

2015 - 2020 Capital Programme

Introduction from Darren Ibell,

Housing Property Services Manager...

This Housing Revenue Account Capital Investment report describes Kettering Borough Council's vision for the future of our housing stock. It sets out how we intend to both meet the investment requirements necessary to maintain our homes to a decent standard over the next 30 years and enhance those that have been identified as unsustainable in terms of tenancies moving forward.

The report details our resources and how, where and when we plan to use them to deliver and meet our customers and leaseholders priorities across the borough, as well as meet, and wherever possible exceed their expectations.

As always investment will be constrained by the available budget and there are a number of other financial risks over this 30 year period. This will be managed, to ensure that the homes that need investment receive it, achieving this by using accurate, up to date stock condition data, compiled and updated continually by the Council's in house Housing Property Team.



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2015/20 ~ Capital Programme

The following plans set out Kettering's wider ambitions. We want to enhance our post World War II constructed homes, which make up around a third of the Council's entire housing portfolio. The Homes For The Future brand has been established specifically for this reason, and customers are already seeing the benefits from the programme, which was launched in 2014. Our intention is for HFTF to run alongside our resident capital investment programmes, and ensure that the Council meets it's aims to not only maintain it's housing stock, but to enhance it, in an ever more competitive market, to ensure it remains a landlord of choice in the region.

Investing in our homes in a structured, controlled way has a number of positive out turns, however the main objective is to improve the quality of life for our customers and leaseholders and also have a measurable positive impact on the local economy. We want people to enjoy their homes, and want to stay, bring up their families and establish themselves within their communities, supporting them to have a positive influence, and to sustain themselves and the environments in which they live in

I hope this report helps provide an insight into the Council's capital investment plans moving forward into the future, and that you enjoy reading it.

