
- To ensure that council housing in Kettering continues to meet the Decent Homes standard;
- To improve energy efficiency and reduce fuel poverty;
- To create better communities by enhancing the appearance of housing estates and minimising opportunities for crime and anti-social behaviour.

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Resources in 2012/13

£2.537 million

Up from £2.508 million this year

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Priorities for 2012/13



- Kitchens and bathrooms
£341,000
- Central heating systems
£230,000
- Disabled adaptations
£381,000
- Major works to void
properties £150,000
- Door replacements
£172,000

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HRA Business Plan



- HRA self-financing offers scope to increase capital investment
- In January, the Tenants Forum considered its priorities for the landlord service.
- In April, the Tenants Forum will consider its future options under the HRA Business plan
- But in the meantime, something to think about....

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Priorities for the future?

Date of build	No of homes	% of housing stock
Pre 1945	1,056	27.7%
1945 – 1964	1,433	37.6%
1965 – 1974	498	13.1%
Post 1974	822	21.6%
Total	3,809	100%

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Priorities for the future?



- 27.7% of our housing stock was built before 1945
- Learn the lessons from Top Dysons
- 'Homes for the Future'
 - Aim for a 50 year life
 - Back to the bricks approach
 - Fit for purpose
 - Energy improvements
 - Also look at the neighbourhood

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