

Meeting	<b>CABINET</b>
Time/Day/Date	5.00 pm on Tuesday, 20 October 2015
Location	Board Room, Council Offices, Coalville
Officer to contact	Democratic Services (01530 454512)

All persons present are reminded that the meeting may be recorded and by attending this meeting you are giving your consent to being filmed and your image being used. You are kindly requested to make it known to the Chairman if you intend to film or record this meeting.

The Monitoring Officer would like to remind members that when they are considering whether the following items are exempt information under the relevant paragraph under part 1 of Schedule 12A of the Local Government Act 1972 they must have regard to the public interest test. This means that members must consider, for each item, whether the public interest in maintaining the exemption from disclosure outweighs the public interest in making the item available to the public.

## AGENDA

Item	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
<b>2. DECLARATION OF INTERESTS</b>	
Under the Code of Conduct members are reminded that in declaring disclosable interests you should make clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
<b>3. PUBLIC QUESTION AND ANSWER SESSION</b>	
<b>4. MINUTES</b>	
Minutes of the meeting held on 22 September 2015.	<b>3 - 8</b>
<b>5. HOUSING ASSET MANAGEMENT STRATEGY</b>	
Report of the Director of Housing Presented by the Housing Portfolio Holder	<b>9 - 80</b>



**6. PROCUREMENT STRATEGY**

Report of the Head of Finance  
Presented by the Corporate Portfolio Holder

**81 - 90**

**7. REVIEW OF CORPORATE GOVERNANCE POLICIES**

Report of the Head of Finance  
Presented by the Corporate Portfolio Holder

**91 - 110**

Circulation:

Councillor R D Bayliss  
Councillor R Blunt (Chairman)  
Councillor T Gillard  
Councillor T J Pendleton  
Councillor N J Rushton  
Councillor A V Smith MBE

MINUTES of a meeting of the CABINET held in the Board Room, Council Offices, Coalville on TUESDAY, 22 SEPTEMBER 2015

Present: Councillor R Blunt (Chairman)

Councillors R D Bayliss, T Gillard, T J Pendleton, N J Rushton and A V Smith MBE

In Attendance: Councillors J Clarke, N Clarke, D Everitt, T Eynon, F Fenning, J Geary, D Harrison, R Johnson, J Legrys, S McKendrick and M Specht

Officers: Mr S Bambrick, Mr R Bowmer, Ms C E Fisher, Mr G Jones, Mrs M Meredith and Miss E Warhurst

#### **24. APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

#### **25. DECLARATION OF INTERESTS**

There were no interests declared.

#### **26. PUBLIC QUESTION AND ANSWER SESSION**

No questions were received.

#### **27. MINUTES**

It was moved by Councillor R Blunt, seconded by Councillor R D Bayliss and

RESOLVED THAT:

The minutes of the meeting held on 21 July 2015 be approved and signed by the Chairman as a correct record.

**Reason for decision:** To comply with the Constitution.

#### **28. REVIEW OF THE OLDER PERSONS SUPPORT SERVICE**

The Housing Portfolio Holder presented the report to members. He highlighted the proposed changes to the delivery of the older persons support service, which would reduce the costs to the service user and would mean that the service was elective.

Councillor T J Pendleton commented that the proposals would ensure that the service was responsive and demand led.

It was moved by Councillor R D Bayliss, seconded by Councillor T J Pendleton and

RESOLVED THAT:

Cabinet approves the introduction of a new service charge of £3.06 per week for all tenants connected to the control centre, and notes the outcome of the review of the older persons support service as detailed in this report.

**Reason for decision:** Leicestershire County Council has given notice that it will be terminating its older persons housing related support contract on 30 September 2015, which will end the £306k per year grant funding for the older person support service.

## 29. TENANT SCRUTINY PANEL REPORT - RENT ARREARS & EVICTIONS

The Housing Portfolio Holder presented the report to members, drawing their attention to the recommendations drawn up by the Tenant Scrutiny Panel as outlined in the report, and the action plan which had been implemented by the Housing service.

Councillor A V Smith congratulated the Tenant Scrutiny Panel on an excellent piece of work.

It was moved by Councillor R D Bayliss, seconded by Councillor A V Smith and

RESOLVED THAT:

Cabinet approves the action plan prepared in response to the recommendations from the Tenant Scrutiny Panel's inspection of housing rent arrears and evictions.

**Reason for decision:** The Tenant Scrutiny Panel has concluded their inspection of rent arrears and evictions.

## 30. HRA SHELTERED HOUSING - DECOMMISSIONING OF WESTGATE, IBSTOCK

The Housing Portfolio Holder presented the report to members, and sought approval to formally decommission this scheme which had been vacant for a number of years.

Councillor R Blunt welcomed the proposals as this was a public asset which was not being benefitted from at present.

It was moved by Councillor R D Bayliss, seconded by Councillor R Blunt and

RESOLVED THAT:

- a) The contents of the report be noted; and
- b) The formal decommissioning of Westgate, Ibstock as a sheltered housing scheme be approved.

**Reason for decision:** The scheme needs to be formally decommissioned to complete the review of the future use of the site.

## 31. MEDIUM TERM FINANCIAL STRATEGY (MTFS) 2016/17 TO 2019/20

The Corporate Portfolio Holder presented the report to members, highlighting the assumptions made in producing the report and the potential risks to income and the budget.

Councillor R Blunt commented that this had been a time of unprecedented change. He added that the Council would continue to be prudent with public money.

It was moved by Councillor N J Rushton, seconded by Councillor R Blunt and

RESOLVED THAT:

- a) The Medium Term Financial Strategy be approved as outlined in this report and the outline timetable for the 2016/17 budget process be noted.
- b) The transfer of £600k to a special projects reserve be approved, to be funded from the 2014/15 revenue budget underspending.

**Reason for decision:** Requirement of the budget setting process.

### 32. BUILDING CONFIDENCE IN COALVILLE - PROCURING SPECIALIST ADVISORS

The Leader presented the report to members, seeking their approval of the direction of travel for the project. He referred to the background work undertaken in 2010 by the Prince's Foundation, which had identified the four streets and squares in Coalville. He highlighted the successes so far in the regeneration of Coalville, including the redevelopment of the former Pick and Shovel site, the ongoing Shop Fronts Improvement Scheme, and the improvements to the market and car park area.

The Leader stated that the Council had a proven track record of working with public sector partners, and accommodating those partners within the Council Offices had worked well for all. He added that the willingness of public and private sector partners to participate in the project would need to be assessed. He advised that the Department for Work and Pensions had expressed an interest in moving into the Council Offices, and major works would be required to the building to ensure it was fit for purpose. He highlighted the timescales and stated that work would need to be completed quickly to accommodate this.

The Leader made reference to paragraph 2.6 in the report and advised that interviews had now taken place in respect of the newly created post and an appointment would soon be made, which would provide the impetus to move the project forward.

Councillor N J Rushton expressed support for the proposals and advised that the cost of the feasibility study was already provided for in existing budgets. He added that the interest from the DWP was good news and would provide an opportunity to deal with the layout of the reception area and to attempt to make the building greener.

It was moved by Councillor R Blunt, seconded by Councillor T J Pendleton and

RESOLVED THAT:

- a) The direction of travel for the Coalville project be approved;
- b) Access to the Scape major works framework be approved to commence the feasibility stage of phase 1 of the building confidence in Coalville project using existing budgets;
- c) Authority be delegated to the Chief Executive in consultation with the Leader to enter into all necessary agreements in support of recommendation 2;
- d) Authority be delegated to the Head of Finance and the Chief Executive to negotiate and agree heads of terms, lease and associated documents with the Department for Work and Pensions; and
- e) The proposed project update structure at part 6 of this report be approved.

**Reason for decision:** To seek Cabinet's authority to award the professional services contracts to support the Coalville project.

### 33. 2015/16 QUARTER 1 PERFORMANCE MANAGEMENT REPORT

The Leader presented the report to members, highlighting key improvements in performance in respect of empty homes, revenues and benefits, major planning applications and the ICE project.

Councillor R D Bayliss advised that recruitment was ongoing for a financial inclusion officer who would give advice on the universal credit. He added that this was a temporary grant-aided post. He assured members that the performance indicators which were amber for his service area were being addressed and were under control.

Councillor T J Pendleton made reference to the additional income from planning applications and highlighted the performance indicator which had slipped to 83%, due to the sheer volume of applications. He highlighted that the national target was 60% and added that such a minimal slip in performance was phenomenal given the additional income produced.

Councillor N J Rushton expressed concerns about the amount of money set aside for planning appeals. He asked why this was so high. He highlighted the savings that would need to be made from frontline services going forward and added that if appeals could be prevented, this would significantly contribute towards this. It was agreed that further information be provided to the Cabinet members on the costs incurred in respect of planning appeals in the last four years.

Councillor A V Smith highlighted the success of the leisure centres in respect of the QUEST award, and the installation of the materials separation technology at the recycling depot which would lead to increased productivity and income.

It was moved by Councillor R Blunt, seconded by Councillor T Gillard and

RESOLVED THAT:

The quarter one performance report (April - June 2015) be received and noted.

**Reason for decision:** The report is provided for members to effectively monitor the organisation's performance.

**34. FORMER TENANT RENT ARREARS, CURRENT TENANT RENT ARREARS, COUNCIL TAX, NON DOMESTIC RATES AND SUNDRY DEBTOR WRITE-OFFS**

The Corporate Portfolio Holder presented the report to members, highlighting one particularly high value case where the debtor was subject to a Company Voluntary Arrangement. He advised that the Council may recover approximately one third of the value in this case, however it was prudent to write the amount off at present. He added that attempts would still be made to recover debts which had been written off.

It was moved by Councillor N J Rushton, seconded by Councillor T J Pendleton and

RESOLVED THAT:

- a) The write offs over £10,000 as detailed in the report be approved.
- b) The amounts written off under delegated powers be noted.

**Reason for decision:** To comply with proper accounting practices.

**35. MINUTES OF THE COALVILLE SPECIAL EXPENSES WORKING PARTY**

Councillor A V Smith presented the report to members. She thanked Councillors J Geary and R Adams for taking the Chairman and Deputy Chairman positions on the working party. She commented that there appeared to be a number of task and finish groups emerging from the working party and expressed concerns about the amount of officer time being spent on these groups. She added that she had asked officers to ensure the task and finish groups were being managed efficiently, and she understood some of the groups had already concluded. She stated that she was pleased that a visit to Broomleys Allotment had been requested and stated that she would like to attend when this took place.

It was moved by Councillor A V Smith, seconded by Councillor R D Bayliss and

RESOLVED THAT:

The minutes of the working party meeting be noted.

**Reason for decision:** To progress Coalville Special Expenses projects and programmes.

**36. EXCLUSION OF PRESS AND PUBLIC**

It was moved by Councillor R Blunt, seconded by Councillor N J Rushton and

RESOLVED THAT:

In pursuance of Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the remainder of the meeting on the grounds that the business to be transacted involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act and that the public interest in maintaining this exemption outweighs the public interest in disclosing the information.

**Reason for decision:** To enable the consideration of exempt information.

**37. EMERGING ISSUES AFFECTING AFFORDABLE HOUSING DELIVERY**

The Housing Portfolio Holder presented the report to members.

It was moved by Councillor R D Bayliss, seconded by Councillor N J Rushton and

RESOLVED THAT:

The recommendations outlined in the report be approved.

**Reason for decision:** To help address the lack of registered providers' financial capacity to purchase affordable housing units negotiated under section 106 of the Town and Country Planning Act 1990 (s106), and ensure that development sites do not stall, and the delivery of both market, and affordable, housing across the district is maintained.

**38. PROPOSAL TO ACQUIRE BROWNFIELD SITE FOR REDEVELOPMENT FOR AFFORDABLE HOUSING**

The Housing Portfolio Holder presented the report to members.

Councillor N Clarke spoke in support of the proposals outlined in the report.

It was moved by Councillor R D Bayliss, seconded by Councillor R Blunt and

RESOLVED THAT:

The recommendations outlined in the report be approved.

**Reason for decision:** To provide delegated authority to the Director of Housing to negotiate the acquisition of the site to support the delivery of new affordable homes.

**39. APPLEBY MAGNA CARAVAN PARK - APPOINTMENT OF CONTRACTOR TO COMPLETE IMPROVEMENT WORKS**

The Housing Portfolio Holder presented the report to members.

It was moved by Councillor R D Bayliss, seconded by Councillor R Blunt and

RESOLVED THAT:

The recommendations outlined in the report be approved.

**Reason for decision:** The value of the contract exceeds levels of delegated authority.

The meeting commenced at 5.03 pm

The Chairman closed the meeting at 5.58 pm

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – 20 OCTOBER 2015**

Title of report	<b>HOUSING ASSET MANAGEMENT STRATEGY</b>
Key Decision	a) Financial No b) Community Yes
Contacts	Councillor Roger Bayliss 01530 411055 <a href="mailto:roger.bayliss@nwleicestershire.gov.uk">roger.bayliss@nwleicestershire.gov.uk</a>  Director of Housing 01530 454819 <a href="mailto:glyn.jones@nwleicestershire.gov.uk">glyn.jones@nwleicestershire.gov.uk</a>  Head of Housing 01530 454780 <a href="mailto:chris.lambert@nwleicestershire.gov.uk">chris.lambert@nwleicestershire.gov.uk</a>
Purpose of report	The purpose of this report is to seek approval from Cabinet for the 2015-2020 HRA Asset Management Strategy.
Reason for decision	To seek approval from Cabinet for the 2015-2020 HRA Asset Management Strategy.
Council Priorities	Value for Money Business and Jobs Homes and Communities Green Footprints Challenge
Implications:	
Financial/Staff	Any costs associated with the adoption of the Strategy, including staffing implications, will be met from within existing budgets.
Link to relevant CAT	Not Applicable
Risk Management	A risk register will be developed as part of the action planning process subject to approval of the Strategy.
Equalities Impact Screening	An equalities impact screening assessment will be undertaken subject to approval of the Strategy
Human Rights	None

Transformational Government	Delivering housing in a sustainable way, considering the environmental and social impacts and benefits.
Comments of Head of Paid Service	The report is satisfactory.
Comments of Section 151 Officer	The report is satisfactory.
Comments of Monitoring Officer	The report is satisfactory.
Consultees	NWL Tenants and Leaseholders Consultation Forum
Background papers	None
Recommendations	<p><b>IT IS RECOMMENDED THAT CABINET:</b></p> <p><b>1) NOTES THE CONTENTS OF THE REPORT; AND</b>  <b>2) APPROVES THE 2015-2020 HRA ASSET MANAGEMENT STRATEGY.</b></p>

## 1.0 BACKGROUND

- 1.1 The provision of a revised and updated Housing Asset Management Strategy is key to making the right investment decisions in relation to the Council's most valuable physical asset, the housing stock.
- 1.2 The proposed revised AMS, attached as Appendix A, replaces the previous version produced in 2008.
- 1.3 One of the key principles behind the AMS is the need to assess the expenditure and income position of each of our homes, and determine whether it is a positive or negative figure. This figure is known as the Net Present Value (NPV), and it provides an indicator of the financial performance of each property over an extended period.
- 1.4 A positive NPV suggests the property will generate more income than it is going to cost to maintain/manage/improve, and a negative NPV suggests the reverse. The principle of asset management is to invest in properties that can produce a positive return, and carefully consider the future of those which are going to cost more than they will generate in income. Properties that have a negative NPV would normally be disposed of, or their use changed, with new properties being acquired to meet identified but unmet housing need.
- 1.5 Normally this assessment is made over a 30 year period with assumptions regarding future costs and rent increases included in the calculation process to reflect projected market conditions. In addition to assessing the financial performance, the NPV process also considers issues such as demand, as there is no point in investing in a financially high performing property if there is not demand for it from prospective tenants.

- 1.6 The recent announcement regarding a change in the Government's social housing rent policy have been incorporated within the revised Strategy.

## 2.0 FUTURE ACTIVITY

- 2.1 The executive summary of the AMS effectively explains the background, purpose and outcomes of the strategy and is included below for ease of reference.

### 1 Executive Summary

- 1.1 The Asset Management Strategy (AMS) is one of three key strategic documents which shape the work of the Housing Service:
- **HRA Business Plan** - Provides the strategic financial and service planning framework for the Councils landlord role over the next 30 years. Contains a narrative section and a financial model section.
  - **Housing Strategy** - Provides a framework through which we assess local housing needs, and seek to meet them through the provision of affordable housing and/or support services for all tenures.
  - **Asset Management Strategy** - Provides a framework document for the maintenance and improvement of the Councils housing stock over the next 30 years. This includes disposal of poorly performing stock and acquisition of new stock to meet future needs.
- 1.2 All three documents are interlinked, and will be updated periodically in response to changes in local/national policy, and housing market conditions. Typically they plan in detail over a 5 year horizon, with forward projections provided over the next 30 years.
- 1.3 The financial details contained within the proposed AMS have been remodelled to take account of the rent increase implications of the Chancellors 8<sup>th</sup> July 2015 statement.
- 1.4 The AMS analyses the housing stock in nine geographical areas, and the system can break this down further by village/street/individual property if necessary.

The areas used are -

1. Coalville and Hugglescote;
2. Greenhill;
3. Ashby;
4. Whitwick and Thringstone;
5. Measham;
6. Oakthorpe and Donisthorpe;
7. Ibstock;
8. Castle Donington and Kegworth;
9. Appleby

These contain 37 separate villages/towns/estates.

1.5 The updated AMS represents a fundamental review of the 2012-15 Strategy, incorporating:

- The latest stock condition situation to 31 March 2015, incorporating £28m of decency investment in the past 3 years;
- Current housing needs/demand, assessed from both waiting list preferences and actual bidding patterns through the choice based lettings system;
- An assessment of future expenditure (capital and revenue) required to maintain and improve the condition of the Council's housing stock to the decent homes standard;
- A provision for the completion of non-decency works to homes and to the external environment within the curtilage of homes, including outbuildings, garden walls, paths and fences;
- An evaluation of the net present value of the housing stock, to identify areas or types of property, where the future income from rent will not sustain the level of investment required to maintain and improve the home over the next 30 years;
- Use of the Chartered Institute of Housing's asset performance toolkit to carry out the assessment, which has been linked directly to our HRA business plan model;

1.6 Key outcomes from the revised AMS are:

- We have an estimated overall 30 year capital investment need for £110m, which includes £85m for decent homes works and £25m for other non decency improvements. If an annual inflation rate of 2.5% is applied to these costs, year on year from 2016, it equates to a projected need of £158m over the 30 year period;
- The HRA Business Plan model includes £195m (including 2.5% year on year inflation) to be available over the same 30 year period. This £195m is available in full;
- Most of the housing stock has a financially positive future, in terms of net present value. There are however, specific blocks of poorly performing stock, including some sheltered housing schemes, and some poorly performing individual properties. Those properties with a net present value of less than £5,000, or where there are wider and significant strategic reasons (e.g. estate or economic regeneration), will automatically trigger a management review of any future investment decision;
- Financial forecasts predict we have sufficient funds available to meet investment needs over the next 30 years, subject to some cash flow adjustments;

1.7 There are however, a number of caveats that need to be applied and need to therefore be incorporated into the ongoing management and development of the AMS;

- It is considered that the £25m estimation of the costs of non-decency investment is understated and this needs to be revisited on an area by area basis. It would be wise to consider a potential 30% (£8m) additional requirement;
- The year on year provision of an annual inflation rate of 2.5% is clearly not a scientific process and any higher rate of cost inflation during the next 30 years could significantly impact upon the sustainability of some of our housing stock;

- The inflation rate within the construction industry may differ to the general rate of inflation. The economic downturn from 2007-08 had a significant impact on the construction industry. The recent upturn has resulted in a shortage of labour, skills and materials that have significantly impacted upon capacity and subsequently resulted in a construction related inflation level that is estimated to have been in excess of 5% per annum more recently;
- The financial assumptions will be reviewed annually, and will include three case scenarios, reflecting a high, medium and low inflation rate projection, to ensure that the Strategy can be aligned accordingly to the broader economic climate as it develops;
- No provision has currently been made for an improvement standard above the decent homes requirements. It is anticipated that future tenants, will have aspirations above this very basic level. If we are to maintain demand in our housing stock this will have an additional financial cost that will need to be added;
- No provision has been made for investment in any environmental improvements outside the curtilage of homes, including footpaths, fencing, or parking. This will have an additional financial cost that will need to be added;
- No provision has been made for any re-design or building upgrades within individual properties, blocks of properties or to estates. To maintain the demand in our homes over the next 30 years we will certainly need to invest in this type of improvement work and this will have an additional financial cost that will need to be added.
- There will be some properties, blocks and/or parts of estates for which the broader investment and modernisation may not be practicable or financially viable, and a decommissioning, sale and new build or re-investment replacement programme may be more appropriate;

#### 1.8 Key issues/decisions/choices arising from the AMS:

- It is projected to be financially viable to maintain decency and tackle the backlog of non-decency works within the curtilage of our properties over the next 30 years to all of our housing stock that currently has a positive net present value;
- There is however, little financial room for manoeuvre in respect of major refurbishment and redesign of blocks, schemes and estates without generating additional income and/or reducing some costs;
- There is scope to generate additional income from the decommissioning and disposal of poorly performing properties, sheltered schemes and/or garage sites and unused HRA land. Consideration should also be given to the future of individual properties in isolated locations for which demand may be low, and the cost of management and maintenance is relatively high;
- There is a demand for new build/acquisitions, and it is viable and would make a significant positive contribution to the overall net present value of the housing stock;
- Most corridor based sheltered housing schemes are unpopular, and we need to either invest in them to make them more attractive, or decommission them for general needs housing if practicable or redevelop them. Three schemes have already been de-commissioned due to a lack of demand for this type of accommodation. The future of a further three will be reviewed by 31 December 2015 and the future of the remainder will be reviewed by 31 July 2016;

- It is proposed to decommission all communal garage and hardstanding parking areas by 31 March 2018, unless there is an exceptional set of local circumstances. The decommissioning programme is proposed as follows:
  - zero occupancy decommissioned as of 1 November 2015;
  - less than 25% occupancy by 31 March 2016
  - less than 50% occupancy by 1 October 2016
  - less than 75% occupancy by 31 March 2017
  - All remaining sites will be decommissioned by 31 March 2018 unless there is a proven demand that justifies retention.
- The decommissioning of communal garage and hardstanding sites will be undertaken alongside a review of overall parking provision on an area by area basis, and the need to potentially invest in other forms of parking provision will be incorporated within any subsequent decommissioning proposals;
- The options for each decommissioned scheme or site will be considered as follows:
  - Location and potential demand for general needs accommodation;
  - Investment need and re-design costs to utilise existing building and site for general needs accommodation;
  - Potential to demolish and utilise site for affordable housing, using one of the development models listed below:
    - RSL partner;
    - Development by external partner for NWLDC;
    - Joint venture model;
    - Developer led;
    - Design & Build;
    - Section 106;
    - Development by NWLDC direct
  - Potential to dispose of site for alternative private use and/or development.
- The key energy efficiency investment priorities under this Strategy are recommended to be:
  - Develop a minimum standard for the energy efficiency of our stock by 31 March 2016;
  - All properties to reach a minimum SAP 65 (band D) by 2021 with interim annual targets;
  - Deliver a loft and cavity wall insulation programme by 31 March 2017. It is estimated that 1,800 properties require a loft insulation top up to 270mm, 400 properties require cavity wall insulation and 30 properties require external wall or internal insulation);
  - Deliver targeted investment programmes to address fuel poverty focusing on off gas areas and including investment in renewable energy where value for money / social benefit can be demonstrated;
  - Replace all solid fuel and oil fired heating systems by 2025, prioritising off-gas areas;
  - Continue to explore the potential to roll out a Solar PV programme to a potential maximum of 1,900 properties by 2017;
  - Deliver targeted retrofit programme(s) for identified priority streets/estates (based on energy efficiency/heating costs/fuel poverty levels/vulnerability)
  - Complete a thermal assessment of 1,000 previously clad properties including non-traditional properties by 31 March 2016.