Darren

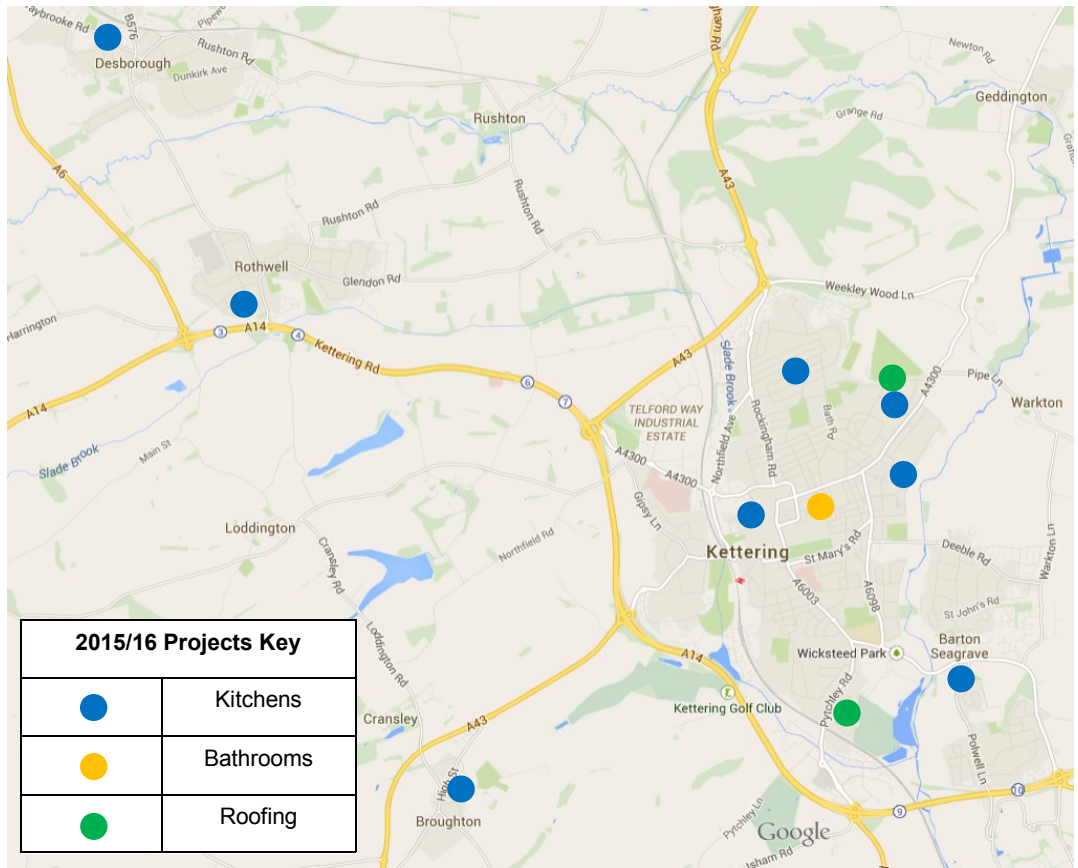
Darren Ibell
Housing Property Manager



2015/16 Programme of Improvements

Project Heading	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16
Environmental Improvements												
HFTF: Desborough												
Roof Renewal												
External Wall Insulation												
Highfield Road Externals												
Fire Risk Assessment Works												
HFTF: Hampden Crescent												
Communal Door Entry Scheme												
Scooter Park Development												
Structural Improvements												
Car Park Enhancements												
Supported Housing "Sparkle" Programme												
Cyclical Maintenance Programme (Externals)												

2015/16 ~ Capital Programme



2015/16 Targeted Kitchens	
Barton Seagrave	Creighton Crescent
Broughton	St Andrews Close
Desborough	Gold Street
	Rushton Road
Kettering	Centre Parade
	Chaston Place
	Holly Road
	Lime Road
	New Buildings
	Naseby Road
	Oak Road
	Orchard Crescent
	Pine Road
	Rosewood Place
Vale Street	
Rothwell	Meadow Road

2015/16 Targeted Bathrooms	
Kettering	Alexandra Street
2015/16 Targeted Roofing	
Kettering	Northumberland Road
	Scott Road
	Stamford Road
	Weekley Glebe Road