### **3.0 CONSULTATION**

3.1 Prior to presentation to Cabinet for approval, the consultation activity relating to the production of the AMS is detailed below:

- Initial Portfolio Holder Briefing 21 August 2015
- Tenant and Leaseholder Consultation Forum 26 August 2015
- Housing Senior Management Team 02 September 2015
- Corporate Leadership Team 08 September 2015
- Strategy Group 15 September 2015
- Tenant and Leaseholder Consultation Forum 28 September 2015
- Policy Development Group 30 September 2015
- Cabinet 20 October 2015
- Tenant and Leaseholder Consultation Forum (Feedback) 26 October 2015
- Adoption and implementation 02 November 2015

3.2 The draft minutes of the Policy Development Group meeting are attached as Appendix B to this report and amendments have been made to the Strategy to reflect these where appropriate.

3.3 This timetable has allowed the AMS to be used to inform the production of the 2016/17 draft HRA revenue budget and capital programme.

3.4 A communications plan will also be developed whilst the AMS is being approved to ensure that we share the key outcomes from the adoption with tenants, key partners and other stakeholders.

3.5 Delivery of the actions required by the plan will be overseen by the HRA Business Plan Project Board, with appropriate reference for approval to other groups (CLT/Cabinet etc) as appropriate.

3.6 It is anticipated that specific actions arising from the AMS will be key drivers in the Housing Team and Service planning processes for 2016/17 and beyond.

### **4.0 RESOURCE IMPLICATIONS**

4.1 Implementing the AMS will require the right level of skills and experience, to both commission and deliver the programmes required, in terms of revenue maintenance / planned cyclical works, and capital improvements, as well as new build and acquisitions.

4.2 In order to ensure we have access to the right levels of capacity and skills, proposals to reorganise and restructure the Asset Management Team and the Repairs and Maintenance Team, within existing HRA resources, will be developed for consideration by Corporate Leadership Team. Whilst these will represent a modest increase in overall staffing capacity, the proposals are designed to reflect the scale of the programme of works to be undertaken, and our ambitions to see the in house service delivery arrangements be developed to provide more opportunities for local employment and training/apprenticeship opportunities.

## **5.0 FINANCIAL IMPLICATIONS**

- 5.1 The AMS indicates a need for investment of £110m over the next 30 years, which includes £85m for decent homes works and £25m for other non decency improvements. If an annual inflation rate of 2.5% is applied to these costs, year on year from 2016, it equates to a projected need of £158m over the 30 year period.
- 5.2 The HRA Business Plan model includes £195m of income (including 2.5% year on year inflation from 2020) to be available over the same 30 year period. The financial model has recently been updated to reflect the rent decrease announcement proposed in the Chancellor's 8 July statement (1% real reduction each year for the next 4 years).
- 5.3 Most of the housing stock has a financially positive future, in terms of net present value. There are however, specific blocks of poorly performing stock, including some sheltered housing schemes, and some poorly performing individual properties. Those properties with a net present value of less than £5,000, or where there are wider and significant strategic reasons (e.g. estate or economic regeneration), will automatically trigger a management review of any future investment decision.



## **Housing Services**

# **Housing Revenue Account Asset Management Strategy**

**2015 - 2020**

**Ninth Draft  
8 October 2015**

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## 1 Executive Summary

- 1.1 The Asset Management Strategy (AMS) is one of three key strategic documents which shape the work of the Housing Service:
- **HRA Business Plan** - Provides the strategic financial and service planning framework for the Councils landlord role over the next 30 years. Contains a narrative section and a financial model section.
  - **Housing Strategy** - Provides a framework through which we assess local housing needs, and seek to meet them through the provision of affordable housing and/or support services for all tenures.
  - **Asset Management Strategy** - Provides a framework document for the maintenance and improvement of the Councils housing stock over the next 30 years. This includes disposal of poorly performing stock and acquisition of new stock to meet future needs.
- 1.2 All three documents are interlinked, and will be updated periodically in response to changes in local/national policy, and housing market conditions. Typically they plan in detail over a 5 year horizon, with forward projections provided over the next 30 years.
- 1.3 The financial details contained within the proposed AMS have been remodelled to take account of the rent increase implications of the Chancellors 8<sup>th</sup> July 2015 statement.
- 1.4 The AMS analyses the housing stock in nine geographical areas, and the system can break this down further by village/street/individual property if necessary.

The areas used are -

1. Coalville and Hugglescote;
2. Greenhill;
3. Ashby;
4. Whitwick and Thringstone;
5. Measham;
6. Oakthorpe and Donisthorpe;
7. Ibstock;
8. Castle Donington and Kegworth;
9. Appleby

These contain 37 separate villages/towns/estates.

- 1.5 The updated AMS represents a fundamental review of the 2012-15 Strategy, incorporating:
- The latest stock condition situation to 31 March 2015, incorporating £28m of decency investment in the past 3 years;
  - Current housing needs/demand, assessed from both waiting list preferences and actual bidding patterns through the choice based lettings system;
  - An assessment of future expenditure (capital and revenue) required to maintain and improve the condition of the Council's housing stock to the decent homes standard;
  - A provision for the completion of non-decency works to homes and to the external environment within the curtilage of homes, including outbuildings, garden walls, paths and fences;
  - An evaluation of the net present value of the housing stock, to identify areas or types of property, where the future income from rent will not sustain the level of investment required to maintain and improve the home over the next 30 years;
  - Use of the Chartered Institute of Housing's asset performance toolkit to carry out the assessment, which has been linked directly to our HRA business plan model;

## 1.6 Key outcomes from the revised AMS are:

- We have an estimated overall 30 year capital investment need for £110m, which includes £85m for decent homes works and £25m for other non decency improvements. If an annual inflation rate of 2.5% is applied to these costs, year on year from 2016, it equates to a projected need of £158m over the 30 year period;
- The HRA Business Plan model includes £195m (including 2.5% year on year inflation) to be available over the same 30 year period. This £195m is available in full;
- Most of the housing stock has a financially positive future, in terms of net present value. There are however, specific blocks of poorly performing stock, including some sheltered housing schemes, and some poorly performing individual properties. Those properties with a net present value of less than £5,000, or where there are wider and significant strategic reasons (e.g. estate or economic regeneration), will automatically trigger a management review of any future investment decision;
- Financial forecasts predict we have sufficient funds available to meet investment needs over the next 30 years, subject to some cash flow adjustments;

## 1.7 There are however, a number of caveats that need to be applied and need to therefore be incorporated into the ongoing management and development of the AMS;

- It is considered that the £25m estimation of the costs of non-decency investment is understated and this needs to be revisited on an area by area basis. It would be wise to consider a potential 30% (£8m) additional requirement;
- The year on year provision of an annual inflation rate of 2.5% is clearly not a scientific process and any higher rate of cost inflation during the next 30 years could significantly impact upon the sustainability of some of our housing stock;
- The inflation rate within the construction industry may differ to the general rate of inflation. The economic downturn from 2007-08 had a significant impact on the construction industry. The recent upturn has resulted in a shortage of labour, skills and materials that have significantly impacted upon capacity and subsequently resulted in a construction related inflation level that is estimated to have been in excess of 5% per annum more recently;
- The financial assumptions will be reviewed annually, and will include three case scenarios, reflecting a high, medium and low inflation rate projection, to ensure that the Strategy can be aligned accordingly to the broader economic climate as it develops;
- No provision has currently been made for an improvement standard above the decent homes requirements. It is anticipated that future tenants, will have aspirations above this very basic level. If we are to maintain demand in our housing stock this will have an additional financial cost that will need to be added;
- No provision has been made for investment in any environmental improvements outside the curtilage of homes, including footpaths, fencing, or parking. This will have an additional financial cost that will need to be added;
- No provision has been made for any re-design or building upgrades within individual properties, blocks of properties or to estates. To maintain the demand in our homes over the next 30 years we will certainly need to invest in this type of improvement work and this will have an additional financial cost that will need to be added.
- There will be some properties, blocks and/or parts of estates for which the broader investment and modernisation may not be practicable or financially viable, and a decommissioning, sale and new build or re-investment replacement programme may be more appropriate;

## 1.8 Key issues/decisions/choices arising from the AMS:

- It is projected to be financially viable to maintain decency and tackle the backlog of non-decency works within the curtilage of our properties over the next 30 years to all of our housing stock that currently has a positive net present value;

- There is however, little financial room for manoeuvre in respect of major refurbishment and redesign of blocks, schemes and estates without generating additional income and/or reducing some costs;
- There is scope to generate additional income from the decommissioning and disposal of poorly performing properties, sheltered schemes and/or garage sites and unused HRA land. Consideration should also be given to the future of individual properties in isolated locations for which demand may be low, and the cost of management and maintenance is relatively high;
- There is a demand for new build/acquisitions, and it is viable and would make a significant positive contribution to the overall net present value of the housing stock;
- Most corridor based sheltered housing schemes are unpopular, and we need to either invest in them to make them more attractive, or decommission them for general needs housing if practicable or redevelop them. Three schemes have already been decommissioned due to a lack of demand for this type of accommodation. The future of a further three will be reviewed by 31 December 2015 and the future of the remainder will be reviewed by 31 July 2016;
- It is proposed to decommission all communal garage and hardstanding parking areas by 31 March 2018, unless there is an exceptional set of local circumstances. The decommissioning programme is proposed as follows:
  - zero occupancy decommissioned as of 1 November 2015;
  - less than 25% occupancy by 31 March 2016
  - less than 50% occupancy by 1 October 2016
  - less than 75% occupancy by 31 March 2017
  - All remaining sites will be decommissioned by 31 March 2018 unless there is a proven demand that justifies retention.
- The decommissioning of communal garage and hardstanding sites will be undertaken alongside a review of overall parking provision on an area by area basis, and the need to potentially invest in other forms of parking provision will be incorporated within any subsequent decommissioning proposals;
- The options for each decommissioned scheme or site will be considered as follows:
  - Location and potential demand for general needs accommodation;
  - Investment need and re-design costs to utilise existing building and site for general needs accommodation;
  - Potential to demolish and utilise site for affordable housing, using one of the development models listed below:
    - RSL partner;
    - Development by external partner for NWLDC;
    - Joint venture model;
    - Developer led;
    - Design & Build;
    - Section 106;
    - Development by NWLDC direct
  - Potential to dispose of site for alternative private use and/or development.
- The key energy efficiency investment priorities under this Strategy are recommended to be:
  - Develop a minimum standard for the energy efficiency of our stock by 31 March 2016;
  - All properties to reach a minimum SAP 65 (Band D) by 2021 with interim annual targets;
  - Deliver a loft and cavity wall insulation programme by 31 March 2017. It is estimated that 1,800 properties require a loft insulation top up to 270mm, 400 properties require cavity wall insulation and 30 properties require external wall or internal insulation);
  - Deliver targeted investment programmes to address fuel poverty focusing on off gas areas and including investment in renewable energy where value for money / social benefit can be demonstrated;

- Replace all solid fuel and oil fired heating systems by 2025, prioritising off-gas areas;
- Continue to explore the potential to roll out a Solar PV programme to a potential maximum of 1,900 properties by 2017;
- Deliver targeted retrofit programme(s) for identified priority streets/estates (based on energy efficiency/heating costs/fuel poverty levels/vulnerability)
- Complete a thermal assessment of 1,000 previously clad properties including non-traditional properties by 31 March 2016.

1.9 The consultative process for approving the AMS has been as follows –

• Tenant and Leaseholder Consultation Forum	26 August 2015
• Housing Senior Management Team	02 September 2015
• Corporate Leadership Team	08 September 2015
• Strategy Group	15 September 2015
• Tenant and Leaseholder Consultation Forum	28 September 2015
• Policy Development Group	30 September 2015
• Cabinet	20 October 2015
• Tenant and Leaseholder Consultation Forum (Feedback)	26 October 2015
• Adoption and implementation	02 November 2015

## 2 Overview

- 2.1 Following the successful delivery of our 2012 – 2015 Asset Management Strategy, we are now embarking on an exciting programme of works to council homes and estates across North West Leicestershire covering the five year period between the current financial year, 2015-16 to 2020-21.
- 2.2 This Strategy provides the framework which will govern the repair, maintenance and investment in our portfolio of HRA assets and describes how this challenge will be delivered in line with our corporate objectives to ensure that people feel proud of their homes and safe in their communities.
- 2.3 Central to this strategy is our developing business model aimed to ensure that our investment decisions are always informed by a range of contributing factors that include:
- Current and future demand for accommodation;
  - Investment costs required to meet the expectations of tenants;
  - Estate and environmental impact;
  - External funding opportunities;
  - Maximising the effect of our investment on the local economy;
  - Minimising fuel poverty for our tenants;
  - Reducing carbon emissions.
- 2.4 As well as investing in our existing stock we anticipate that in the next five years and beyond we will also be undertaking significant activity in terms of:
- Decommissioning existing stock for which there is no demand or the necessary investment costs are prohibitive;
  - Regeneration of existing stock and estates;
  - Re-designation of existing stock to meet changing local demand;
  - Building and/or acquiring new council homes.
- 2.5 Through our Asset Management Strategy and supporting activity we also aim to invest significantly in the local economy in respect of employment, skills and training and we will specifically contribute to the following Council priorities:

### Pride in Homes and Communities

- To enable residents feel safe in their community
- To enable residents live healthy active lifestyles
- To enable residents have pride in communities where they feel they belong

### Value for Money

- To provide council services that people feel provide good value for money;
- To deliver key services that customers are happy with;
- To make people feel the Council is spending money well.

### Business and Jobs

- To make the District a better place to invest, work and visit;
- To encourage businesses to locate in our District;
- To help people find suitable employment within the District.

### Green Footprints Challenge

- To ensure residents and businesses are motivated to be greener;
- To ensure the Council demonstrates community leadership in being green.

### 3 Introduction

- 3.1 Within its HRA asset portfolio North West Leicestershire District Council owns 4,402 residential properties, 383 communal garages, 240 communal hard-standings and 7 shops (at 1 April 2015). This Strategy sets out how we will achieve our strategic aims to ensure that we invest wisely in this stock, having regard to the housing need of our local communities, maintenance of the Government's Decent Homes Standard and any developing local minimum housing standard, and future regeneration and development opportunities within the District. It is imperative that we maximise the use of all available funding streams, and take advantage of the opportunities presented as a result of self-financing.
- 3.2 The key objectives arising from this Strategy are:
- To maintain tenants homes in line with the Government's Decent Homes Standard and to develop an affordable local standard as determined by tenants;
  - To create successful and sustainable communities aligned to clearly determined plans for regeneration activity and future development in the District;
  - To tackle fuel poverty and improve energy efficiency and contribute to the wider environmental sustainability agenda;
  - To optimise the balance between planned and responsive revenue expenditure, and ensure that repairs and maintenance activity is planned to maximise the use of resources;
  - To deliver value for money and efficiency savings, where possible;
  - To achieve continuous improvement in property related services through effective performance management;
  - To promote Equality and Diversity through our investment plans;
  - To deliver the Council's new build and regeneration programmes.
- 3.3 This Strategy underpins the Council's overarching Housing Strategy and has been developed in conjunction with the latest 30-year HRA Business Plan. The Strategy prioritises investment options based on structural Stock Condition Data and future housing need in the District and takes into account the opportunities presented as a result of self-financing, and the indicative funds available for the financial years from 2015 to 2045.
- 3.4 Our approach to the management of our HRA assets will change and develop over the next five years. Traditionally, asset management has been predominantly based around the replacement of the key elements to homes at the end of their theoretical life (component lifecycles).
- 3.5 The future focus of our Asset Management Strategy is to move away from this approach and to determine our investment priorities to deliver more than just component renewal on a like for like basis, but to invest in the long term future of our homes and estates.
- 3.6 This approach will be based on not just the technical investment need but the outcomes of our investment for individual tenants, the wider community and the District as a whole. This will place tenants and the local community at the heart of our investment decisions and strengthen our focus on local employment, social enterprises, skills training and tackling fuel poverty and carbon emissions.
- 3.7 The four stages of our planning and investment model are briefly outlined below:

#### Diagnose

- Robust stock condition data;
- Housing needs and demand analysis;
- Housing management information;

- Net present value calculations;
- Research and intelligence;
- Corporate strategies.

#### Plan

- Community consultation;
- Funding opportunities;
- Delivery options;
- Procurement opportunities;
- New technology solutions.

#### Invest

- Deliver work programmes.

#### Learn

- Impact evaluation;
- Customer satisfaction and feedback.

3.8 Our investment priorities will however, initially focus on six key areas as highlighted below:

- Legislative & Safety;
- Decent Homes and maintaining decency;
- District wide energy efficiency;
- Estate improvement works programmes;
- Decommissioning re-design and regeneration;
- New build.

3.9 There are a number of other specific housing strategies and policies that flow from or feed into this HRA Asset Management Strategy:

- Housing Strategy;
- Resident Involvement Strategy;
- Allocations Policy and Local Lettings Plans;
- Repairs and Maintenance Policy (including voids lettable standard);
- Aids and Adaptations Policy;
- Cyclical and Programmed Maintenance Policies;
- Service Standards;
- Asbestos Management Plan;
- Fire Risk Assessment and Management Plan;
- Risk Management Policy;
- Disposals Policy;
- Acquisitions Policy;
- Housing Procurement Policy and Plan;
- Value for Money Strategy.

## **4 Resident Involvement**

4.1 Tenants and Leaseholders are integral to the way we conduct our business. They are involved at every level of the organisation in consultative, scrutiny and decision making capacities. We work with them to ensure that the funds to maintain and improve the properties are appropriately prioritised.

4.2 Our Resident Involvement Team work closely with our tenants and leaseholders to ensure

effective and meaningful involvement. This Strategy compliments the Resident Involvement Strategy and the principles contained therein.

4.3 We will continue to pro-actively seek representational involvement of tenants and leaseholders through a variety of methods to provide the following:

- Views of the Housing service from a resident's perspective;
- Shaping policy review work;
- Contributing to procurement processes;
- Recommending and agreeing standards of service;
- Monitoring performance and continuous improvement activity.

4.4 When asked to prioritise investment options, tenants and leaseholders told us that the following areas were a priority to them:

- Security;
- Improving energy efficiency, reducing fuel poverty and carbon emissions;
- Providing modern facilities across our homes through investment in new kitchens and bathrooms;
- Investment in the wider neighbourhood environment;
- Social and economic outcomes of our investment programmes. Providing local jobs and training opportunities designed to recruit local people;
- Quality over cost to deliver a sustainable, long term future for the housing stock;
- New build.

4.5 Over the years tenants and leaseholders have emphasised that the Housing Service is of the highest priority and therefore consultation and engagement is paramount. We will continue to involve our tenants and leaseholders on the management and improvement of our services through:

- Tenants Repairs Working Group;
- Tenants and Leaseholders Consultation Forum;
- Star Surveys;
- Exit and new tenant surveys;
- Involvement in Value For Money Service Reviews;
- Mystery shopping by tenants;
- Tenant Inspectors.

4.6 Repairs Working Group

The role of the Repairs Working Group is to monitor the performance of all contractors and of the repairs and improvements services generally. The Group makes suggestions for improved ways of working and should be consulted on all appropriate policies.

The specific areas upon which they focus are:

#### Responsive Repairs and Voids

- Key performance indicators, and make proposals on areas where performance is not satisfactory;
- Customer satisfaction with the service as demonstrated by a range of surveys;
- Expenditure of budgets;
- Progress of any appropriate action plans.

### Planned Maintenance

- Progress on current programmes;
- Future maintenance requirements;
- Future planned programmes.

### Service Development

- Identify areas for improvement within current services to tenants;
- Examine proposals for service development;
- Make recommendations on action to remedy poor performance;
- Make recommendations on future performance targets;
- Assist the drive towards excellence in service delivery.

## **5 Partnership Working**

5.1 We work with a number of other partners and organisations to deliver a wider positive impact on communities over and above the works delivered through the Capital Programme and Repairs and Maintenance.

Local external stakeholders include, but are not restricted to, the following organisations:

- Parish Councils;
- Leicestershire County Council;
- Other local social landlords;
- Police;
- Fire Service;
- Voluntary Groups and Agencies;
- Charitable Support;
- Local Primary Care Trust;
- Sure Start Children Centres;
- Citizens Advice Bureau;
- Tenants and Resident Groups throughout North West Leicestershire.

## 6 Our HRA Assets

- 6.1 North West Leicestershire is a predominantly rural district with an area covering 27,900 hectares (108 square miles) and council housing is available in each of the main towns and outlying villages. Ashby de la Zouch, Castle Donington and Coalville are the three main conurbations, with similar property type throughout.
- 6.2 The district shares borders with Hinckley and Bosworth, Charnwood, Rushcliffe, Erewash, South Derbyshire, Lichfield and North Warwickshire District Councils. It has grown rapidly in recent years and now comprises of over 37,000 homes of which we own and manage 4,402. The population of the district was 93,500 as at the 2011 Census, a growth of about 9,000 from the 2001 Census.
- 6.3 According to the 2011 Census the largest population was in Coalville (36,801 people) followed by Ashby de la Zouch (12,385), Castle Donington (6,350), Ibstock (5,961), Measham (5,200) and Kegworth (3,541).
- 6.4 The district is the 200<sup>th</sup> most deprived local authority in England (out of 354) but is the most deprived in Leicestershire (excluding Leicester City) with pockets of more severe deprivation concentrated in Coalville, Greenhill, Ibstock, and Measham.
- 6.5 Traditionally mining and extraction was the key employment sector in the area, prior to the closure of the majority of the pits in the 1980s and 1990s. This has been replaced by a more varied workforce including a rapidly developing logistics sector taking advantage of the districts excellent communications network with the M1 and the A42 in the district as well as East Midlands Airport. The A50 provides a link from the north of the District to Stoke on Trent and the north west of England, and in the south east to Leicester, whilst the newly dualled A453 provides a direct link to Nottingham. There are however, currently no passenger rail services in the district, and bus service provision is variable. Travel to work is dominated by the use of the car.
- 6.6 There are high concentrations of working age people in Coalville and Castle Donington, whilst older people are concentrated in the Measham/Appleby Magna area and younger people in Ashby de la Zouch and Ellistown.
- 6.7 The development of the National Forest in the district has served to not only enhance the environment for local people but to bring in tourist revenue and an enhanced reputation for the district.
- 6.8 The largest proportion of our council housing was built around the 1950's, with approximately half of the current stock built between 1945 and 1964. The majority of these homes were designed for families with some bungalows spread amongst the larger estates
- 6.9 Pre-war homes represent just under a fifth of our council housing stock and were designed to meet the needs of families, the majority of these homes are three-bed, semi-detached properties located in Coalville, Ashby, Whitwick, Thringstone, Ibstock, Ellistown, Measham and Castle Donington.
- 6.10 A significant number of non-traditional homes were built post war, using concrete and steel frame construction and some with timber cladding. The late 1960's/early 1970's saw continued building with again approximately a fifth of our current homes built during this period - mostly flats and bungalows for single people or the elderly. All but 6 of our newest homes were built in the 1970's onwards. The majority are flats and bungalows designed specifically with the elderly in mind.

- 6.11 Our HRA asset portfolio consists of 4,402 residential properties, 383 communal garages, 240 communal hard-standings and 7 shops (at 1 April 2015). These properties are spread across the District and can be found in forms ranging from substantial estates, predominantly of social housing, to numerous very small groups in every settlement, from ex-coalfield towns to attractive rural villages. All of the stock is low-rise.
- 6.12 Other significant issues surrounding the stock are the lack of mains gas infrastructure to some areas, preventing the installation of gas central heating systems, the low housing density of some estates and the general low levels of capital investment over a sustained period of time.

<b>Property Type</b>	<b>No of Homes</b>
Bedsits	88
1 Bedroom Flats	554
2 Bedroom Flats	346
3 Bedroom Flats	10
1 Bedroom House	1
2 Bedroom Houses	400
3 Bedroom Houses	2,041
4 Bedroom Houses	146
5 Bedroom Houses	5
1 Bedroom Bungalows	330
2 Bedroom Bungalows	474
3 Bedroom Bungalows	7
<b>Total</b>	<b>4,402</b>

## 7 Our Budgetary Provision and Investment Need

- 7.1 If we retain our current HRA asset portfolio the 30-year total investment requirement to maintain decency to each home using the Government's current Decent Homes Standard is estimated to be £84,454,823 (excluding an adjustment for inflation).
- 7.2 Over the same 30 year period the investment required to address failing elements within our homes, and their existing curtilages, that are not part of the Decent Homes Standard (fencing, walls, outbuildings, paths etc.) is estimated to be £25,421,990 (excluding an adjustment for inflation).
- 7.3 This gives a total 30 year investment need of £109,876,813 (excluding an adjustment for inflation). This investment requirement profiled against six five year investment cycles is highlighted in Table One below:

Table One

Investment	2015-20	2020-25	2025-30	2030-35	2035-40	2040-45	Total
Decency	11,232,787	14,201,226	11,973,210	16,910,835	12,865,165	17,311,600	<b>84,454,823</b>
Non-Decency	17,780,965	2,788,780	2,500,440	866,280	873,095	612,430	<b>25,421,990</b>
<b>Total</b>	<b>29,013,752</b>	<b>16,990,006</b>	<b>14,473,650</b>	<b>17,777,115</b>	<b>13,738,260</b>	<b>17,924,030</b>	<b>109,876,813</b>

- 7.4 Our HRA Business Plan has been revised following the Government's Budget Statement of 8 July 2015 statement, and over the same 30 year cycle, budgetary provision is sufficient to meet our projected investment needs without any additional borrowing requirements.

- 7.5 The budgetary provision is highlighted in Table Two below:

Table Two

Budget	2015-20	2020-25	2025-30	2030-35	2035-40	2040-45	Total
Decency	13,610,767	11,947,300	11,442,070	15,173,926	12,631,365	19,064,480	<b>83,869,908</b>
Non Decency	3,907,155	13,873,810	2,778,530	2,507,940	869,030	873,095	<b>24,809,560</b>
Planned	7,510,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	<b>28,760,000</b>
<b>Total</b>	<b>25,027,922</b>	<b>30,071,110</b>	<b>18,470,600</b>	<b>21,931,866</b>	<b>17,750,395</b>	<b>24,187,575</b>	<b>137,439,468</b>

- 7.6 We therefore have an estimated overall 30 year investment need for £110m, which includes £85m for decent homes works and £25m for other improvements. If an annual inflation rate of 2.5% is applied year on year to these costs it equates to a projected need of £135m.
- 7.7 The HRA Business Plan model indicates that this is affordable, with £137m currently predicted to be available over 30 years.
- 7.8 Whilst budgetary provision is available to maintain decency to our housing stock on an annual basis, delivery of the main bulk of the back-log non-decency work is budgeted for delivery during the period 2020-25.

7.9 This will enable decisions to be taken in respect of other investment requirements in terms of wider estate regeneration and re-design in areas where it may be more appropriate to undertake more broader investment programmes.

7.10 The annual and five year HRA Business Plan budgetary provision is broken down in Tables Three to Eight below:

Table Three – Cycle One

30 HRA BUSINESS PLAN	2015-16	2016-17	2017-18	2018-19	2019-20	5 Year Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
Decency Budget	£4,503,900	£2,046,215	£1,084,130	£3,712,926	£2,263,596	<b>£13,610,767</b>
Non Decency Budget	£0	£1,246,950	£727,955	£515,580	£1,416,670	<b>£3,907,155</b>
Planned Investment	£1,712,000	£1,449,500	£1,449,500	£1,449,500	£1,449,500	<b>£7,510,000</b>
<b>Total</b>	<b>£6,215,900</b>	<b>£4,742,665</b>	<b>£3,261,585</b>	<b>£5,678,006</b>	<b>£5,129,766</b>	<b>£25,027,922</b>

Table Four – Cycle Two

30 HRA BUSINESS PLAN	2020-21	2021-22	2022-23	2023-24	2024-25	5 Year Total
	Year 6	Year 7	Year 8	Year 9	Year 10	
<b>Decency Budget</b>	£722,250	£1,403,670	£1,470,745	£4,276,790	£4,073,845	<b>£11,947,300</b>
<b>Non Decency Budget</b>	£1,072,495	£7,181,360	£5,368,340	£97,635	£153,980	<b>£13,873,810</b>
<b>Planned Investment</b>	£850,000	£850,000	£850,000	£850,000	£850,000	<b>£4,250,000</b>
<b>Total</b>	<b>£2,644,745</b>	<b>£9,435,030</b>	<b>£7,689,085</b>	<b>£5,224,425</b>	<b>£5,077,825</b>	<b>£30,071,110</b>

Table Five – Cycle Three

30 HRA BUSINESS PLAN	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
	Year 11	Year 12	Year 13	Year 14	Year 15	
<b>Decency Budget</b>	£1,779,210	£1,314,871	£1,285,765	£3,398,064	£3,664,160	<b>£11,442,070</b>
<b>Non Decency Budget</b>	£14,230	£1,612,655	£1,042,695	£29,955	£78,995	<b>£2,778,530</b>
<b>Planned Investment</b>	£850,000	£850,000	£850,000	£850,000	£850,000	<b>£4,250,000</b>
<b>Total</b>	<b>£2,643,440</b>	<b>£3,777,526</b>	<b>£3,178,460</b>	<b>£4,278,019</b>	<b>£4,593,155</b>	<b>£18,470,600</b>

Table Six – Cycle Four

30 HRA BUSINESS PLAN	2030-31	2031-32	2032-33	2033-34	2034-35	5 Year Total
	Year 16	Year 17	Year 18	Year 19	Year 20	
<b>Decency Budget</b>	£1,803,027	£1,762,565	£1,345,394	£3,557,725	£6,705,215	<b>£15,173,926</b>
<b>Non Decency Budget</b>	£10,250	£1,158,555	£1,181,245	£111,300	£46,590	<b>£2,507,940</b>
<b>Planned Investment</b>	£850,000	£850,000	£850,000	£850,000	£850,000	<b>£4,250,000</b>
<b>Total</b>	<b>£2,663,277</b>	<b>£3,771,120</b>	<b>£3,376,639</b>	<b>£4,519,025</b>	<b>£7,601,805</b>	<b>£21,931,866</b>

Table Seven – Cycle Five

30 HRA BUSINESS PLAN	2035-36	2036-37	2037-38	2038-39	2039-40	5 Year Total
	Year 21	Year 22	Year 23	Year 24	Year 25	
<b>Decency Budget</b>	£4,819,130	£1,044,175	£784,590	£3,112,760	£2,870,710	<b>£12,631,365</b>
<b>Non Decency Budget</b>	£2,750	£343,405	£368,240	£118,250	£36,385	<b>£869,030</b>
<b>Planned Investment</b>	£850,000	£850,000	£850,000	£850,000	£850,000	<b>£4,250,000</b>
<b>Total</b>	<b>£5,671,880</b>	<b>£2,237,580</b>	<b>£2,002,830</b>	<b>£4,081,010</b>	<b>£3,757,095</b>	<b>£17,750,395</b>

Table Eight – Cycle Six

30 HRA BUSINESS PLAN	2040-41	2041-42	2042-43	2043-44	2044-45	5 Year Total
	Year 26	Year 27	Year 28	Year 29	Year 30	
<b>Decency Budget</b>	£1,543,190	£3,457,555	£1,880,950	£5,371,770	£6,811,015	£19,064,480
<b>Non Decency Budget</b>	£233,735	£188,190	£440,100	£8,670	£2,400	£873,095
<b>Planned Investment</b>	£850,000	£850,000	£850,000	£850,000	£850,000	£4,250,000
<b>Total</b>	<b>£2,626,925</b>	<b>£4,495,745</b>	<b>£3,171,050</b>	<b>£6,230,440</b>	<b>£7,663,415</b>	<b>£24,187,575</b>

## 8 Investment Profile

8.1 It is proposed that our future investment plans would be most effectively delivered aligned to nine locally recognised geographical areas within the District. These are focused around:

1. Coalville and Hugglescote;
2. Greenhill;
3. Ashby;
4. Whitwick and Thringstone;
5. Measham;
6. Oakthorpe and Donisthorpe;
7. Ibstock;
8. Castle Donington and Kegworth;
9. Appleby Magna.

8.2 There are 37 estates and villages contained within the 9 housing areas, ranging from the more urban settings of Ashby, Coalville, Greenhill and Castle Donington to more rural villages such as Coleorton, Long Whatton and Tonge.

8.3 The tables immediately below indicate the average Net Present Value per property over the next 30 years of the Council's housing stock in each of these estates and villages by street. Specific areas of poorly performing stock include some sheltered housing, and individual properties that have not yet benefited from any Decent Homes work. It is recommended that for any property or group of properties a Net Present Value of less than £5,000 should automatically trigger a review of any future investment decision.

The tables in the remainder of Section 8 indicate the investment need by street, estate/village and housing area. In each of these tables the columns reference time periods as follows: 1 = 2015-20, 2 = 2020-25, 3 = 2025-30, 4 = 2030-35 5 = 2035-40 and 6 = 2040-45.

## **Housing Area One – Coalville and Hugglescote**

### **Coalville**

<b>ADDRESS</b>	<b>NPV</b>
BARDON ROAD	<b>-£7,567</b>
CENTRAL COURT	£10,759
OXFORD STREET	£19,433
MARLBOROUGH FLATS	£23,012
BUCKINGHAM ROAD	£24,787
COLLEGE CLOSE	£25,507
BAKEWELL STREET	£25,610
BAKEWELL COURT	£25,633
HIGHFIELD STREET	£26,101
PARK ROAD	£26,822
WESTERN AVENUE	£27,039
MARGARET STREET	£28,655
BLACKWOOD	£28,732
NEW STREET	£31,009
MEADOW LANE	£31,370
SHARPLEY AVENUE	£31,977
QUEEN STREET	£33,443
KING STREET	£33,536
PRINCE STREET	£34,243
CHARLES STREET	£35,270
AVENUE ROAD	£35,609
WYGGESTON ROAD	£35,914
BROUGHTON STREET	£36,101
RAVENSTONE ROAD	£38,758

### **Hugglescote**

<b>ADDRESS</b>	<b>NPV</b>
ST MARYS COURT	<b>-£4,337</b>
STATION ROAD	£8,574
FAIRFIELD COURT	£12,411
ST MARYS AVENUE	£19,147

## **Housing Area Two – Greenhill**

### **Greenhill**

<b>ADDRESS</b>	<b>NPV</b>
GREENACRE	<b>-£33,550</b>
WATERWORKS ROAD	<b>-£6,906</b>
WILLN CLOSE	£14,221
LINFORD CRESCENT	£14,607
VERDON CRESCENT	£16,251
BLACKBROOK COURT	£16,298
HAMILTON ROAD	£20,191

CLARKE ROAD	£22,006
GREENHILL ROAD	£22,199
CHARNBOROUGH ROAD	£24,310
BLACKBROOK DRIVE	£26,141
NORTHFIELD DRIVE	£27,365
HASLYN WALK	£27,626
WOODHOUSE ROAD	£28,571
GARENDON ROAD	£29,054
BRADGATE DRIVE	£29,173
SWITHLAND ROAD	£30,155
CROPSTON DRIVE	£30,220
SMITH CRESCENT	£30,519
ST IVES	£30,876
CHESTNUT GROVE	£31,176
HALLGATE	£32,507
PELDAR PLACE	£32,800
BEACON CRESCENT	£33,247
QUORN CRESCENT	£33,382
LONGCLIFFE ROAD	£35,874
ROWAN AVENUE	£36,473
MAPLEWELL	£36,897

### **Housing Area Three – Ashby**

#### **Ashby**

<b>ADDRESS</b>	<b>NPV</b>
MORETON WALK	£15,103
GRIFFITH GARDENS	£18,572
MILL BANK	£18,923
HOOD COURT	£19,760
MUSSON DRIVE	£20,310
BRIDGE PLACE	£21,336
PITHIVIERS CLOSE	£24,439
CLARIDGE PLACE	£25,700
SMEDLEY CLOSE	£25,898
MOIRA ROAD	£25,944
WILFRED PLACE	£26,337
WESTFIELD TERRACE	£27,283
RIDGWAY ROAD	£27,358
ABBAY DRIVE	£32,514
INGLE DRIVE	£33,231
DERBY ROAD	£33,872
SMISBY ROAD	£34,371
BOWKER CRESCENT	£34,518
PRESTOP DRIVE	£34,778
ABBAY CLOSE	£34,955
WESTFIELD AVENUE	£35,162
ATKINSON ROAD	£35,453

BAKER AVENUE	£35,759
IVANHOE DRIVE	£36,192
NORTHFIELDS	£36,381
CLIFTON AVENUE	£38,065
HOLYWELL AVENUE	£38,237
TAMWORTH ROAD	£38,757
STALEY AVENUE	£39,282
BURTON ROAD	£39,412
KING GEORGE AVENUE	£40,537

### **Housing Area Four – Whitwick and Thringstone**

#### **Normanton Le Heath**

ADDRESS	NPV
MAIN STREET	£30,804

#### **Packington**

ADDRESS	NPV
SPRING LANE	£38,572
NORMANTON ROAD	£40,926

#### **Ravenstone**

ADDRESS	NPV
JENNY LANE	£10,268
WASH LANE	£15,573
LEICESTER ROAD	£26,810
RAVENSLEA	£34,196

#### **Thringstone**

ADDRESS	NPV
KELSO COURT	£17,547
GRACEDIEU ROAD	£23,363
ELGIN WALK	£23,808
CLYDE COURT	£25,891
SHREWSBURY WALK	£27,052
MELROSE ROAD	£27,131
DALKEITH WALK	£28,018
LOUGHBOROUGH ROAD	£29,365
HENSONS LANE	£31,808
MAIN STREET	£35,046

#### **Whitwick**

ADDRESS	NPV
LEICESTER ROAD	£9,919
CHURCH LANE	£12,877
THE PINES	£15,258

HERMITAGE COURT	£15,380
BONCHURCH CLOSE	£15,551
PARK VIEW	£16,232
VICARAGE STREET	£18,424
BONCHURCH ROAD	£18,561
SMITH COURT	£20,398
SILVER STREET	£24,974
HOWE COURT	£25,047
TALBOT STREET	£26,500
ST BERNARDS ROAD	£28,113
BIRCH AVENUE	£29,406
HASTINGS AVENUE	£29,783
GEORGE STREET	£30,232
HOWE ROAD	£32,092
GREEN LANE	£32,779
HALL LANE	£33,761
HOLLY HAYES ROAD	£33,996
BEAUMONT ROAD	£34,377

### **Housing Area Five - Measham**

#### **Measham**

<b>ADDRESS</b>	<b>NPV</b>
QUEENSWAY HOUSE	-£30,180
WOODFIELD	£21,712
DYSONS CLOSE	£22,263
RAVEN CLOSE	£26,213
WESLEY HILLMAN COURT	£26,292
BUZZARD CLOSE	£26,903
NORTH WALK	£27,020
RAILWAY TERRACE	£27,154
WHINCHAT COURT	£27,887
SISKIN CLOSE	£28,057
SKYLARK CLOSE	£29,464
PINTAIL COURT	£29,467
WIGEON DRIVE	£30,041
WILKES AVENUE	£30,305
PEREGRINE CLOSE	£30,405
EAGLE CLOSE	£30,935
MALLARD CLOSE	£30,979
PIPIT CLOSE	£31,458
NEW STREET	£32,440
HIGH STREET	£33,801

## Housing Area Six – Oakthorpe and Donisthorpe

### Albert Village

ADDRESS	NPV
THE CLOSE	£23,730
COVERT PLACE	£28,159
OCCUPATION ROAD	£37,088

### Blackfordby

ADDRESS	NPV
BUTT LANE	£32,138
ELSTEAD LANE	£39,075
HEATH LANE	£34,668
NORTH CLOSE	£33,352
SOUTH CLOSE	£31,048
STRAWBERRY LANE	£27,845
WELL LANE	£37,003

### Donisthorpe

ADDRESS	NPV
IVY CLOSE	£20,569
TALBOT PLACE	£23,591
ACRESFORD ROAD	£25,560
JUBILEE TERRACE	£27,137
NEW STREET	£28,761
RAMSCLIFF AVENUE	£31,904

### Moira

WOULDS COURT	-£29,001
SYCAMORE DRIVE	-£2,969
CHERRY TREE COURT	£11,464
WOODLANDS WAY	£20,358
PINE COURT	£27,644
ELM GROVE	£28,158
SWEETHILL	£29,593
BLACKFORDBY LANE	£31,019
FIR TREE WALK	£32,778
WILLOW CLOSE	£33,507
ROWAN CLOSE	£34,188
ASHFIELD DRIVE	£34,981
CORONATION AVENUE	£36,714
NORRIS HILL	£36,867