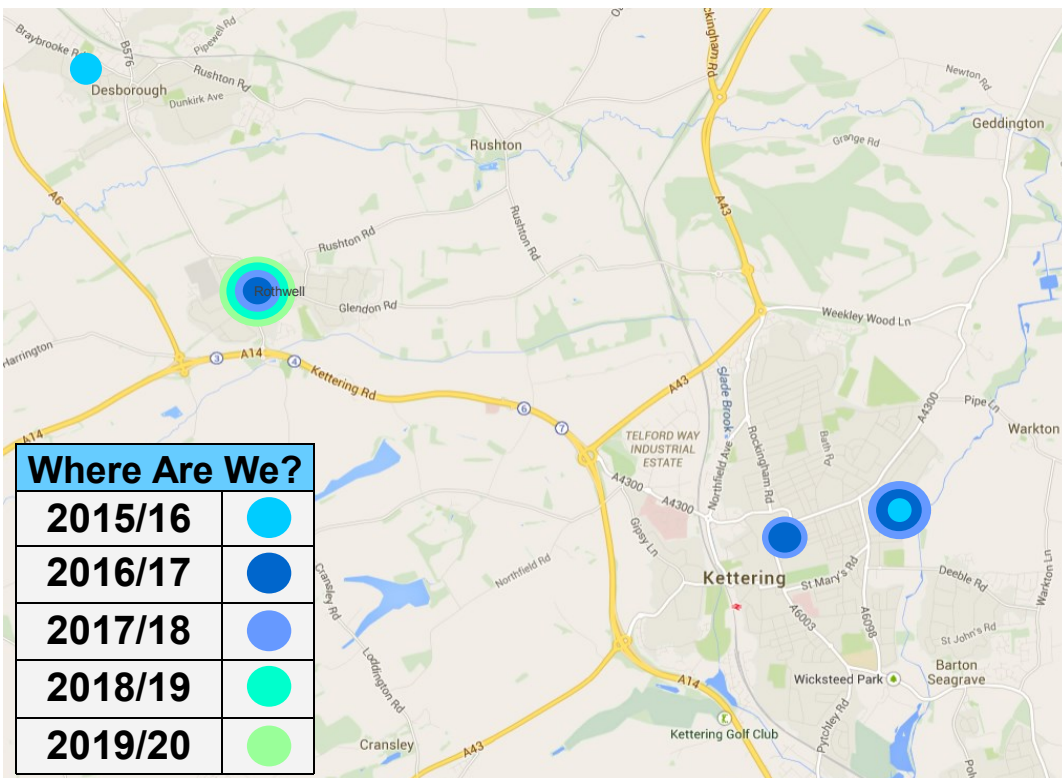
2015/20 ~ Homes For The Future

The Council identified that it had around 1000 pre-war constructed properties within its housing portfolio which were generally problematic with regards being let, mainly due to the fact they were inefficient in terms of energy. They were also proving costly in respect of day to day maintenance. In order to tackle this, there were a number of key features of our HFTF refurbishment programme:



1. Substantial reduction in energy costs for tenants
2. The provision of more open plan, modern living spaces
3. To an overall clean and tidy home which has plenty of kerbside appeal.

We're very excited to be able to carry on this project to more areas.