## Oakthorpe

ADDRESS	NPV
CHAPEL STREET	£21,238
MEASHAM ROAD	£28,123
SCHOOL STREET	£29,299
STRETTON VIEW	£29,774

## Overseal

ADDRESS	NPV
SPRING COTTAGE	£34,434

## **Housing Area Seven – Ibstock**

### Ellistown

ADDRESS	NPV
IBSTOCK ROAD	£21,287
KENDAL ROAD	£21,899
ST CHRISTOPHERS ROAD	£27,413
KENDAL PLACE	£30,380
EAST CRESCENT	£32,726

### Heather

ADDRESS	NPV
SPARKENHOE ESTATE	£31,380
ST JOHNS CLOSE	£37,006
RAVENSTONE ROAD	£40,578

### Ibstock

ADDRESS	NPV
WESTGATE	-£31,904
MELBOURNE ROAD	£17,446
HINCKLEY ROAD	£18,089
WEST WALK	£19,863
CENTRAL AVENUE	£20,070
SPRINGFIELD CLOSE	£20,137
EAST WALK	£24,926
JACQUES STREET	£25,922
FAIRFIELD	£26,898
SUNNYSIDE ESTATE	£26,948
BERNARD CLOSE	£27,932
PENISTONE STREET	£28,176
DEEPDALE CLOSE	£28,391
CHURCH VIEW	£28,441
CURZON STREET	£28,463
CHAPEL STREET	£29,100
PRETORIA ROAD	£29,137

HARRATTS CLOSE	£30,204
SPRING ROAD	£31,389
ELIZABETH AVENUE	£32,284
MEADOW WALK	£33,507
GRANGE ROAD	£34,019
LEICESTER ROAD	£35,443
BROOKSIDE CRESCENT	£36,124

### **Housing Area Eight – Castle Donington and Kegworth**

#### **Belton**

<b>ADDRESS</b>	<b>NPV</b>
MARKET PLACE	£27,342
THOMPSONS AVENUE	£33,840
REMPSTONE ROAD	£35,035
SADLERS WELLS	£35,527
PRESENTS LANE	£35,804
SCHOOL LANE	£38,444
CHURCH STREET	£39,395
TYLERS ROAD	£41,568

#### **Breedon on the Hill**

<b>ADDRESS</b>	<b>NPV</b>
THE CRESCENT	£30,620
ASHBY ROAD	£35,268
DOVECOTE	£40,736

#### **Castle Donington**

<b>ADDRESS</b>	<b>NPV</b>
WAKEFIELD COURT	£2,688
THE BIGGIN	£20,604
CHARNWOOD AVENUE	£23,842
HALLAM FIELDS	£23,982
PARK AVENUE	£26,253
BARROON	£29,390
CLAPGUN STREET	£30,598
EATON ROAD	£34,156
GARDEN CRESCENT	£34,854
BOSWORTH ROAD	£35,159
SHIELDS CRESCENT	£35,669
CEDAR ROAD	£36,042
ST EDWARDS ROAD	£36,356
HARVEY ROAD	£36,512
STARKIE AVENUE	£36,648
VICTORIA STREET	£36,945
HASTINGS STREET	£38,234
MOIRA DALE	£38,348

WINDMILL CLOSE	£38,355
STONEHILL	£39,223
EASTWAY	£39,800

### Coleorton

ADDRESS	NPV
THE MOORLANDS	£21,034

### Diseworth

ADDRESS	NPV
THE BOWLEY	£26,401
CLEMENTS GATE	£31,763
THE GREEN	£37,438
PAGE LANE	£38,479

### Hemington

ADDRESS	NPV
LOCKINGTON LANE	£38,512
STATION ROAD	£38,800
MAIN STREET	£45,859

### Kegworth

ADDRESS	NPV
NORMAN COURT	£9,150
JEFFARES CLOSE	£19,130
MOUNT PLEASANT FLATS	£23,510
WINSER COURT	£25,099
GARDEN ROW	£27,192
TOM'S COURT	£27,874
MOORE AVENUE	£29,345
ST ANDREWS RISE	£29,981
THOMAS ROAD	£32,901
KIRK AVENUE	£33,634
SIDELEY	£33,747
WHATTON ROAD	£33,921
WYVELLE CRESCENT	£34,944
MILL LANE	£36,119
QUEENS ROAD	£37,143
SUTTON ROAD	£38,547
BOROUGH STREET	£38,639
BULSTRODE PLACE	£40,271

### Lockington

ADDRESS	NPV
HEMINGTON LANE	£39,683
DALEACRE AVENUE	£43,768

### Long Whatton

ADDRESS	NPV
BARNFIELD CLOSE	£28,130
THE GREEN	£31,024
MAIN STREET	£31,186
SMITHY LANE	£33,530
HATHERN ROAD	£35,443

### Newbold Coleorton

ADDRESS	NPV
WORTHINGTON LANE	£31,093
CLOUD HILL VIEW	£32,469

### Osgathorpe

ADDRESS	NPV
MAIN STREET	£25,509
DAWSONS ROAD	£28,359
ASHBY ROAD	£35,175

### Swannington

ADDRESS	NPV
WINDMILL VIEW	£31,765
FOAN HILL	£33,538
ST GEORGES HILL	£34,312

### Tonge

ADDRESS	NPV
PETERS CLOSE	£33,732

### Worthington

ADDRESS	NPV
ST MATTHEWS AVE	£28,307

### Housing Area Nine – Appleby

#### Appleby Magna

ADDRESS	NPV
PARKFIELD CRESCENT	£24,531
MEASHAM ROAD	£35,130

## Newton Burgoland

ADDRESS	NPV
THE GREEN	£8,439
DAMES LANE	£17,907
THE PINFOLD	£29,027

## Snarestone

ADDRESS	NPV
MAIN STREET	£21,738
QUARRY LANE	£30,165
MEASHAM ROAD	£40,676

## Swepstone

ADDRESS	NPV
MAIN STREET	£27,493

## Housing Area One – Coalville and Hugglescote

8.4 This housing area consists of 385 properties located in Coalville and Hugglescote.

The total 30 year capital investment requirement is:

- Decency £6,902,682
- Non- Decency £2,481,525
- Total £9,384,207

The average investment need per property equates to £24,374 over the 30 year period.

### COALVILLE: 274 Properties

	1	2	3	4	5	6	Totals
AVENUE ROAD	<b>18,955</b>	<b>101,350</b>	<b>99,171</b>	<b>64,500</b>	<b>168,100</b>	<b>149,500</b>	<b>601,576</b>
30 Properties	64,925	31,630	35,275	35,110	7,700	4,600	179,240
BAKEWELL COURT	<b>7,335</b>	<b>68,540</b>	<b>67,270</b>	<b>89,200</b>	<b>27,200</b>	<b>54,200</b>	<b>313,745</b>
17 Properties	23,840	11,800	6,075	7,750	0	0	49,465
BAKEWELL STREET	<b>1,910</b>	<b>20,730</b>	<b>18,070</b>	<b>27,100</b>	<b>5,800</b>	<b>15,700</b>	<b>89,310</b>
5 Properties	11,085	4,900	500	2,250	0	0	18,735
BARDON ROAD	<b>2,025</b>	<b>5,175</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>10,200</b>	<b>18,600</b>
1 Property	7,510	0	625	0	0	0	8,135
BLACKWOOD	<b>58,020</b>	<b>20,100</b>	<b>9,100</b>	<b>70,690</b>	<b>4,100</b>	<b>35,490</b>	<b>197,500</b>
10 Properties	36,850	2,550	2,300	300	1,200	4,900	48,100
BROUGHTON ST	<b>24,840</b>	<b>35,320</b>	<b>45,440</b>	<b>66,690</b>	<b>142,900</b>	<b>86,100</b>	<b>401,290</b>
23 Properties	78,655	12,350	24,825	17,690	7,900	2,550	143,970
BUCKINGHAM RD	<b>0</b>	<b>7,200</b>	<b>74,100</b>	<b>0</b>	<b>19,500</b>	<b>0</b>	<b>100,800</b>
6 Properties	5,615	11,180	4,200	4,500	1,320	0	26,815
CENTRAL COURT	<b>89,720</b>	<b>28,400</b>	<b>36,840</b>	<b>77,700</b>	<b>19,350</b>	<b>231,700</b>	<b>483,710</b>
29 Properties	202,940	14,470	40,400	24,500	109,660	21,000	412,970
CHARLES STREET	<b>25,850</b>	<b>14,500</b>	<b>12,600</b>	<b>40,350</b>	<b>14,450</b>	<b>45,300</b>	<b>153,050</b>
8 Properties	37,335	6,530	2,930	0	0	4,900	51,695
COLLEGE CLOSE	<b>4,800</b>	<b>2,000</b>	<b>0</b>	<b>92,050</b>	<b>17,600</b>	<b>30,900</b>	<b>147,350</b>

9 Properties	11,420	8,200	1,675	0	110	660	22,065
HIGHFIELD ST	<b>0</b>	<b>6,900</b>	<b>0</b>	<b>10,700</b>	<b>1,500</b>	<b>14,200</b>	<b>33,300</b>
2 Properties	10,070	1,500	250	0	0	2,000	13,820
KING STREET	<b>14,100</b>	<b>28,865</b>	<b>14,650</b>	<b>12,800</b>	<b>44,100</b>	<b>40,800</b>	<b>153,315</b>
9 Properties	18,755	2,100	25,705	750	0	0	47,310
MARGARET ST	<b>33,885</b>	<b>72,550</b>	<b>19,431</b>	<b>58,100</b>	<b>31,400</b>	<b>94,750</b>	<b>310,116</b>
18 Properties	29,985	22,820	14,740	3,700	0	0	71,245
MARLB'GH FL	<b>20,520</b>	<b>41,600</b>	<b>20,100</b>	<b>24,400</b>	<b>55,840</b>	<b>30,600</b>	<b>193,060</b>
9 Properties	8,735	13,530	13,185	1,500	0	300	37,250
MEADOW LANE	<b>29,675</b>	<b>42,555</b>	<b>18,525</b>	<b>89,550</b>	<b>28,050</b>	<b>26,395</b>	<b>234,750</b>
12 Properties	69,305	2,300	4,380	0	300	5,600	81,885
NEW STREET	<b>2,600</b>	<b>19,750</b>	<b>6,400</b>	<b>11,400</b>	<b>4,100</b>	<b>10,700</b>	<b>54,950</b>
23 Properties	7,560	900	5,150	0	0	1,350	14,960
OXFORD STREET	<b>9,110</b>	<b>24,610</b>	<b>7,050</b>	<b>34,850</b>	<b>4,550</b>	<b>8,900</b>	<b>89,070</b>
4 Properties	16,475	2,160	5,600	0	0	0	24,235
PARK ROAD	<b>1,310</b>	<b>2,750</b>	<b>9,650</b>	<b>3,500</b>	<b>0</b>	<b>3,800</b>	<b>21,010</b>
1 Property	525	0	3,160	910	750	0	5,345
PRINCE STREET	<b>0</b>	<b>16,775</b>	<b>7,600</b>	<b>12,800</b>	<b>12,200</b>	<b>23,400</b>	<b>72,775</b>
4 Properties	13,150	2,600	5,925	0	0	0	21,675
QUEEN STREET	<b>16,200</b>	<b>34,050</b>	<b>31,890</b>	<b>0</b>	<b>21,200</b>	<b>77,300</b>	<b>180,640</b>
9 Properties	29,860	3,750	13,800	1,450	750	0	49,610
RAVENSTONE RD	<b>30,730</b>	<b>18,700</b>	<b>59,300</b>	<b>125,250</b>	<b>45,300</b>	<b>39,000</b>	<b>318,280</b>
17 Properties	29,210	10,250	49,965	6,150	6,160	11,000	112,735
SHARPLEY AVE	<b>61,850</b>	<b>72,250</b>	<b>40,570</b>	<b>40,150</b>	<b>32,500</b>	<b>102,750</b>	<b>350,070</b>
17 Properties	54,945	9,400	21,045	2,150	0	0	87,540
WESTERN AVE	<b>54,750</b>	<b>50,200</b>	<b>18,510</b>	<b>63,800</b>	<b>23,100</b>	<b>15,800</b>	<b>226,160</b>
13 Properties	14,650	0	55,130	750	1,400	0	71,930
WYGGESTON RD	<b>4,400</b>	<b>39,390</b>	<b>14,140</b>	<b>25,500</b>	<b>12,300</b>	<b>66,200</b>	<b>161,930</b>
9 Properties	27,230	0	17,925	5,825	0	0	50,980

**HUGGLESCOTE: 111 Properties**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
FAIRFIELD COURT	<b>162,000</b>	<b>4,800</b>	<b>128,675</b>	<b>136,500</b>	<b>63,725</b>	<b>107,100</b>	<b>602,800</b>
36 Properties	83,345	23,285	70,065	250	117,000	10,600	304,545
ST MARYS AVENUE	<b>4,500</b>	<b>379,650</b>	<b>106,800</b>	<b>351,050</b>	<b>85,000</b>	<b>95,350</b>	<b>1,022,350</b>
50 Properties	237,080	78,575	1,125	0	0	0	316,780
ST MARYS COURT	<b>74,200</b>	<b>0</b>	<b>21,350</b>	<b>123,950</b>	<b>55,525</b>	<b>43,000</b>	<b>318,025</b>
19 Properties	39,230	7,785	44,550	0	76,000	23,000	190,565
STATION ROAD	<b>2,300</b>	<b>13,950</b>	<b>0</b>	<b>8,700</b>	<b>15,800</b>	<b>12,400</b>	<b>53,150</b>
6 Properties	14,900	675	250	0	0	2,100	17,925

8.5 In 2014-15 there were 41 void properties that became available in Coalville and 10 in Hugglescote that generated 2,233 and 29 bids respectively. Demand for this area is therefore extremely positive.

8.6 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Coalville	Hugglescote
1 Bed Bungalow	199	N/A
1 Bed Flat	520	18
2 Bed Bungalow	208	10
2 Bed Flat	200	1
2 Bed House	648	N/A
2 Bed Maisonette	25	N/A
3 Bed Bungalow	10	N/A
3 Bed House	376	N/A
3 Bed Maisonette	3	N/A
3 Bed Parlour House	21	N/A
Studio Flat	23	N/A
<b>Total</b>	<b>2,233</b>	<b>29</b>

### Housing Area Two – Greenhill

8.7 This housing area consists of 704 properties located in Greenhill (including Linford and Verdon Crescents).

8.8 The total 30 year capital investment requirement is:

- Decency £14,852,136
- Non- Decency £3,530,685
- Total £18,382,821

8.9 The average investment need per property equates to £26,112 over the 30 year period.

### GREENHILL: 704 properties

	1	2	3	4	5	6	Totals
BEACON CRESCENT	<b>109,875</b>	<b>54,600</b>	<b>29,700</b>	<b>65,100</b>	<b>127,500</b>	<b>62,200</b>	<b>448,975</b>
22 Properties	72,680	10,640	7,700	0	2,500	1,400	94,920
BLACKBROOK COURT	<b>27,225</b>	<b>129,925</b>	<b>46,100</b>	<b>112,850</b>	<b>107,800</b>	<b>100,000</b>	<b>523,900</b>
25 Properties	27,955	16,605	4,075	110	0	2,800	51,545
BLACKBROOK DRIVE	<b>16,350</b>	<b>3,600</b>	<b>11,400</b>	<b>18,900</b>	<b>25,750</b>	<b>21,600</b>	<b>97,600</b>
5 Properties	7,395	2,500	1,075	700	2,100	0	13,770
BRADGATE DRIVE	<b>819,131</b>	<b>472,800</b>	<b>271,145</b>	<b>316,450</b>	<b>470,100</b>	<b>374,100</b>	<b>2,723,726</b>

120 Properties	482,235	52,225	18,050	6,100	4,250	10,170	573,030
CHARNBOROUGH ROAD	<b>33,056</b>	<b>25,350</b>	<b>6,900</b>	<b>31,600</b>	<b>14,350</b>	<b>29,900</b>	<b>141,156</b>
7 Properties	25,610	0	2,475	400	2,260	3,500	34,245
CHESTNUT GROVE	<b>62,498</b>	<b>30,690</b>	<b>45,440</b>	<b>82,800</b>	<b>32,900</b>	<b>62,600</b>	<b>316,928</b>
16 Properties	58,485	6,045	3,600	1,500	0	7,700	77,330
CLARKE ROAD	<b>83,545</b>	<b>93,700</b>	<b>22,800</b>	<b>79,800</b>	<b>93,500</b>	<b>87,600</b>	<b>460,945</b>
20 Properties	80,380	825	1,975	0	0	1,400	84,580
CROPSTON DRIVE	<b>231,565</b>	<b>315,225</b>	<b>136,450</b>	<b>301,250</b>	<b>52,250</b>	<b>255,200</b>	<b>1,291,940</b>
56 Properties	255,600	12,390	29,900	6,705	220	630	305,445
GARENDON ROAD	<b>155,800</b>	<b>62,025</b>	<b>50,800</b>	<b>95,650</b>	<b>98,500</b>	<b>104,550</b>	<b>567,325</b>
25 Properties	102,060	1,800	4,415	600	0	2,800	111,675
GREENACRE	<b>185,230</b>	<b>88,921</b>	<b>10,450</b>	<b>55,925</b>	<b>2,300</b>	<b>0</b>	<b>342,826</b>
21 Properties	146,385	33,050	23,450	0	0	0	202,885
GREENHILL ROAD	<b>6,250</b>	<b>21,700</b>	<b>2,000</b>	<b>6,500</b>	<b>0</b>	<b>14,600</b>	<b>51,050</b>
3 Properties	22,685	750	250	0	0	0	23,685
HALLGATE	<b>79,550</b>	<b>22,500</b>	<b>56,700</b>	<b>65,300</b>	<b>77,300</b>	<b>52,100</b>	<b>353,450</b>
18 Properties	54,145	7,100	12,675	2,100	1,120	750	77,890
HAMILTON ROAD	<b>48,920</b>	<b>93,740</b>	<b>79,465</b>	<b>66,785</b>	<b>42,100</b>	<b>82,500</b>	<b>413,510</b>
24 Properties	83,015	700	2,125	0	1,700	7,900	95,440
HASLYN WALK	<b>99,595</b>	<b>49,360</b>	<b>50,785</b>	<b>177,200</b>	<b>134,150</b>	<b>116,500</b>	<b>627,590</b>
34 Properties	105,305	250	12,350	2,150	2,050	10,500	132,605
LINFORD CRESCENT	<b>59,330</b>	<b>259,090</b>	<b>519,090</b>	<b>440,975</b>	<b>282,075</b>	<b>180,900</b>	<b>1,741,460</b>
94 Properties	302,955	77,585	11,375	18,675	20,700	0	431,290
LONGCLIFFE ROAD	<b>34,300</b>	<b>7,500</b>	<b>7,900</b>	<b>33,700</b>	<b>52,350</b>	<b>34,300</b>	<b>170,050</b>
9 Properties	23,350	0	1,000	0	4,200	2,100	30,650
MAPLEWELL	<b>27,525</b>	<b>4,800</b>	<b>27,300</b>	<b>12,900</b>	<b>79,950</b>	<b>191,250</b>	<b>343,725</b>
19 Properties	88,780	6,900	7,175	750	12,650	13,350	129,605
NORTHFIELD DRIVE	<b>168,734</b>	<b>91,520</b>	<b>63,170</b>	<b>293,380</b>	<b>42,240</b>	<b>200,100</b>	<b>859,144</b>
42 Properties	197,765	7,400	8,800	1,900	0	25,200	241,065
PELDAR PLACE	<b>45,409</b>	<b>34,800</b>	<b>19,500</b>	<b>95,800</b>	<b>42,850</b>	<b>34,400</b>	<b>272,759</b>
14 Properties	67,690	10,030	6,100	2,400	400	8,200	94,820
QUORN CRESCENT	<b>43,435</b>	<b>21,450</b>	<b>18,250</b>	<b>67,300</b>	<b>10,680</b>	<b>68,390</b>	<b>229,505</b>
12 Properties	38,000	15,685	5,125	4,200	700	8,300	72,010
ROWAN AVENUE	<b>51,485</b>	<b>21,400</b>	<b>24,500</b>	<b>78,000</b>	<b>25,500</b>	<b>30,100</b>	<b>230,985</b>
12 Properties	51,890	5,500	1,950	5,790	0	3,500	68,630
SMITH CRESCENT	<b>123,075</b>	<b>151,700</b>	<b>47,700</b>	<b>73,200</b>	<b>49,800</b>	<b>72,950</b>	<b>518,425</b>
24 Properties	87,880	13,245	1,225	0	0	6,300	108,650
ST IVES	<b>76,900</b>	<b>26,600</b>	<b>44,440</b>	<b>60,000</b>	<b>59,400</b>	<b>67,900</b>	<b>335,240</b>
17 Properties	63,290	1,850	13,250	0	300	0	78,690
SWITHLAND ROAD	<b>51,575</b>	<b>13,500</b>	<b>32,600</b>	<b>20,500</b>	<b>38,250</b>	<b>38,000</b>	<b>194,425</b>
9 Properties	30,690	9,150	1,900	700	0	0	42,440
VERDON CRESCENT	<b>12,445</b>	<b>112,410</b>	<b>301,050</b>	<b>261,900</b>	<b>88,500</b>	<b>75,100</b>	<b>851,405</b>
42 Properties	129,435	43,715	15,810	5,000	11,550	3,300	208,810
WATERWORKS ROAD	<b>600</b>	<b>30,765</b>	<b>1,200</b>	<b>1,765</b>	<b>4,400</b>	<b>18,800</b>	<b>57,530</b>
3 Properties	11,990	3,050	825	400	0	0	16,265
WILLN CLOSE	<b>111,750</b>	<b>13,525</b>	<b>23,200</b>	<b>68,100</b>	<b>85,500</b>	<b>85,850</b>	<b>387,925</b>
17 Properties	43,740	700	1,975	140	0	0	46,555
WOODHOUSE ROAD	<b>68,337</b>	<b>50,000</b>	<b>17,100</b>	<b>117,400</b>	<b>22,400</b>	<b>23,400</b>	<b>298,637</b>
14 Properties	66,360	2,550	1,550	4,000	0	7,700	82,160

8.10 In 2014-15 there were 16 void properties that became available in Greenhill that generated 828 bids. Demand for this area is therefore extremely positive.