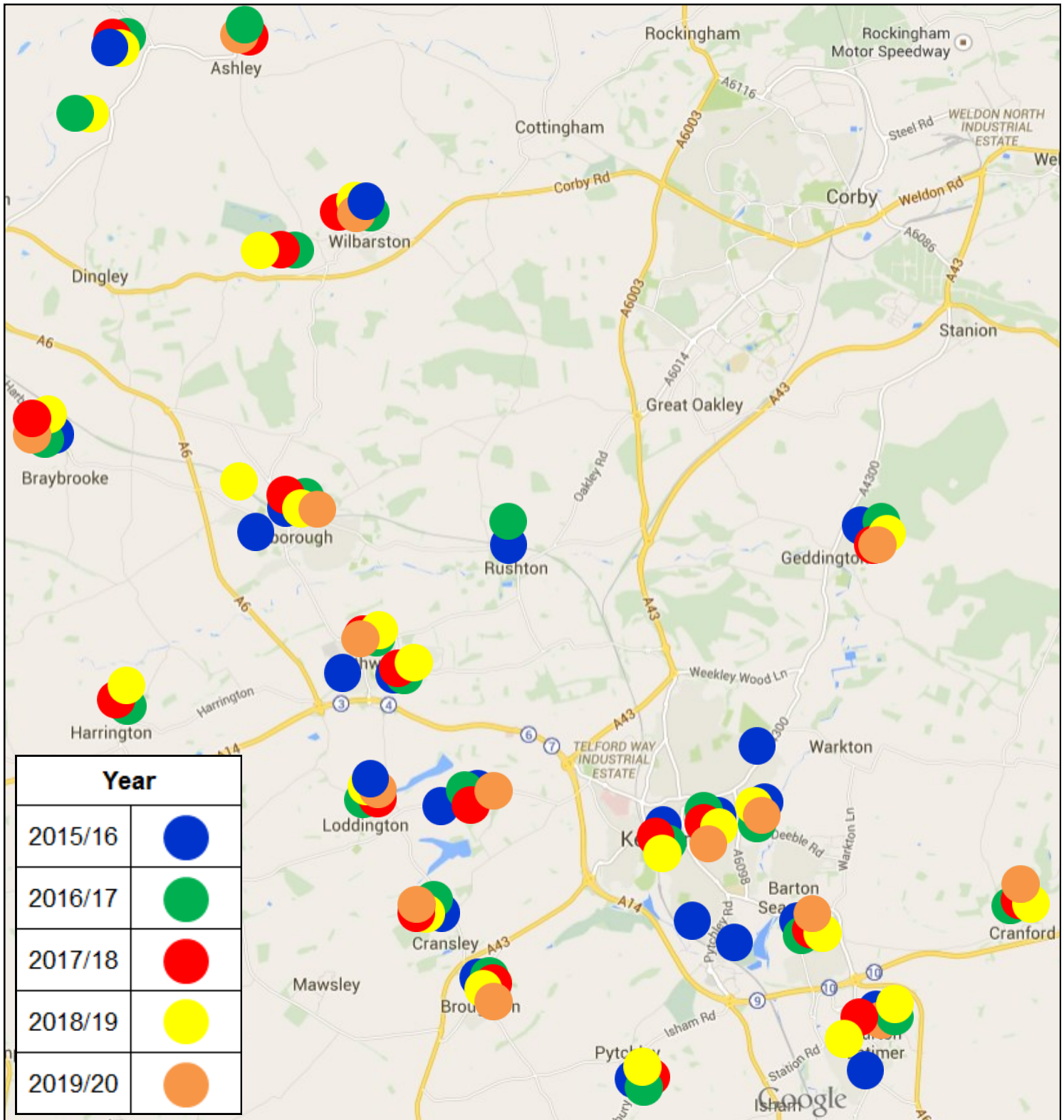


2015/16 ~ Capital Programme Budgets

This graph shows our budgets along with how many properties are targeted for improvement, subject to a survey and budget capacity.

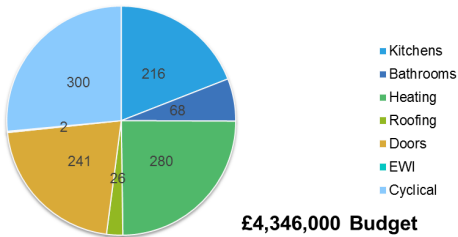


2016 - 2020 Capital Program

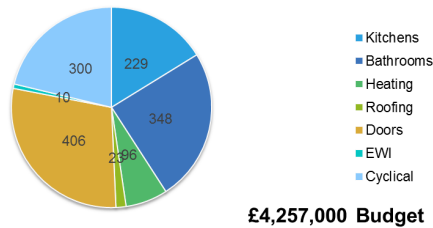


me - Where Are We Working?

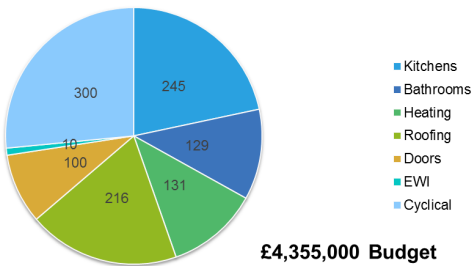
2016/17 - No. Of Properties per Project



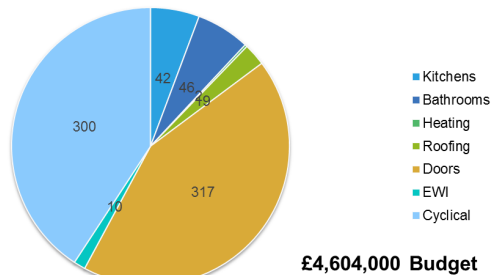
2017/18 - No. Of Properties per Project



2018/19 - No. Of Properties per Project



2019/20 - No. Of Properties per Project



Under the financial current structure, the Council is responsible for generating all the money needed to manage our stock. This means long term planning and careful asset management is essential to make sure we meet our customers and leaseholders' priorities and properly manage and maintain our homes. Wherever possible, we will look for external funding opportunities to supplement our programmes, and our success in this will determine at what rate some of our investment areas move at (mainly those that are related to carbon saving).



2015 - 2020 Capital Programme

We are very excited about the next 5 years here at Kettering Borough Council and we're looking forward to being able to share our progress with you all.



Kettering
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