8.11 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Greenhill
1 Bed Bungalow	90
1 Bed Flat	41
2 Bed Bungalow	169
2 Bed Flat	14
2 Bed House	144
3 Bed House	300
3 Bed Parlour House	70
<b>Total</b>	<b>828</b>

### **Housing Area Three – Ashby**

8.12 This housing area consists of 504 properties located in Ashby.

8.13 The total 30 year capital investment requirement is:

- Decency £10,671,016
- Non- Decency £3,394,410
- Total £14,065,426

8.14 The average investment need per property equates to £27,907 over the 30 year period.

#### **ASHBY-DE-LA-ZOUCH: 504 Properties**

	1	2	3	4	5	6	Totals
ABBEY CLOSE	<b>114,790</b>	<b>54,520</b>	<b>46,900</b>	<b>108,800</b>	<b>94,600</b>	<b>97,800</b>	<b>517,410</b>
25 Properties	109,265	30,615	15,975	4,500	750	2,600	163,705
ABBEY DRIVE	<b>102,110</b>	<b>147,415</b>	<b>168,520</b>	<b>164,530</b>	<b>144,600</b>	<b>198,350</b>	<b>925,525</b>
45 Properties	191,515	115,775	24,810	17,050	1,000	16,800	366,950
ATKINSON ROAD	<b>21,315</b>	<b>10,825</b>	<b>12,950</b>	<b>12,550</b>	<b>7,600</b>	<b>19,200</b>	<b>84,440</b>
5 Properties	24,260	7,100	1,075	0	0	2,100	34,535
BAKER AVENUE	<b>32,780</b>	<b>157,745</b>	<b>58,170</b>	<b>47,900</b>	<b>90,960</b>	<b>74,550</b>	<b>462,105</b>
20 Properties	102,385	21,110	17,140	3,895	9,100	300	153,930
BOWKER CRESCENT	<b>10,335</b>	<b>11,500</b>	<b>0</b>	<b>0</b>	<b>6,500</b>	<b>14,100</b>	<b>42,435</b>
2 Properties	10,060	1,400	1,625	0	0	0	13,085
BRIDGE PLACE	<b>700</b>	<b>28,695</b>	<b>25,900</b>	<b>10,800</b>	<b>34,900</b>	<b>10,700</b>	<b>111,695</b>
6 Properties	14,075	25,270	1,750	0	0	0	41,095
BURTON ROAD	<b>17,710</b>	<b>36,960</b>	<b>57,325</b>	<b>26,800</b>	<b>32,500</b>	<b>47,500</b>	<b>218,795</b>
11 Properties	46,470	20,240	6,125	0	9,450	0	82,285
CLARIDGE PLACE	<b>14,800</b>	<b>15,600</b>	<b>22,000</b>	<b>146,600</b>	<b>188,300</b>	<b>102,700</b>	<b>490,000</b>
27 Properties	43,135	0	2,625	0	4,500	0	50,260

CLIFTON AVENUE	<b>4,700</b>	<b>21,400</b>	<b>8,400</b>	<b>9,400</b>	<b>53,650</b>	<b>47,050</b>	<b>144,600</b>
7 Properties	32,360	11,105	10,850	5,545	3,000	0	62,860
DERBY ROAD	<b>0</b>	<b>1,200</b>	<b>0</b>	<b>6,700</b>	<b>600</b>	<b>8,150</b>	<b>16,650</b>
1 Property	2,355	0	125	0	0	750	3,230
GRIFFITH GARDENS	<b>5,980</b>	<b>67,805</b>	<b>15,540</b>	<b>15,300</b>	<b>39,100</b>	<b>31,700</b>	<b>175,425</b>
8 Properties	36,570	3,795	4,075	750	0	0	45,190
HOLYWELL AVENUE	<b>14,750</b>	<b>34,700</b>	<b>15,300</b>	<b>51,100</b>	<b>100,800</b>	<b>105,350</b>	<b>322,000</b>
16 Properties	66,005	31,770	11,575	4,910	9,000	3,340	126,600
HOOD COURT	<b>26,245</b>	<b>7,325</b>	<b>71,030</b>	<b>134,010</b>	<b>112,800</b>	<b>163,100</b>	<b>514,510</b>
31 Properties	91,565	32,775	61,000	14,250	93,000	40,950	333,540
INGLE DRIVE	<b>69,910</b>	<b>31,920</b>	<b>77,885</b>	<b>118,700</b>	<b>47,500</b>	<b>91,300</b>	<b>437,215</b>
22 Properties	104,300	38,605	14,575	2,150	0	17,330	176,960
IVANHOE DRIVE	<b>36,165</b>	<b>14,685</b>	<b>13,900</b>	<b>63,100</b>	<b>67,550</b>	<b>48,900</b>	<b>244,300</b>
13 Properties	87,900	17,210	8,725	0	400	9,100	123,335
KING GEORGE AVENUE	<b>2,750</b>	<b>19,300</b>	<b>0</b>	<b>13,800</b>	<b>57,750</b>	<b>40,250</b>	<b>133,850</b>
7 Properties	31,860	19,930	4,725	0	1,500	0	58,015
MILL BANK	<b>66,545</b>	<b>169,905</b>	<b>41,341</b>	<b>61,500</b>	<b>120,900</b>	<b>163,300</b>	<b>623,491</b>
26 Properties	135,830	17,540	12,160	3,180	1,720	700	171,130
MOIRA ROAD	<b>0</b>	<b>1,200</b>	<b>9,200</b>	<b>0</b>	<b>21,455</b>	<b>6,250</b>	<b>38,105</b>
2 Properties	9,825	3,200	2,100	1,200	700	700	17,725
MORETON WALK	<b>44,310</b>	<b>97,780</b>	<b>10,600</b>	<b>33,800</b>	<b>40,200</b>	<b>39,050</b>	<b>265,740</b>
11 Properties	55,510	500	625	710	0	0	57,345
MUSSON DRIVE	<b>3,500</b>	<b>33,700</b>	<b>7,650</b>	<b>25,700</b>	<b>13,700</b>	<b>21,400</b>	<b>105,650</b>
5 Properties	17,660	1,400	4,390	0	0	2,100	25,550
NORTHFIELDS	<b>15,900</b>	<b>13,200</b>	<b>13,200</b>	<b>74,025</b>	<b>86,600</b>	<b>59,050</b>	<b>261,975</b>
15 Properties	54,400	21,920	16,020	2,590	8,250	9,100	112,280
PITHIVIERS CLOSE	<b>18,210</b>	<b>76,940</b>	<b>266,940</b>	<b>309,600</b>	<b>359,260</b>	<b>190,400</b>	<b>1,221,350</b>
56 Properties	217,730	32,425	11,720	6,700	0	0	268,575
PRESTOP DRIVE	<b>110,575</b>	<b>51,245</b>	<b>80,730</b>	<b>74,850</b>	<b>51,085</b>	<b>86,000</b>	<b>454,485</b>
11 Properties	119,275	4,000	13,650	2,650	0	7,700	147,275
RIDGWAY ROAD	<b>247,570</b>	<b>288,025</b>	<b>203,090</b>	<b>152,800</b>	<b>146,250</b>	<b>109,000</b>	<b>1,146,735</b>
56 Properties	197,470	31,765	46,575	7,060	0	3,500	286,370
SMEDLEY CLOSE	<b>44,400</b>	<b>79,650</b>	<b>36,150</b>	<b>59,200</b>	<b>65,700</b>	<b>25,700</b>	<b>310,800</b>
16 Properties	84,540	2,150	11,880	0	700	0	99,270
SMISBY ROAD	<b>0</b>	<b>1,200</b>	<b>1,200</b>	<b>105</b>	<b>15,400</b>	<b>25,000</b>	<b>42,905</b>
2 Properties	7,220	5,100	375	1,500	1,500	400	16,095
STALEY AVENUE	<b>40,810</b>	<b>83,870</b>	<b>53,800</b>	<b>69,500</b>	<b>183,620</b>	<b>50,200</b>	<b>481,800</b>
28 Properties	69,370	3,000	84,500	7,655	3,500	750	168,775
TAMWORTH ROAD	<b>3,500</b>	<b>4,450</b>	<b>7,635</b>	<b>0</b>	<b>2,300</b>	<b>2,300</b>	<b>20,185</b>
1 Property	5,685	700	750	750	0	0	7,885
WESTFIELD AVENUE	<b>51,125</b>	<b>46,800</b>	<b>85,625</b>	<b>83,250</b>	<b>32,200</b>	<b>79,500</b>	<b>378,500</b>
20 Properties	97,555	4,000	15,600	750	660	13,300	131,865
WESTFIELD TERRACE	<b>23,490</b>	<b>8,020</b>	<b>13,350</b>	<b>6,700</b>	<b>2,400</b>	<b>21,600</b>	<b>75,560</b>
3 Properties	16,615	0	250	0	0	0	16,865
WILFRED PLACE	<b>900</b>	<b>6,000</b>	<b>20,840</b>	<b>23,225</b>	<b>63,700</b>	<b>25,600</b>	<b>140,265</b>
6 Properties	14,825	8,065	2,620	5,420	900	0	31,830

8.15 In 2014-15 there were 45 void properties that became available in Ashby that generated 1,959 bids. Demand for this area is therefore extremely positive.

8.16 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Ashby
1 Bed Bungalow	179
1 Bed Flat	142
1 Bed House	555
2 Bed Bungalow	260
2 Bed Flat	71
2 Bed House	346
3 Bed House	318
3 Bed Parlour House	63
4 Bed House	15
<b>Total</b>	<b>1,959</b>

### **Housing Area Four – Whitwick and Thringstone**

8.17 This housing area consists of 587 properties located in Normanton Le Heath, Packington, Ravenstone, Thringstone and Whitwick.

8.18 The total 30 year capital investment requirement is:

- Decency £12,114,893
- Non- Decency £3,365,030
- Total £15,479,923

8.19 The average investment need per property equates to £26,371 over the 30 year period.

#### **NORMANTON LE HEATH: 6 Properties**

	1	2	3	4	5	6	Totals
MAIN STREET	<b>31,700</b>	<b>19,200</b>	<b>12,175</b>	<b>24,000</b>	<b>9,000</b>	<b>17,200</b>	<b>113,275</b>
6 Properties	32,665	1,650	3,625	0	0	0	37,940

#### **PACKINGTON: 4 Properties**

	1	2	3	4	5	6	Totals
NORMANTON ROAD	<b>5,905</b>	<b>19,950</b>	<b>1,800</b>	<b>2,000</b>	<b>11,400</b>	<b>15,600</b>	<b>56,655</b>
3 Properties	13,910	2,875	250	0	0	1,400	18,435
SPRING LANE	<b>3,010</b>	<b>4,700</b>	<b>0</b>	<b>10,950</b>	<b>0</b>	<b>4,500</b>	<b>23,160</b>
1 Property	6,825	0	425	0	0	0	7,250

#### **RAVENSTONE: 59 Properties**

	1	2	3	4	5	6	Totals
JENNY LANE	<b>10,685</b>	<b>12,800</b>	<b>1,200</b>	<b>27,500</b>	<b>3,700</b>	<b>11,100</b>	<b>66,985</b>
4 Properties	26,945	900	375	0	0	0	28,220
LEICESTER ROAD	<b>8,525</b>	<b>25,665</b>	<b>4,400</b>	<b>0</b>	<b>4,800</b>	<b>45,100</b>	<b>88,490</b>
2 Properties	26,785	6,800	5,875	0	0	400	39,860
RAVENSLEA	<b>192,915</b>	<b>136,400</b>	<b>33,925</b>	<b>190,500</b>	<b>118,850</b>	<b>242,825</b>	<b>915,415</b>
48 Properties	208,520	22,500	6,930	2,835	1,900	18,500	261,185

WASH LANE	<b>17,260</b>	<b>10,700</b>	<b>15,770</b>	<b>23,700</b>	<b>4,100</b>	<b>15,300</b>	<b>86,830</b>
5 Properties	34,585	475	2,205	2,300	0	0	39,565

#### THRINGSTONE: 199 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
CLYDE COURT	<b>26,500</b>	<b>99,000</b>	<b>27,050</b>	<b>42,200</b>	<b>13,800</b>	<b>43,900</b>	<b>252,450</b>
12 Properties	51,535	17,680	1,250	3,000	0	0	73,465
DALKEITH WALK	<b>20,630</b>	<b>91,050</b>	<b>31,170</b>	<b>37,900</b>	<b>19,300</b>	<b>33,100</b>	<b>233,150</b>
12 Properties	50,950	7,175	2,470	4,750	0	0	65,345
ELGIN WALK	<b>15,150</b>	<b>57,600</b>	<b>20,500</b>	<b>31,800</b>	<b>7,600</b>	<b>28,500</b>	<b>161,150</b>
8 Properties	39,170	0	375	0	0	0	39,545
GRACEDIEU ROAD	<b>22,440</b>	<b>3,600</b>	<b>9,000</b>	<b>6,900</b>	<b>17,700</b>	<b>46,500</b>	<b>106,140</b>
6 Properties	18,675	10,700	625	0	0	0	30,000
HENSONS LANE	<b>57,875</b>	<b>125,270</b>	<b>63,100</b>	<b>177,750</b>	<b>59,200</b>	<b>128,250</b>	<b>611,445</b>
31 Properties	239,965	30,020	16,685	1,900	0	0	288,570
KELSO COURT	<b>31,535</b>	<b>53,805</b>	<b>29,900</b>	<b>80,625</b>	<b>57,900</b>	<b>68,700</b>	<b>322,465</b>
18 Properties	33,420	1,935	3,825	325	0	0	39,506
LOUGHBOROUGH ROAD	<b>90,940</b>	<b>115,545</b>	<b>56,312</b>	<b>127,500</b>	<b>154,850</b>	<b>67,200</b>	<b>612,347</b>
32 Properties	138,815	18,075	2,700	110	1,350	0	161,050
MAIN STREET	<b>9,300</b>	<b>9,900</b>	<b>11,240</b>	<b>30,575</b>	<b>40,350</b>	<b>44,875</b>	<b>146,240</b>
8 Properties	30,220	7,005	6,750	1,320	550	150	45,995
MELROSE ROAD	<b>55,605</b>	<b>513,300</b>	<b>101,750</b>	<b>205,600</b>	<b>72,400</b>	<b>127,000</b>	<b>1,075,655</b>
50 Properties	280,160	11,410	6,300	6,750	0	0	304,620
SHREWSBURY WALK	<b>41,145</b>	<b>166,700</b>	<b>39,335</b>	<b>81,200</b>	<b>27,300</b>	<b>69,400</b>	<b>425,080</b>
22 Properties	93,220	500	2,125	2,250	400	0	98,495

#### WHITWICK: 319 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
BEAUMONT ROAD	<b>74,205</b>	<b>36,640</b>	<b>39,430</b>	<b>107,160</b>	<b>98,700</b>	<b>79,700</b>	<b>435,835</b>
20 Properties	90,385	17,750	9,750	4,200	1,980	0	124,065
BIRCH AVENUE	<b>30,050</b>	<b>26,000</b>	<b>6,640</b>	<b>600</b>	<b>25,150</b>	<b>13,900</b>	<b>102,340</b>
5 Properties	28,085	5,260	1,375	3,000	3,000	0	40,720
BONCHURCH CLOSE	<b>10,820</b>	<b>52,920</b>	<b>89,100</b>	<b>143,950</b>	<b>31,600</b>	<b>77,050</b>	<b>405,440</b>
23 Properties	85,105	8,200	2,000	9,200	700	0	105,205
BONCHURCH ROAD	<b>3,320</b>	<b>33,685</b>	<b>14,300</b>	<b>23,600</b>	<b>4,600</b>	<b>19,000</b>	<b>98,505</b>
6 Properties	9,335	2,320	2,480	6,300	2,100	0	22,535
CHURCH LANE	<b>30,800</b>	<b>59,925</b>	<b>7,900</b>	<b>61,350</b>	<b>15,925</b>	<b>69,000</b>	<b>244,900</b>
11 Properties	43,665	1,680	8,970	0	2,640	3,520	60,475
GEORGE STREET	<b>77,345</b>	<b>78,965</b>	<b>52,275</b>	<b>97,080</b>	<b>45,975</b>	<b>124,100</b>	<b>475,740</b>
26 Properties	102,195	40,645	11,345	5,095	775	8,795	168,850
GREEN LANE	<b>3,350</b>	<b>1,200</b>	<b>3,250</b>	<b>0</b>	<b>7,400</b>	<b>2,200</b>	<b>17,400</b>
1 Property	3,140	0	825	0	0	400	4,365
HALL LANE	<b>64,890</b>	<b>53,940</b>	<b>76,895</b>	<b>52,385</b>	<b>127,500</b>	<b>139,955</b>	<b>515,565</b>
27 Properties	108,955	36,135	13,040	4,630	800	3,020	166,580
HASTINGS AVENUE	<b>35,855</b>	<b>22,715</b>	<b>42,600</b>	<b>30,950</b>	<b>13,300</b>	<b>40,800</b>	<b>186,220</b>
9 Properties	26,240	6,690	2,745	700	110	0	36,485
HERMITAGE COURT	<b>23,570</b>	<b>33,900</b>	<b>56,610</b>	<b>60,065</b>	<b>94,100</b>	<b>45,400</b>	<b>313,645</b>
19 Properties	29,370	350	21,360	2,980	0	2,000	56,060
HOLLY HAYES ROAD	<b>74,080</b>	<b>17,325</b>	<b>31,570</b>	<b>69,050</b>	<b>7,100</b>	<b>75,850</b>	<b>274,975</b>
13 Properties	71,285	6,130	7,185	6,250	0	1,690	92,540
HOWE COURT	<b>60,450</b>	<b>61,200</b>	<b>38,800</b>	<b>155,150</b>	<b>22,400</b>	<b>91,275</b>	<b>429,275</b>

23 Properties	55,035	2,870	25,065	0	0	0	82,970
HOWE ROAD	<b>4,450</b>	<b>3,850</b>	<b>2,000</b>	<b>13,400</b>	<b>3,100</b>	<b>7,625</b>	<b>34,425</b>
2 Properties	4,040	0	250	0	0	0	4,290
LEICESTER ROAD	<b>13,125</b>	<b>32,065</b>	<b>28,945</b>	<b>45,775</b>	<b>49,500</b>	<b>36,500</b>	<b>205,910</b>
10 Properties	43,590	6,770	850	1,460	0	4,000	56,670
PARK VIEW	<b>20,631</b>	<b>0</b>	<b>0</b>	<b>80,900</b>	<b>82,150</b>	<b>335,600</b>	<b>519,281</b>
31 Properties	157,870	46,500	38,615	93,000	0	0	335,985
SILVER STREET	<b>11,800</b>	<b>16,300</b>	<b>23,500</b>	<b>16,100</b>	<b>63,400</b>	<b>21,900</b>	<b>153,000</b>
8 Properties	22,450	5,670	750	0	0	0	28,870
SMITH COURT	<b>132,700</b>	<b>15,000</b>	<b>32,200</b>	<b>6,500</b>	<b>7,300</b>	<b>53,400</b>	<b>247,100</b>
14 Properties	30,115	315	2,265	0	0	0	32,695
ST BERNARDS ROAD	<b>156,810</b>	<b>46,155</b>	<b>64,260</b>	<b>215,350</b>	<b>27,600</b>	<b>150,000</b>	<b>660,175</b>
31 Properties	134,240	35,560	13,400	3,750	1,060	600	188,610
TALBOT STREET	<b>18,700</b>	<b>7,200</b>	<b>420</b>	<b>6,400</b>	<b>41,200</b>	<b>35,500</b>	<b>109,420</b>
6 Properties	22,980	4,800	2,795	0	400	1,510	32,485
THE PINES	<b>13,480</b>	<b>42,105</b>	<b>124,100</b>	<b>165,000</b>	<b>36,900</b>	<b>95,700</b>	<b>477,285</b>
27 Properties	100,590	10,765	2,725	0	0	0	114,080
VICARAGE STREET	<b>540</b>	<b>11,200</b>	<b>12,900</b>	<b>18,500</b>	<b>37,300</b>	<b>24,400</b>	<b>104,840</b>
6 Properties	24,065	4,110	3,275	0	0	0	31,450

8.20 In 2014-15 there were 4 void properties that became available in Ravenstone, 48 in Thringstone and 8 in Whitwick that generated 78, 287 and 343 bids respectively. Demand for this area is therefore extremely positive.

8.21 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Ravenstone	Thringstone	Whitwick
1 Bed Bungalow	N/A	46	11
1 Bed Flat	N/A	62	110
2 Bed Bungalow	N/A	N/A	41
2 Bed Flat	N/A	103	29
2 Bed House	55	N/A	26
3 Bed House	N/A	76	91
3 Bed Parlour House	23	N/A	35
<b>Total</b>	<b>78</b>	<b>287</b>	<b>343</b>

## Housing Area Five – Measham

8.22 This housing area consists of 333 properties located in Measham.

8.23 The total 30 year capital investment requirement is:

- Decency £6,907,476
- Non- Decency £1,833,825
- Total £8,741,301

8.24 The average investment need per property equates to £26,250 over the 30 year period.

<b>MEASHAM: 333 Properties</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
<b>BUZZARD CLOSE</b>	<b>8,145</b>	<b>46,025</b>	<b>163,250</b>	<b>77,900</b>	<b>51,600</b>	<b>33,200</b>	<b>380,120</b>
19 Properties	41,235	14,650	40,175	350	400	0	96,810
<b>DYSONS CLOSE</b>	<b>168,710</b>	<b>408,875</b>	<b>255,160</b>	<b>399,420</b>	<b>166,700</b>	<b>370,700</b>	<b>1,769,565</b>
93 Properties	404,610	37,000	27,840	10,880	4,900	18,510	503,740
<b>EAGLE CLOSE</b>	<b>8,055</b>	<b>63,925</b>	<b>248,550</b>	<b>119,300</b>	<b>54,600</b>	<b>47,100</b>	<b>541,530</b>
25 Properties	44,180	13,100	65,680	1,500	800	0	125,260
<b>HIGH STREET</b>	<b>3,150</b>	<b>14,230</b>	<b>9,675</b>	<b>8,650</b>	<b>9,700</b>	<b>15,300</b>	<b>60,705</b>
3 Properties	7,110	3,550	6,450	0	250	750	18,110
<b>MALLARD CLOSE</b>	<b>2,400</b>	<b>33,975</b>	<b>78,900</b>	<b>53,100</b>	<b>23,500</b>	<b>15,700</b>	<b>207,575</b>
10 Properties	13,040	7,100	30,500	1,150	400	0	52,190
<b>NEW STREET</b>	<b>49,235</b>	<b>82,186</b>	<b>41,580</b>	<b>109,400</b>	<b>64,600</b>	<b>136,800</b>	<b>483,801</b>
18 Properties	55,020	25,375	45,330	3,000	2,750	0	131,475
<b>NORTH WALK</b>	<b>15,010</b>	<b>34,800</b>	<b>5,110</b>	<b>32,150</b>	<b>9,600</b>	<b>47,450</b>	<b>144,120</b>
7 Properties	34,090	2,050	12,845	750	375	800	50,910
<b>PEREGRINE CLOSE</b>	<b>0</b>	<b>38,000</b>	<b>84,800</b>	<b>53,600</b>	<b>24,000</b>	<b>24,600</b>	<b>225,000</b>
10 Properties	15,525	11,150	29,755	0	0	0	56,430
<b>PINTAIL COURT</b>	<b>0</b>	<b>14,675</b>	<b>28,900</b>	<b>38,800</b>	<b>13,300</b>	<b>3,400</b>	<b>99,075</b>
6 Properties	7,490	2,780	4,415	0	0	0	14,685
<b>PIPIT CLOSE</b>	<b>0</b>	<b>15,525</b>	<b>71,700</b>	<b>18,100</b>	<b>14,700</b>	<b>32,500</b>	<b>152,525</b>
8 Properties	9,745	7,975	10,250	750	0	0	28,720
<b>QUEENSWAY HOUSE</b>	<b>107,405</b>	<b>64,770</b>	<b>18,900</b>	<b>22,700</b>	<b>14,000</b>	<b>2,200</b>	<b>229,975</b>
14 Properties	76,690	12,275	54,500	0	0	0	143,465
<b>RAILWAY TERRACE</b>	<b>5,625</b>	<b>3,625</b>	<b>10,100</b>	<b>28,000</b>	<b>7,400</b>	<b>19,600</b>	<b>74,350</b>
4 Properties	19,250	0	500	0	1,800	0	21,550
<b>RAVEN CLOSE</b>	<b>0</b>	<b>15,550</b>	<b>40,000</b>	<b>36,300</b>	<b>16,400</b>	<b>17,400</b>	<b>125,650</b>
6 Properties	8,405	8,100	12,100	0	400	0	29,005
<b>SISKIN CLOSE</b>	<b>0</b>	<b>33,275</b>	<b>83,450</b>	<b>45,000</b>	<b>16,000</b>	<b>9,100</b>	<b>186,825</b>
9 Properties	5,900	9,400	27,425	0	1,170	0	43,895
<b>SKYLARK CLOSE</b>	<b>25,900</b>	<b>22,175</b>	<b>78,475</b>	<b>38,400</b>	<b>19,100</b>	<b>12,100</b>	<b>196,150</b>
11 Properties	10,410	6,475	19,025	750	400	0	37,060
<b>WESLEY HILLMAN CT</b>	<b>25,350</b>	<b>6,850</b>	<b>10,000</b>	<b>39,200</b>	<b>8,000</b>	<b>14,400</b>	<b>103,800</b>
6 Properties	14,355	5,775	875	1,320	0	0	22,325
<b>WHINCHAT COURT</b>	<b>0</b>	<b>20,325</b>	<b>48,900</b>	<b>65,700</b>	<b>18,600</b>	<b>11,800</b>	<b>165,325</b>
10 Properties	21,195	5,650	5,350	0	0	0	32,195
<b>WIGEON DRIVE</b>	<b>0</b>	<b>43,525</b>	<b>110,825</b>	<b>65,600</b>	<b>38,400</b>	<b>22,200</b>	<b>280,550</b>
15 Properties	33,415	6,500	21,650	0	400	0	61,965
<b>WILKES AVENUE</b>	<b>181,735</b>	<b>157,250</b>	<b>82,385</b>	<b>95,400</b>	<b>66,900</b>	<b>241,000</b>	<b>824,670</b>
42 Properties	216,690	9,620	6,100	775	1,900	16,400	251,485

WOODFIELD	<b>45,625</b>	<b>98,500</b>	<b>18,400</b>	<b>60,700</b>	<b>15,600</b>	<b>67,100</b>	<b>305,925</b>
17 Properties	88,225	1,050	11,075	0	11,900	300	112,550

8.25 In 2014-15 there were 35 void properties that became available in Measham that generated 238 bids. Demand for this area is therefore extremely positive.

8.26 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Measham
1 Bed Flat	56
2 Bed Bungalow	13
2 Bed Flat	73
2 Bed House	13
3 Bed House	57
3 Bed Parlour House	19
4 Bed House	6
Studio Flat	1
<b>Total</b>	<b>238</b>

### **Housing Area Six – Oakthorpe and Donisthorpe**

8.27 This housing area consists of 509 properties located in Albert Village, Blackfordby, Donisthorpe, Moira, Oakthorpe and Overseal.

8.28 The total 30 year capital investment requirement is:

- Decency £10,562,463
- Non- Decency £3,354,000
- Total £13,916,463

8.29 The average investment need per property equates to £27,340 over the 30 year period.

<b>ALBERT VILLAGE: 46 Properties</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
COVERT PLACE	<b>28,340</b>	<b>36,100</b>	<b>152,455</b>	<b>180,350</b>	<b>59,400</b>	<b>91,850</b>	<b>548,495</b>
23 Properties	93,805	3,000	4,175	2,000	0	0	102,980
OCCUPATION ROAD	<b>1,950</b>	<b>6,050</b>	<b>31,400</b>	<b>11,000</b>	<b>23,600</b>	<b>27,600</b>	<b>101,600</b>
6 Properties	23,875	2,350	1,775	4,450	2,275	0	34,725
THE CLOSE	<b>45,500</b>	<b>67,100</b>	<b>34,700</b>	<b>110,750</b>	<b>17,900</b>	<b>28,900</b>	<b>304,850</b>
17 Properties	70,105	12,175	10,655	600	0	0	93,535

**BLACKFORDBY: 40 Properties**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
BUTT LANE	<b>29,575</b>	<b>28,450</b>	<b>3,600</b>	<b>13,500</b>	<b>3,100</b>	<b>28,100</b>	<b>106,325</b>
5 Properties	32,405	2,800	2,675	0	0	2,100	39,980
ELSTEAD LANE	<b>240</b>	<b>0</b>	<b>5,575</b>	<b>4,250</b>	<b>1,500</b>	<b>10,700</b>	<b>22,265</b>
1 Property	4,025	1,750	250	0	0	0	6,025
HEATH LANE	<b>53,565</b>	<b>13,770</b>	<b>13,300</b>	<b>28,750</b>	<b>7,800</b>	<b>69,800</b>	<b>189,985</b>
7 Properties	46,765	4,125	4,150	0	2,250	0	57,290
NORTH CLOSE	<b>36,375</b>	<b>23,600</b>	<b>49,150</b>	<b>15,000</b>	<b>6,000</b>	<b>57,500</b>	<b>187,625</b>
9 Properties	48,775	350	1,900	0	0	2,800	53,825
SOUTH CLOSE	<b>22,785</b>	<b>55,635</b>	<b>71,300</b>	<b>23,600</b>	<b>14,200</b>	<b>28,200</b>	<b>215,720</b>
10 Properties	37,010	0	725	1,800	0	1,400	40,935
STRAWBERRY LANE	<b>350</b>	<b>20,610</b>	<b>54,155</b>	<b>8,700</b>	<b>27,900</b>	<b>41,800</b>	<b>153,515</b>
7 Properties	33,580	3,500	2,475	750	0	0	40,305
WELL LANE	<b>7,750</b>	<b>4,450</b>	<b>600</b>	<b>0</b>	<b>900</b>	<b>10,700</b>	<b>24,400</b>
1 Property	5,965	0	125	0	0	0	6,090

**DONISTHORPE: 84 Properties**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
ACRESFORD ROAD	<b>18,550</b>	<b>8,965</b>	<b>10,300</b>	<b>31,220</b>	<b>18,000</b>	<b>16,400</b>	<b>103,435</b>
5 Properties	14,170	15,250	725	600	400	700	31,845
IVY CLOSE	<b>8,300</b>	<b>10,200</b>	<b>39,000</b>	<b>137,200</b>	<b>18,400</b>	<b>49,500</b>	<b>262,600</b>
15 Properties	57,560	18,675	5,400	3,750	1,200	0	86,585
JUBILEE TERRACE	<b>4,802</b>	<b>37,140</b>	<b>15,404</b>	<b>10,600</b>	<b>13,800</b>	<b>14,800</b>	<b>96,546</b>
6 Properties	22,495	4,200	2,345	4,400	0	0	33,440
NEW STREET	<b>4,778</b>	<b>20,265</b>	<b>6,500</b>	<b>18,150</b>	<b>6,400</b>	<b>6,300</b>	<b>62,393</b>
3 Properties	14,375	350	475	0	0	0	15,200
RAMSCLIFF AVENUE	<b>216,050</b>	<b>137,230</b>	<b>275,650</b>	<b>195,825</b>	<b>56,800</b>	<b>162,130</b>	<b>1,043,685</b>
52 Properties	291,735	15,825	41,395	14,300	1,450	3,800	368,505
TALBOT PLACE	<b>37,725</b>	<b>5,330</b>	<b>6,925</b>	<b>23,650</b>	<b>12,300</b>	<b>16,800</b>	<b>102,730</b>
3 Properties	37,880	0	975	750	1,100	2,100	42,805

**MOIRA: 245 Properties**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
ASHFIELD DRIVE	<b>1,890</b>	<b>46,200</b>	<b>16,800</b>	<b>86,000</b>	<b>23,950</b>	<b>44,000</b>	<b>218,840</b>
10 Properties	51,475	700	3,025	110	0	700	56,010
BLACKFORDBY LANE	<b>40,980</b>	<b>57,132</b>	<b>110,725</b>	<b>80,025</b>	<b>55,200</b>	<b>150,700</b>	<b>494,762</b>
25 Properties	153,625	5,605	9,980	0	0	2,200	171,410
CHERRY TREE COURT	<b>910</b>	<b>54,830</b>	<b>66,975</b>	<b>95,050</b>	<b>8,700</b>	<b>273,900</b>	<b>500,365</b>
30 Properties	98,820	2,000	16,250	4,500	0	0	121,570
CORONATION AVE	<b>4,400</b>	<b>133,900</b>	<b>47,700</b>	<b>40,500</b>	<b>33,500</b>	<b>54,500</b>	<b>314,500</b>
18 Properties	151,070	8,450	10,950	0	400	0	170,870
ELM GROVE	<b>57,580</b>	<b>39,200</b>	<b>46,800</b>	<b>40,300</b>	<b>161,325</b>	<b>233,750</b>	<b>578,955</b>
26 Properties	84,210	8,835	5,100	2,100	6,600	0	106,845
FIR TREE WALK	<b>0</b>	<b>15,400</b>	<b>2,400</b>	<b>49,420</b>	<b>2,400</b>	<b>15,300</b>	<b>84,920</b>
4 Properties	19,080	700	500	0	0	0	20,280
NORRIS HILL	<b>17,100</b>	<b>479,700</b>	<b>88,600</b>	<b>123,000</b>	<b>40,750</b>	<b>247,700</b>	<b>996,850</b>
55 Properties	462,560	29,020	25,780	1,875	0	1,300	520,535
PINE COURT	<b>8,245</b>	<b>35,845</b>	<b>55,025</b>	<b>70,350</b>	<b>22,400</b>	<b>47,900</b>	<b>239,765</b>
12 Properties	18,550	350	4,850	1,800	0	0	25,550
ROWAN CLOSE	<b>1,200</b>	<b>21,900</b>	<b>7,700</b>	<b>32,500</b>	<b>2,400</b>	<b>14,900</b>	<b>80,600</b>

4 Properties	21,250	0	725	0	0	0	21,975
<b>SWEETHILL</b>	<b>9,000</b>	<b>3,000</b>	<b>40,860</b>	<b>23,800</b>	<b>54,000</b>	<b>105,300</b>	<b>235,960</b>
14 Properties	74,670	0	1,975	10,500	0	9,800	96,945
<b>SYCAMORE DRIVE</b>	<b>0</b>	<b>6,005</b>	<b>19,500</b>	<b>4,500</b>	<b>13,700</b>	<b>2,000</b>	<b>45,705</b>
2 Properties	4,700	7,085	250	0	0	0	12,035
<b>WILLOW CLOSE</b>	<b>4,200</b>	<b>51,500</b>	<b>27,900</b>	<b>136,700</b>	<b>5,400</b>	<b>57,300</b>	<b>283,000</b>
14 Properties	68,730	0	1,125	0	0	0	69,855
<b>WOODLANDS WAY</b>	<b>23,890</b>	<b>48,455</b>	<b>106,245</b>	<b>35,250</b>	<b>88,700</b>	<b>56,800</b>	<b>359,340</b>
14 Properties	60,195	13,675	3,425	2,100	0	0	79,395
<b>WOULDS COURT</b>	<b>46,700</b>	<b>2,975</b>	<b>163,835</b>	<b>28,725</b>	<b>4,600</b>	<b>0</b>	<b>246,835</b>
17 Properties	109,050	500	25,000	0	0	0	134,550

#### OAKTHORPE: 86 Properties

	1	2	3	4	5	6	Totals
<b>CHAPEL STREET</b>	<b>12,170</b>	<b>38,450</b>	<b>66,300</b>	<b>44,450</b>	<b>9,450</b>	<b>58,700</b>	<b>229,520</b>
14 Properties	76,230	125	1,750	1,500	1,000	2,400	83,005
<b>MEASHAM ROAD</b>	<b>67,925</b>	<b>17,310</b>	<b>71,477</b>	<b>45,500</b>	<b>166,450</b>	<b>94,800</b>	<b>463,420</b>
22 Properties	106,960	6,425	57,675	4,800	1,400	300	177,560
<b>SCHOOL STREET</b>	<b>43,095</b>	<b>13,795</b>	<b>27,850</b>	<b>21,900</b>	<b>92,100</b>	<b>59,900</b>	<b>258,640</b>
14 Properties	84,760	10,525	14,200	400	800	1,500	112,185
<b>STRETTON VIEW</b>	<b>62,850</b>	<b>87,325</b>	<b>56,500</b>	<b>329,600</b>	<b>34,600</b>	<b>63,300</b>	<b>634,175</b>
36 Properties	182,550	12,095	16,350	45,575	9,200	770	266,540

#### OVERSEAL: 8 Properties

	1	2	3	4	5	6	Totals
<b>SPRING COTTAGE</b>	<b>5,700</b>	<b>4,970</b>	<b>31,300</b>	<b>39,020</b>	<b>3,000</b>	<b>49,290</b>	<b>133,280</b>
8 Properties	38,870	1,315	11,180	750	700	0	52,815

8.30 In 2014-15 there were 3 void properties that became available in Albert Village, 2 in Blackfordby, 11 in Donisthorpe, 10 in Moira and 5 in Oakthorpe. These generated 80, 32, 124, 195 and 170 bids respectively. Demand for this area is therefore extremely positive.

8.31 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Albert Village	Blackfordby	Donisthorpe	Moira	Oakthorpe
1 Bed Flat	1	N/A	N/A	18	5
2 Bed Bungalow	5	N/A	N/A	N/A	N/A
2 Bed Flat	N/A	N/A	N/A	5	N/A
2 Bed House	N/A	N/A	19	56	59
2 Bed Maisonette	N/A	N/A	N/A	20	N/A
3 Bed House	74	17	62	96	68
3 Bed Parlour House	N/A	15	N/A	N/A	N/A

5 Bed House	N/A	N/A	N/A	N/A	1
Studio Flat	N/A	N/A	43	N/A	37
<b>Total</b>	<b>80</b>	<b>32</b>	<b>124</b>	<b>195</b>	<b>170</b>

### Housing Area Seven – Ibstock

8.32 This housing area consists of 442 properties located in Ellistown, Heather and Ibstock.

8.33 The total 30 year capital investment requirement is:

- Decency £9,351,212
- Non- Decency £2,738,805
- Total £12,090,017

8.34 The average investment need per property equates to £27,352 over the 30 year period.

#### ELLISTOWN: 61 Properties

	1	2	3	4	5	6	Totals
EAST CRESCENT	<b>53,840</b>	<b>132,510</b>	<b>23,850</b>	<b>88,900</b>	<b>80,500</b>	<b>185,500</b>	<b>565,100</b>
27 Properties	118,525	27,000	16,500	19,650	400	4,800	186,875
IBSTOCK ROAD	<b>15,200</b>	<b>18,500</b>	<b>17,275</b>	<b>41,100</b>	<b>12,000</b>	<b>16,700</b>	<b>120,775</b>
7 Properties	26,180	235	125	0	0	0	26,540
KENDAL PLACE	<b>1,800</b>	<b>2,000</b>	<b>6,450</b>	<b>8,900</b>	<b>10,265</b>	<b>4,475</b>	<b>33,890</b>
2 Properties	4,980	0	125	0	700	0	5,805
KENDAL ROAD	<b>6,000</b>	<b>11,750</b>	<b>6,700</b>	<b>11,300</b>	<b>35,110</b>	<b>6,950</b>	<b>77,810</b>
4 Properties	10,830	125	2,100	0	700	0	13,755
ST CHRISTOPHERS RD	<b>29,300</b>	<b>71,200</b>	<b>47,650</b>	<b>47,200</b>	<b>109,600</b>	<b>96,700</b>	<b>401,650</b>
21 Properties	85,240	38,495	13,775	18,700	9,450	1,400	167,060

#### HEATHER: 27 Properties

	1	2	3	4	5	6	Totals
RAVENSTONE ROAD	<b>9,160</b>	<b>13,500</b>	<b>16,070</b>	<b>6,780</b>	<b>17,900</b>	<b>12,300</b>	<b>75,710</b>
4 Properties	18,160	2,550	125	750	0	3,200	25,785
SPARKENHOE ESTATE	<b>48,385</b>	<b>24,972</b>	<b>11,080</b>	<b>31,400</b>	<b>100,100</b>	<b>98,900</b>	<b>314,837</b>
16 Properties	86,270	5,270	2,475	3,100	11,800	0	108,915
ST JOHNS CLOSE	<b>6,220</b>	<b>22,335</b>	<b>14,050</b>	<b>37,900</b>	<b>5,400</b>	<b>34,950</b>	<b>120,855</b>
7 Properties	20,085	3,100	4,500	0	700	3,400	31,785

#### IBSTOCK: 354 Properties

	1	2	3	4	5	6	Totals
BERNARD CLOSE	<b>14,475</b>	<b>150,250</b>	<b>34,550</b>	<b>20,600</b>	<b>66,500</b>	<b>108,150</b>	<b>394,525</b>
18 Properties	69,915	5,870	12,050	7,600	0	0	95,435
BROOKSIDE CRESCENT	<b>9,350</b>	<b>16,735</b>	<b>100,800</b>	<b>38,580</b>	<b>61,800</b>	<b>41,300</b>	<b>268,565</b>
12 Properties	85,030	7,600	1,275	0	0	0	93,905
CENTRAL AVENUE	<b>70,475</b>	<b>75,700</b>	<b>39,700</b>	<b>71,300</b>	<b>160,750</b>	<b>279,850</b>	<b>697,775</b>
34 Properties	75,405	24,705	9,135	0	0	700	109,945
CHAPEL STREET	<b>1,705</b>	<b>17,065</b>	<b>39,690</b>	<b>15,775</b>	<b>94,700</b>	<b>74,700</b>	<b>243,635</b>
13 Properties	36,195	5,300	6,825	3,025	0	0	51,345
CHURCH VIEW	<b>41,120</b>	<b>132,720</b>	<b>143,795</b>	<b>235,650</b>	<b>133,300</b>	<b>183,450</b>	<b>870,035</b>

41 Properties	225,055	2,250	14,075	17,200	0	1,400	259,980
CURZON STREET	<b>5,775</b>	<b>15,400</b>	<b>32,350</b>	<b>48,850</b>	<b>36,900</b>	<b>38,350</b>	<b>177,625</b>
7 Properties	38,085	4,750	4,450	6,200	0	0	53,485
DEEPDALE CLOSE	<b>15,800</b>	<b>42,385</b>	<b>134,235</b>	<b>157,800</b>	<b>167,500</b>	<b>62,600</b>	<b>580,320</b>
24 Properties	144,900	9,750	2,000	18,060	0	0	174,710
EAST WALK	<b>9,800</b>	<b>13,700</b>	<b>2,500</b>	<b>6,500</b>	<b>17,325</b>	<b>17,350</b>	<b>67,175</b>
3 Properties	4,700	4,830	125	0	0	0	9,655
ELIZABETH AVENUE	<b>47,540</b>	<b>62,100</b>	<b>4,200</b>	<b>18,900</b>	<b>49,700</b>	<b>43,300</b>	<b>225,740</b>
12 Properties	72,045	1,800	1,625	2,900	6,600	0	84,970
FAIRFIELD	<b>81,525</b>	<b>69,075</b>	<b>113,300</b>	<b>64,100</b>	<b>62,400</b>	<b>51,700</b>	<b>442,100</b>
20 Properties	95,670	21,875	1,000	0	0	0	118,545
GRANGE ROAD	<b>9,875</b>	<b>6,650</b>	<b>9,650</b>	<b>6,400</b>	<b>9,050</b>	<b>2,000</b>	<b>43,625</b>
2 Properties	10,450	0	0	0	0	0	10,450
HARRATTS CLOSE	<b>17,590</b>	<b>2,400</b>	<b>8,900</b>	<b>93,000</b>	<b>12,700</b>	<b>14,900</b>	<b>149,490</b>
7 Properties	15,265	1,200	4,825	0	0	0	21,290
HINCKLEY ROAD	<b>2,350</b>	<b>4,560</b>	<b>6,400</b>	<b>4,600</b>	<b>0</b>	<b>4,850</b>	<b>22,760</b>
1 Property	8,900	700	750	0	0	0	10,350
JACQUES STREET	<b>70,990</b>	<b>152,300</b>	<b>64,770</b>	<b>56,700</b>	<b>104,900</b>	<b>84,700</b>	<b>534,360</b>
28 Properties	172,295	7,075	8,325	2,770	0	14,700	205,165
LEICESTER ROAD	<b>47,690</b>	<b>87,920</b>	<b>27,700</b>	<b>90,060</b>	<b>100,990</b>	<b>119,800</b>	<b>474,160</b>
23 Properties	99,485	5,950	12,675	1,400	11,250	0	130,760
MEADOW WALK	<b>1,140</b>	<b>0</b>	<b>5,720</b>	<b>12,200</b>	<b>0</b>	<b>3,500</b>	<b>22,560</b>
1 Property	8,020	0	0	0	0	0	8,020
MELBOURNE ROAD	<b>18,000</b>	<b>2,400</b>	<b>9,650</b>	<b>12,950</b>	<b>16,100</b>	<b>10,425</b>	<b>69,525</b>
2 Properties	6,295	1,250	455	500	0	0	8,500
PENISTONE STREET	<b>1,875</b>	<b>4,450</b>	<b>0</b>	<b>0</b>	<b>6,500</b>	<b>6,300</b>	<b>19,125</b>
1 Property	6,550	750	250	750	0	700	9,000
PRETORIA ROAD	<b>28,215</b>	<b>84,620</b>	<b>54,060</b>	<b>74,165</b>	<b>31,900</b>	<b>41,450</b>	<b>314,410</b>
13 Properties	92,925	4,800	4,045	1,500	1,200	2,800	107,270
SPRING ROAD	<b>20,100</b>	<b>18,650</b>	<b>7,650</b>	<b>20,450</b>	<b>3,100</b>	<b>21,300</b>	<b>91,250</b>
4 Properties	22,440	700	250	2,100	0	0	25,490
SPRINGFIELD CLOSE	<b>3,000</b>	<b>56,045</b>	<b>158,820</b>	<b>60,550</b>	<b>164,210</b>	<b>50,100</b>	<b>492,725</b>
22 Properties	142,570	12,960	2,975	14,750	0	350	173,605
SUNNYSIDE ESTATE	<b>87,420</b>	<b>65,800</b>	<b>91,785</b>	<b>164,900</b>	<b>213,500</b>	<b>23,500</b>	<b>646,905</b>
34 Properties	166,530	3,600	2,800	18,750	18,200	4,200	214,080
WEST WALK	<b>60,800</b>	<b>88,100</b>	<b>48,200</b>	<b>38,800</b>	<b>79,800</b>	<b>73,975</b>	<b>389,675</b>
21 Properties	48,070	27,995	970	2,100	820	0	79,955
WESTGATE	<b>12,400</b>	<b>83,500</b>	<b>12,000</b>	<b>58,800</b>	<b>0</b>	<b>0</b>	<b>166,700</b>
10 Properties	113,975	900	1,500	0	0	0	116,375

8.35 In 2014-15 there were 4 void properties that became available in Ellistown, 1 in Heather and 12 in Ibstock. These generated 210, 14 and 807 bids respectively. Demand for this area is therefore extremely positive.

8.36 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Ellistown	Heather	Ibstock
1 Bed Bungalow	N/A	N/A	1
1 Bed Flat	24	N/A	62
1 Bed House	N/A	N/A	144
2 Bed Bungalow	37	N/A	362
2 Bed Flat	12	8	37
2 Bed House	134	N/A	69
3 Bed House	3	N/A	106
3 Bed Parlour House	N/A	N/A	26
4 Bed House	N/A	6	N/A
<b>Total</b>	<b>210</b>	<b>14</b>	<b>807</b>

### **Housing Area Eight – Castle Donington**

8.37 This housing area consists of 700 properties located in Belton, Breedon on the Hill, Castle Donington, Coleorton, Diseworth, Hemington, Kegworth, Lockington, Long Whatton, New Coleorton, Osgathorpe, Swannington, Tongue and Worthington.

8.38 The total 30 year capital investment requirement is:

- Decency £13,610,579
- Non- Decency £3,817,180
- Total £17,427,759

8.39 The average investment need per property equates to £24,896 over the 30 year period.

#### **BELTON: 34 Properties**

	1	2	3	4	5	6	Totals
CHURCH STREET	<b>12,800</b>	<b>11,200</b>	<b>6,700</b>	<b>19,500</b>	<b>23,800</b>	<b>59,450</b>	<b>133,450</b>
6 Properties	11,225	9,280	3,425	0	0	0	23,930
Average Net Present Value per property:							
MARKET PLACE	<b>2,070</b>	<b>3,400</b>	<b>12,400</b>	<b>6,400</b>	<b>5,100</b>	<b>5,100</b>	<b>34,470</b>
2 Properties	5,525	2,200	125	0	0	0	7,850
PRESENTS LANE	<b>9,340</b>	<b>17,900</b>	<b>7,700</b>	<b>11,330</b>	<b>2,800</b>	<b>39,150</b>	<b>88,220</b>
4 Properties	17,550	7,775	1,525	0	0	600	27,450
REMPSTONE ROAD	<b>15,300</b>	<b>29,400</b>	<b>23,100</b>	<b>1,200</b>	<b>56,200</b>	<b>72,750</b>	<b>197,950</b>
10 Properties	62,255	5,050	21,850	1,025	400	50	90,630
SADLERS WELLS	<b>20,225</b>	<b>1,500</b>	<b>12,800</b>	<b>8,800</b>	<b>16,700</b>	<b>26,200</b>	<b>86,225</b>
4 Properties	7,300	16,210	8,325	1,300	0	1,400	34,535
SCHOOL LANE	<b>8,260</b>	<b>0</b>	<b>6,020</b>	<b>6,400</b>	<b>10,950</b>	<b>32,750</b>	<b>64,380</b>
3 Properties	9,700	13,535	1,650	1,150	0	0	26,035
THOMPSONS AVE	<b>14,850</b>	<b>15,200</b>	<b>4,200</b>	<b>0</b>	<b>30,450</b>	<b>46,900</b>	<b>111,600</b>

4 Properties	16,570	5,210	3,050	5,500	0	0	30,330
TYLERS ROAD	<b>2,220</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>10,350</b>	<b>5,100</b>	<b>18,870</b>
1 Property	5,725	750	125	0	0	0	6,600

#### BREEDON ON THE HILL: 16 Properties

	1	2	3	4	5	6	Totals
ASHBY ROAD	<b>27,485</b>	<b>2,300</b>	<b>3,250</b>	<b>2,500</b>	<b>300</b>	<b>8,700</b>	<b>44,535</b>
2 Properties	8,450	5,085	0	0	0	300	13,835
DOVECOTE	<b>13,390</b>	<b>0</b>	<b>16,250</b>	<b>13,000</b>	<b>4,800</b>	<b>10,600</b>	<b>58,040</b>
3 Properties	20,630	0	250	750	2,100	0	23,730
THE CRESCENT	<b>38,965</b>	<b>38,300</b>	<b>12,620</b>	<b>58,300</b>	<b>8,095</b>	<b>52,400</b>	<b>208,680</b>
11 Properties	34,935	8,240	4,600	750	0	6,900	55,425

#### CASTLE DONINGTON: 290 Properties

	1	2	3	4	5	6	Totals
BARROON	<b>9,200</b>	<b>15,225</b>	<b>81,400</b>	<b>73,750</b>	<b>46,400</b>	<b>22,750</b>	<b>248,725</b>
12 Properties	25,195	17,735	15,225	700	1,190	0	60,045
BOSWORTH ROAD	<b>226,588</b>	<b>87,905</b>	<b>66,500</b>	<b>126,100</b>	<b>102,850</b>	<b>183,250</b>	<b>793,193</b>
41 Properties	136,545	9,200	11,725	0	28,800	1,400	187,670
CEDAR ROAD	<b>9,283</b>	<b>7,670</b>	<b>22,750</b>	<b>13,100</b>	<b>2,700</b>	<b>3,800</b>	<b>59,303</b>
3 Properties	2,660	4,850	800	0	0	2,100	10,410
CHARNWOOD AVENUE	<b>7,750</b>	<b>11,185</b>	<b>27,600</b>	<b>18,600</b>	<b>14,300</b>	<b>18,800</b>	<b>98,235</b>
6 Properties	21,665	6,160	7,980	3,600	3,850	0	43,255
CLAPGUN STREET	<b>4,000</b>	<b>12,700</b>	<b>15,200</b>	<b>12,800</b>	<b>8,500</b>	<b>15,200</b>	<b>68,400</b>
4 Properties	250	15,120	10,650	2,000	0	0	28,020
EASTWAY	<b>10,590</b>	<b>19,400</b>	<b>7,850</b>	<b>10,250</b>	<b>15,800</b>	<b>16,000</b>	<b>78,890</b>
4 Properties	18,505	1,400	1,525	1,500	750	700	24,380
EATON ROAD	<b>15,900</b>	<b>15,435</b>	<b>12,305</b>	<b>1,200</b>	<b>23,700</b>	<b>10,900</b>	<b>79,440</b>
4 Properties	17,775	5,340	750	400	0	2,800	27,065
GARDEN CRESCENT	<b>88,169</b>	<b>76,875</b>	<b>47,465</b>	<b>50,600</b>	<b>40,200</b>	<b>65,900</b>	<b>369,209</b>
19 Properties	90,885	31,140	11,550	750	0	5,600	139,925
HALLAM FIELDS	<b>26,185</b>	<b>93,000</b>	<b>18,800</b>	<b>27,700</b>	<b>32,100</b>	<b>69,200</b>	<b>266,985</b>
14 Properties	39,820	10,150	1,925	0	0	0	51,895
HARVEY ROAD	<b>40,910</b>	<b>60,900</b>	<b>1,200</b>	<b>27,900</b>	<b>39,600</b>	<b>37,600</b>	<b>208,110</b>
9 Properties	32,295	8,610	1,100	0	400	0	42,405
HASTINGS STREET	<b>39,978</b>	<b>51,475</b>	<b>38,950</b>	<b>36,870</b>	<b>29,600</b>	<b>50,850</b>	<b>247,723</b>
13 Properties	41,445	11,830	1,425	2,300	8,610	0	65,610
MOIRA DALE	<b>35,000</b>	<b>77,680</b>	<b>99,600</b>	<b>50,800</b>	<b>145,150</b>	<b>109,200</b>	<b>517,430</b>
29 Properties	140,995	9,550	9,700	13,450	7,500	17,500	198,695
PARK AVENUE	<b>74,360</b>	<b>23,770</b>	<b>12,750</b>	<b>59,600</b>	<b>30,000</b>	<b>50,150</b>	<b>250,630</b>
13 Properties	36,420	1,680	4,525	0	7,700	0	50,325
SHIELDS CRESCENT	<b>282,414</b>	<b>86,670</b>	<b>60,050</b>	<b>175,500</b>	<b>138,100</b>	<b>166,500</b>	<b>909,234</b>
48 Properties	141,540	21,600	8,125	28,325	3,750	0	203,340
ST EDWARDS ROAD	<b>30,200</b>	<b>32,650</b>	<b>25,100</b>	<b>1,200</b>	<b>11,300</b>	<b>12,500</b>	<b>112,950</b>
5 Properties	15,895	1,450	125	0	0	0	17,470
STARKIE AVENUE	<b>26,297</b>	<b>18,650</b>	<b>22,300</b>	<b>35,100</b>	<b>46,800</b>	<b>41,700</b>	<b>190,847</b>
10 Properties	39,595	5,375	1,000	4,800	2,100		52,870
STONEHILL	<b>0</b>	<b>31,725</b>	<b>22,450</b>	<b>23,500</b>	<b>22,800</b>	<b>15,000</b>	<b>115,475</b>
5 Properties	22,720	1,950	950	400	3,400	0	29,420
THE BIGGIN	<b>72,475</b>	<b>147,100</b>	<b>38,700</b>	<b>49,000</b>	<b>119,100</b>	<b>100,200</b>	<b>526,575</b>
24 Properties	62,875	19,855	9,100	0	500	0	92,330

VICTORIA STREET	<b>1,425</b>	<b>1,200</b>	<b>3,250</b>	<b>0</b>	<b>6,800</b>	<b>5,400</b>	<b>18,075</b>
1 Property	1,850	1,750	875	0	0	0	4,475
WAKEFIELD COURT	<b>47,800</b>	<b>84,150</b>	<b>11,500</b>	<b>153,800</b>	<b>40,500</b>	<b>47,000</b>	<b>384,750</b>
22 Properties	131,700	25,500	24,170	25,700	90,000	0	297,070
WINDMILL CLOSE	<b>18,390</b>	<b>17,000</b>	<b>5,650</b>	<b>6,800</b>	<b>15,700</b>	<b>22,000</b>	<b>85,540</b>
4 Properties	17,635	700	950	0	0	0	19,285

#### COLEORTON: 32 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
THE MOORLANDS	<b>151,435</b>	<b>123,545</b>	<b>49,449</b>	<b>153,750</b>	<b>60,735</b>	<b>165,600</b>	<b>704,514</b>
32 Properties	177,405	9,825	13,775	2,250	0	0	203,255

#### DISEWORTH: 22 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
CLEMENTS GATE	<b>8,875</b>	<b>29,400</b>	<b>9,100</b>	<b>28,045</b>	<b>29,650</b>	<b>37,825</b>	<b>142,895</b>
7 Properties	55,490	1,100	3,300	0	850	0	60,740
PAGE LANE	<b>5,500</b>	<b>4,700</b>	<b>15,400</b>	<b>34,950</b>	<b>2,300</b>	<b>24,400</b>	<b>87,250</b>
5 Properties	25,505	6,700	1,325	3,750	0	2,800	40,080
THE BOWLEY	<b>21,770</b>	<b>23,280</b>	<b>11,725</b>	<b>900</b>	<b>20,400</b>	<b>56,700</b>	<b>134,775</b>
6 Properties	16,840	2,870	1,700	0	0	0	21,410
THE GREEN	<b>12,675</b>	<b>10,300</b>	<b>18,340</b>	<b>24,550</b>	<b>5,000</b>	<b>23,200</b>	<b>94,065</b>
4 Properties	19,825	0	250	1,500	0	2,800	24,375

#### HEMINGTON: 18 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
LOCKINGTON LANE	<b>12,150</b>	<b>22,650</b>	<b>5,650</b>	<b>4,750</b>	<b>14,100</b>	<b>28,300</b>	<b>87,600</b>
5 Properties	31,910	3,385	1,550	0	1,450	2,100	40,395
MAIN STREET	<b>600</b>	<b>29,580</b>	<b>33,075</b>	<b>40,850</b>	<b>16,300</b>	<b>40,400</b>	<b>160,805</b>
8 Properties	46,435	6,350	5,025	0	750	0	58,560
STATION ROAD	<b>8,000</b>	<b>10,400</b>	<b>19,900</b>	<b>9,650</b>	<b>0</b>	<b>35,600</b>	<b>83,550</b>
5 Properties	17,485	9,660	375	4,250	3,000	0	34,770

#### KEGWORTH: 139 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
BOROUGH STREET	<b>6,250</b>	<b>0</b>	<b>1,235</b>	<b>0</b>	<b>0</b>	<b>13,450</b>	<b>20,935</b>
1 Property	4,800	700	125	750	0	300	6,675
BULSTRODE PLACE	<b>3,500</b>	<b>6,300</b>	<b>7,800</b>	<b>0</b>	<b>2,900</b>	<b>0</b>	<b>20,500</b>
1 Property	4,055	700	0	750	0	0	5,505
GARDEN ROW	<b>3,500</b>	<b>2,205</b>	<b>3,825</b>	<b>18,100</b>	<b>5,300</b>	<b>4,400</b>	<b>37,330</b>
2 Properties	5,295	5,070	0	0	0	0	10,365
JEFFARES CLOSE	<b>18,950</b>	<b>57,050</b>	<b>42,250</b>	<b>21,550</b>	<b>27,400</b>	<b>46,400</b>	<b>213,600</b>
10 Properties	23,710	11,075	5,950	2,100	0	0	42,835
KIRK AVENUE	<b>18,825</b>	<b>2,345</b>	<b>3,600</b>	<b>10,935</b>	<b>25,850</b>	<b>52,950</b>	<b>114,505</b>
5 Properties	22,470	2,950	1,125	0	0	0	26,545
MILL LANE	<b>39,380</b>	<b>16,545</b>	<b>31,100</b>	<b>9,900</b>	<b>11,950</b>	<b>167,150</b>	<b>276,025</b>
12 Properties	56,475	15,025	2,750	0	800	4,100	79,150
MOORE AVENUE	<b>24,450</b>	<b>2,640</b>	<b>1,200</b>	<b>15,800</b>	<b>17,400</b>	<b>26,400</b>	<b>87,890</b>
4 Properties	20,180	2,275	4,225	700	400	0	27,780
MOUNT PLEASANT FL	<b>19,665</b>	<b>42,070</b>	<b>38,525</b>	<b>14,800</b>	<b>18,975</b>	<b>44,100</b>	<b>178,135</b>
13 Properties	36,265	350	250	0	0	0	36,865

NORMAN COURT	<b>100,200</b>	<b>51,725</b>	<b>37,300</b>	<b>147,625</b>	<b>95,600</b>	<b>115,900</b>	<b>548,350</b>
31 Properties	61,070	7,210	3,340	6,460	0	0	78,080
QUEENS ROAD	<b>24,850</b>	<b>11,550</b>	<b>5,650</b>	<b>19,300</b>	<b>4,100</b>	<b>21,900</b>	<b>87,350</b>
4 Properties	16,645	6,000	600	0	0	0	23,245
SIDELEY	<b>420</b>	<b>9,700</b>	<b>7,700</b>	<b>0</b>	<b>8,700</b>	<b>15,700</b>	<b>42,220</b>
2 Properties	7,850	3,605	1,025	0	400	0	12,880
ST ANDREWS RISE	<b>11,305</b>	<b>5,250</b>	<b>10,870</b>	<b>14,400</b>	<b>300</b>	<b>23,250</b>	<b>65,375</b>
3 Properties	12,890	1,120	250	0	0	0	14,260
SUTTON ROAD	<b>4,600</b>	<b>32,100</b>	<b>13,500</b>	<b>13,300</b>	<b>8,800</b>	<b>15,550</b>	<b>87,850</b>
5 Properties	26,775	7,080	1,625	750	0	0	36,230
THOMAS ROAD	<b>46,165</b>	<b>111,830</b>	<b>86,140</b>	<b>59,240</b>	<b>48,450</b>	<b>55,300</b>	<b>407,125</b>
22 Properties	109,870	33,630	16,930	1,550	3,950	0	165,930
TOM'S COURT	<b>5,040</b>	<b>27,145</b>	<b>12,900</b>	<b>20,400</b>	<b>14,300</b>	<b>55,800</b>	<b>135,585</b>
8 Properties	21,590	2,575	11,570	0	0	0	35,735
WHATTON ROAD	<b>27,765</b>	<b>10,100</b>	<b>17,600</b>	<b>20,700</b>	<b>3,100</b>	<b>19,700</b>	<b>98,965</b>
5 Properties	16,350	7,560	725	400	0	700	25,735
WINSER COURT	<b>8,800</b>	<b>21,250</b>	<b>8,625</b>	<b>15,250</b>	<b>17,500</b>	<b>25,600</b>	<b>97,025</b>
6 Properties	26,330	1,225	725	0	2,200	0	30,480
WYVELLE CRESCENT	<b>34,740</b>	<b>11,150</b>	<b>20,700</b>	<b>22,200</b>	<b>10,000</b>	<b>12,600</b>	<b>111,390</b>
5 Properties	19,810	4,700	1,350	400	400	700	27,360

#### LOCKINGTON: 4 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
DALEACRE AVENUE	<b>0</b>	<b>0</b>	<b>2,400</b>	<b>8,900</b>	<b>0</b>	<b>22,000</b>	<b>33,300</b>
2 Properties	8,575	5,140	850	0	1,500	1,400	17,465
HEMINGTON LANE	<b>0</b>	<b>0</b>	<b>2,400</b>	<b>8,900</b>	<b>0</b>	<b>22,000</b>	<b>33,300</b>
2 Properties	9,300	8,025	3,200	0	1,500	1,400	23,425

#### LONG WHATTON: 21 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
BARNFIELD CLOSE	<b>5,850</b>	<b>69,250</b>	<b>62,500</b>	<b>43,400</b>	<b>17,100</b>	<b>65,400</b>	<b>263,500</b>
12 Properties	55,735	14,285	9,290	0	0	0	79,310
HATHERN ROAD	<b>5,926</b>	<b>15,575</b>	<b>1,800</b>	<b>0</b>	<b>6,800</b>	<b>8,300</b>	<b>38,401</b>
2 Properties	15,660	750	125	0	0	0	16,535
MAIN STREET	<b>24,325</b>	<b>33,175</b>	<b>22,460</b>	<b>6,400</b>	<b>10,050</b>	<b>5,800</b>	<b>102,210</b>
1 Property	30,550	6,065	3,720	2,825	3,400	0	46,560
SMITHY LANE	<b>16,015</b>	<b>18,500</b>	<b>4,620</b>	<b>12,900</b>	<b>8,050</b>	<b>19,600</b>	<b>79,685</b>
4 Properties	20,860	4,385	125	750	1,200	0	27,320
THE GREEN	<b>7,365</b>	<b>29,310</b>	<b>600</b>	<b>2,900</b>	<b>12,300</b>	<b>2,200</b>	<b>54,675</b>
2 Properties	17,360	2,610	875	0	0	0	20,845

#### NEWBOLD COLEORTON: 16 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
CLOUD HILL VIEW	<b>69,465</b>	<b>14,340</b>	<b>16,560</b>	<b>22,750</b>	<b>22,500</b>	<b>22,400</b>	<b>168,015</b>
7 Properties	37,535	825	675	2,700	900	0	42,635
WORTHINGTON LANE	<b>45,565</b>	<b>8,350</b>	<b>25,435</b>	<b>6,500</b>	<b>59,450</b>	<b>64,860</b>	<b>210,160</b>
9 Properties	47,740	2,275	1,425	1,500	300	0	53,240

#### OSGATHORPE: 19 Properties

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Totals</b>
ASHBY ROAD	<b>29,050</b>	<b>15,900</b>	<b>7,700</b>	<b>26,000</b>	<b>7,200</b>	<b>48,450</b>	<b>134,300</b>

6 Properties	51,775	2,100	625	0	0	600	55,100
DAWSONS ROAD	<b>24,425</b>	<b>89,925</b>	<b>4,755</b>	<b>5,900</b>	<b>4,400</b>	<b>11,000</b>	<b>140,405</b>
7 Properties	33,195	9,575	1,450	2,700	0	0	46,920
MAIN STREET	<b>10,950</b>	<b>32,450</b>	<b>1,525</b>	<b>51,500</b>	<b>3,100</b>	<b>28,400</b>	<b>127,925</b>
6 Properties	43,635	0	625	750	0	0	45,010

#### SWANNINGTON: 26 Properties

	1	2	3	4	5	6	Totals
FOAN HILL	<b>13,475</b>	<b>18,650</b>	<b>19,600</b>	<b>14,100</b>	<b>6,000</b>	<b>53,000</b>	<b>124,825</b>
7 Properties	15,605	16,365	4,530	3,300	2,250	510	42,560
ST GEORGES HILL	<b>41,170</b>	<b>48,800</b>	<b>26,490</b>	<b>27,220</b>	<b>14,620</b>	<b>143,800</b>	<b>302,100</b>
13 Properties	89,095	4,650	2,675	2,250	0	0	98,670
WINDMILL VIEW	<b>38,700</b>	<b>22,900</b>	<b>0</b>	<b>600</b>	<b>18,600</b>	<b>35,350</b>	<b>116,150</b>
6 Properties	26,680	2,400	0	0	0	300	29,380

#### TONGE: 3 Properties

	1	2	3	4	5	6	Totals
PETERS CLOSE	<b>12,125</b>	<b>5,700</b>	<b>14,050</b>	<b>17,200</b>	<b>300</b>	<b>8,300</b>	<b>57,675</b>
3 Properties	13,705	600	250	0	0	2,100	16,655

#### WORTHINGTON: 60 Properties

	1	2	3	4	5	6	Totals
ST MATTHEWS AVENUE	<b>155,635</b>	<b>117,100</b>	<b>136,200</b>	<b>188,900</b>	<b>279,100</b>	<b>90,300</b>	<b>967,235</b>
60 Properties	301,190	46,150	17,510	400	0	32,200	397,450

8.40 In 2014-15 there were 2 void properties that became available in Belton, 28 in Castle Donington, 2 in Coleorton, 1 in Diseworth, 1 in Hemington, 9 in Kegworth and 3 in Long Whatton. These generated 35, 299, 60, 30, 10, 175 and 93 bids respectively. Demand for this area is therefore extremely positive.

8.41 The bidding analysis for 2014-15 is broken down in the table below:

	Belton	Castle Donington	Coleorton	Diseworth	Hemington	Kegworth	Long Whatton
1 Bed Bungalow	N/A	N/A	N/A	N/A	N/A	14	N/A
1 Bed Flat	N/A	82	20	N/A	N/A	85	N/A
1 Bed Maisonette	N/A	4	N/A	N/A	N/A	N/A	N/A
2 Bed Bungalow	N/A	60	N/A	N/A	N/A	N/A	1
2 Bed Flat	9	22	N/A	N/A	N/A	39	N/A
2 Bed House	N/A	39	N/A	17	N/A	N/A	N/A
3 Bed House	12	82	35	9	10	37	92
3 Bed Parlour House	14	N/A	N/A	4	N/A	N/A	N/A
4 Bed House	N/A	9	N/A	N/A	N/A	N/A	N/A

5 Bed House	N/A	1	N/A	N/A	N/A	N/A	N/A
Studio Flat	N/A	N/A	5	N/A	N/A	N/A	N/A
<b>Total</b>	<b>35</b>	<b>299</b>	<b>60</b>	<b>30</b>	<b>10</b>	<b>175</b>	<b>93</b>

### Housing Area Nine

8.42 This housing area consists of 82 properties located in Appleby Magna, Newton Burgoland, Snarestone and Swepestone.

8.43 The total 30 year capital investment requirement is:

- Decency £1,669,016
- Non- Decency £503,190
- Total £2,172,206

8.44 The average investment need per property equates to £26,490 over the 30 year period.

#### **APPLEBY MAGNA (44 Properties)**

	1	2	3	4	5	6	Totals
MEASHAM ROAD	<b>36,930</b>	<b>14,400</b>	<b>15,010</b>	<b>28,000</b>	<b>38,900</b>	<b>62,940</b>	<b>196,180</b>
9 Properties	52,040	825	1,050	3,750	0	3,500	61,165
PARKFIELD CRESCENT	<b>82,586</b>	<b>92,850</b>	<b>146,250</b>	<b>129,550</b>	<b>133,300</b>	<b>132,850</b>	<b>717,386</b>
35 Properties	116,600	34,370	7,245	9,580	0	3,325	171,120

#### **NEWTON BURGOLAND: 20 Properties**

	1	2	3	4	5	6	Totals
DAMES LANE	<b>10,995</b>	<b>19,290</b>	<b>19,700</b>	<b>8,700</b>	<b>8,600</b>	<b>7,950</b>	<b>75,235</b>
4 Properties	18,130	6,930	1,250	0	3,610	0	29,920
THE GREEN	<b>8,130</b>	<b>44,930</b>	<b>6,400</b>	<b>13,700</b>	<b>6,700</b>	<b>21,800</b>	<b>101,660</b>
6 Properties	15,870	14,900	4,250	0	0	0	35,020
THE PINFOLD	<b>33,190</b>	<b>14,100</b>	<b>21,345</b>	<b>60,185</b>	<b>20,100</b>	<b>42,300</b>	<b>191,220</b>
10 Properties	44,685	1,800	7,250	2,250	400	7,000	63,385

#### **SNARESTONE: 10 Properties**

	1	2	3	4	5	6	Totals
MAIN STREET	<b>14,740</b>	<b>29,850</b>	<b>5,950</b>	<b>41,000</b>	<b>11,250</b>	<b>28,100</b>	<b>130,890</b>
6 Properties	42,405	9,880	1,225	0	0	0	53,510
MEASHAM ROAD	<b>2,695</b>	<b>2,400</b>	<b>0</b>	<b>7,000</b>	<b>5,550</b>	<b>2,300</b>	<b>19,945</b>
1 Property	1,650	4,465	7,075	400	0	700	14,290
QUARRY LANE	<b>13,975</b>	<b>11,995</b>	<b>7,600</b>	<b>10,600</b>	<b>2,700</b>	<b>21,300</b>	<b>68,170</b>
3 Properties	19,850	2,055	1,250	1,500	0	700	25,355

#### **SWEPESTONE: 8 Properties**

	1	2	3	4	5	6	Totals
MAIN STREET	<b>15,755</b>	<b>42,410</b>	<b>19,415</b>	<b>37,200</b>	<b>3,200</b>	<b>28,350</b>	<b>146,330</b>
8 Properties	34,820	12,705	1,900	0	0	0	49,425

8.45 In 2014-15 there was 3 void properties that became available in Appleby Magna and 2 in Newtown Burgoland. These were directly matched but it is perceived that demand for this area is extremely positive.

8.46 The bidding analysis for 2014-15 is broken down in the table below:

	<b>Appleby Magna</b>	<b>Newton Burgoland</b>
1 Bed Bungalow	4	N/A
3 Bed House	N/A	11
Studio Flat	N/A	9
<b>Total</b>	<b>4</b>	<b>20</b>

## **9 Sheltered Housing Schemes**

- 9.1 Our housing stock includes 15 schemes, consisting of 334 properties, that provide sheltered housing accommodation. There are 11 schemes that are traditional corridor based blocks and 4 that are non traditional, in that the properties do not form part of a block based on corridor access.
- 9.2 The combined 30 year investment need for the 15 schemes is £8,666,422, of which £6,946,707 is for the traditional schemes and £1,719,715 for the non traditional.
- 9.3 Demand for the traditional corridor based blocks varies significantly on an area by area basis and three of these schemes, at Greenacre in Greenhill, Westgate in Ibstock and Woulds Court in Moira, have already been decommissioned because of a lack of demand for this type of housing.
- 9.4 These three schemes currently have a combined 30 year investment need of £1,210,171 for which budgetary provision including inflation exists within the 30 HRA Business Plan. Subject to the outcome of the consultation this financial provision can be removed or re-allocated accordingly.
- 9.5 It is anticipated that redevelopment of the Greenacre site will commence, following consultation, in the financial year 2015-16, with Westgate and Woulds Court to be potentially redeveloped in 2016-17.
- 9.6 The table below provides a summary of the investment needs and the potential disposal value (capital receipt) where known, of each of the 11 corridor schemes. As the Strategy develops the projected costs of affordable new build developments on each site, as applicable, will be incorporated.

Sheltered Scheme		Av. Property Net Present Value	A	B	C	D	E
			Current Investment Need	Potential Re-Design Costs	Potential Total Investment	Potential Capital Receipt from Disposal	Investment v Disposal Differential (swing)
1	Greenacre	-£33,550	£545,711	£250,000	£795,711	£550,000	<b>£1,345,711</b>
2	Westgate	-£31,904	£283,075	£250,000	£533,075	£600,000	<b>£1,133,075</b>
3	Woulds Court	-£29,001	£381,385	£300,000	£681,385	£410,000	<b>£1,091,385</b>
4	Queensway	-£30,180	£373,440	£250,000	£623,440	£595,000	<b>£1,218,440</b>
5	St Mary's Ct.	-£4,377	£508,590	£300,000	£808,590	£820,000	<b>£1,628,590</b>
6	Wakefield Ct.	£2,688	£720,735	£150,000	£870,735	£660,000	<b>£1,530,735</b>
7	Norman Court	£9,150	£626,430	£100,000	£726,430	£1,450,000	<b>£2,176,430</b>
8	Central Court	£10,759	£896,680	£300,000	£1,196,680	Not Known	<b>£1,196,680</b>
9	Fairfield Court	£12,411	£907,345	£200,000	£1,107,345	Not Known	<b>£1,107,345</b>
10	Park View	£16,232	£855,266	£200,000	£1,055,266	Not Known	<b>£1,055,266</b>
11	Hood Court	£19,760	£848,050	£200,000	£1,048,050	Not Known	<b>£1,048,050</b>
<b>Totals</b>		<b>N/A</b>	<b>£6,946,707</b>	<b>£2,500,000</b>	<b>£9,446,707</b>	<b>£5,085,000</b>	<b>£14,531,707</b>

### Key

Column A: Indicates the known investment need over the next 30 years to achieve and maintain decency to these properties in their current format. These costs are included in the current 30 year HRA Business Plan.

Column B: Indicates the basic potential redesign costs to modernise and improve the layout of the blocks. These costs are not included in the current 30 year HRA Business Plan and this expenditure would only be required if a need was determined to undertake this work to maintain the viability of the shemes and/or blocks.

Column C: Indicates the combined potential investment costs of columns A and B.

Column D: Indicates the potential capital receipt (where known) from disposing of the site for alternative development.

Column E: Indicates the potential financial differential (gain) between retaining each scheme and investing in it, and decommissioning and disposing of the site.

- 9.7 In addition to the three schemes that have already been de-commissioned due to a lack of demand for this type of accommodation, the future of a further three will be reviewed by 31 December 2015 due to a significant doubt about their viability:

This is primarily based on continuing low demand and the current occupancy levels as outlined below:

- Queensway House in Measham (58% vacancy rate);
- Wakefield Court in Castle Donington (50% vacancy rate);
- St. Mary's Court in Hugglescote (33% vacancy rate).

The future of the remaining five schemes will be reviewed by 31 July 2016.

9.8 The options for each decommissioned scheme will be considered as follows:

- Location and potential demand for general needs accommodation;
- Investment need and re-design costs to utilise existing building and site for general needs accommodation;
- Potential to demolish and utilise site for affordable housing, using one of the development models listed below:
  - RSL partner;
  - Development by external partner for NWLDC:
    - Joint venture model
    - Developer led
    - Design & Build
    - Section 106
    - Development by NWLDC direct
  - Potential to dispose of site for alternative private use and/or development.

9.9 The finalisation of options for decommissioned schemes will be as follows:

#### Greenacre

- Consultation is currently taking place with local residents about the potential development of this site to deliver new affordable homes to rent (1 and 2 bedroom properties of general needs accommodation).
- A decision will be sought by 31 October 2015 on proposals for any new development.

#### Westgate and Woulds Court

- A review of the preferred options for these sites will be completed by 31 December 2015 and 31 March 2016 respectively. There is potential for the review of Woulds Court to be linked to a broader assessment of surrounding properties, including Cherry Tree Court which was recently re-designated as general needs accommodation due to historic low demand.

#### Future

- It is recommended that proposals for the future use of decommissioned schemes are undertaken alongside the decommissioning review itself. If this is not feasible, the proposals should be completed no more than four months after the decommissioning decision has been taken, unless there are exceptional circumstances. This is to minimise the period of time buildings and sites remain empty, thus reducing potential blight, and to reduce the associated uncertainty within local communities whilst future determination is outstanding.

## **10 Garage Sites**

10.1 It is proposed to formally decommission all garage and hardstanding sites as follows:

- zero occupancy as of 1 November 2015;

- less than 25% occupancy by 31 March 2016
- less than 50% occupancy by 1 October 2015
- less than 75% occupancy by 31 March 2017

10.2 All remaining garage and hardstanding sites will be decommissioned by 31 March 2018 unless there is a proven demand that justifies retention.

10.3 The decommissioning of communal garage and hardstanding sites will be undertaken alongside a review of overall parking provision on an area by area basis, and the need to potentially invest in other forms of parking provision will be incorporated within any subsequent decommissioning proposals.

## **11 General Investment Priorities**

11.1 Our first priority is to ensure that our homes and our tenants are safe, by ensuring that they meet all health and safety requirements as defined by law. This includes:

- Annual gas and solid fuel servicing;
- Asbestos removal works;
- Fire risk assessments and fire safety works;
- Electrical testing;
- Water hygiene;
- Lift replacement and maintenance works;
- Door entry replacement and maintenance works.

### Asbestos Management

11.2 An Asbestos Management Plan (AMP), is being developed which will include Policy and Procedures to demonstrate how we will comply with current legislation and will be reviewed annually.

11.3 The AMP notes how we will comply with legislative matters relating to managing and adopting safe working practices for the properties within our management under the following legislation:

- Health and Safety at Work Act 1974 (Sections 2, 3 and 4)
- Management of Health and Safety at Work Regulations 1999 (Regulation 3)
- Control of Asbestos Regulations (CAR) 2006 (Regulation 4).

11.4 The age of the housing stock indicates that asbestos is a common building component within the properties.

11.5 Asbestos information leaflets are available for tenants and the database interacts and informs our Contractors, DLO and Capital Partner. Our Contractors, Partner and workforce are trained in identification, sampling and relevant treatment techniques. Our policy to date has been to leave materials containing asbestos in situ where it is undamaged and poses no immediate threat to health and safety, or to encapsulate it for added protection.

### Fire Risk Assessments

11.6 There are forty seven sites within the HRA asset portfolio that have been subjected to a Fire Risk assessment in partnership with either the Leicestershire or Derbyshire Fires Services.

11.7 These assessments were all undertaken during the fourth quarter of the financial year 2012-13 and each resulted in a list of works required categorised on the basis of a high,

medium or low priority.

11.8 It is proposed as part of this Asset Management Strategy that any outstanding work will be packaged into a planned programme of work and completed during the financial year 2015-16. A programme of planned Fire Risk Assessments will be implemented for each site bi-annually thereafter commencing in April 2016.

11.9 Sections to be inserted on approach to electrical testing, water hygiene, Lift replacement and maintenance works and door entry replacement and maintenance works.  
Decent Homes and maintaining decency

11.10 For 2015-16 the Council has determined that an interim improvement programme will be put in place for Council tenants homes. This has an ambition to maintain its housing stock to a minimum of the Government's Decent Homes Standard, whilst we consult about the aspirations and priorities of tenants to develop a "local improvement standard" to guide the 2016-17 programme and beyond. To achieve this during the financial year 2015-16 requires planned improvement work to be undertaken to 590 properties. Based on the costs for similar work delivered during the financial year 2014-15 by the Council's contractor partners, Kier and Lovell, it was estimated that this work would cost the Council £4.28m. As a consequence, budgetary provision has been made available within the Council's 2015-16 capital programme accordingly. This budget was approved by the Council on 24 February 2015.

11.11 A Decent Homes Investment Programme (DHIP) for 2015-16 of £4.28m, is almost a third of the size of the annual DHIP delivered over the last 3 years, and as a consequence procuring the most effective service delivery model at the most competitive price is a new challenge for both the Council and its contractor partners.

11.12 This year will also see a different geographical profile to the work being completed. In previous years improvement works were evenly distributed across the district. This was possible because of the high volume of properties being worked on, and the three year nature of the programme. For 2015-16 onwards the geographical split of work will be dictated by the improvement needs of the properties only, which will mean some areas will not see any improvement work. This is the most cost effective way of ensuring that homes are maintained at the Decent Homes standard.

11.13 The table below shows the breakdown of the 2015 – 16 Decent Homes Improvement Programme in respect of properties and key component upgrades:

	Bathroom	Boiler	Central Heating System	Kitchen	Wiring	Consumer units	External Doors (BACK)	Flat Entrance Doors	Windows	External Wall Finishes	Total Properties
Kier	37	112	49	44	43	53	19	3	104	162	<b>226</b>
Lovell	44	145	81	61	93	100	34	7	210	255	<b>364</b>
	<b>81</b>	<b>257</b>	<b>130</b>	<b>105</b>	<b>136</b>	<b>153</b>	<b>53</b>	<b>10</b>	<b>314</b>	<b>417</b>	<b>590</b>

## 12 Energy Efficiency and Affordable Warmth

12.1 The Council is committed to taking a strategic approach to improving energy efficiency and addressing fuel poverty in order to provide tenants with homes which can be heated to comfortable levels at an affordable cost. Delivery of this objective is the basis for a Housing Energy Strategy which is currently under development and due for approval in December 2015.

12.2 The vision of this Strategy is that our tenants will benefit from warm homes that meet a minimum standard of energy efficiency and which can be heated comfortably without excessive cost. We will seek out opportunities for tenants to benefit from low cost energy provided from renewable sources or innovations in energy efficient technology.

12.3 The outcomes of this Strategy will be that:

- Tenants' homes meet and exceed national targets for energy efficiency;
- Tenants can afford to heat their homes to a comfortable level;
- Tenants are encouraged and supported to reduce energy costs;
- External funding is secured to deliver energy efficient improvements and projects;
- Opportunities to co-ordinate and collaborate with internal and external partners are exploited in order to make the best use of resources;
- Renewable technology is used where practicable to supply tenants with low cost energy;
- Improving the energy efficiency of our stock is incorporated into our day to day business;
- Renewable Heat Incentive and Feed in Tariff payments are maximised and used to further improve the energy efficiency of tenants' homes.

12.4 The national fuel poverty strategy for England, "Cutting the Cost of Keeping Warm" was published in March 2015 and includes a target to ensure that as many fuel poor homes as is reasonably practicable achieve a minimum energy efficiency rating of Band C, by 2030 with interim targets of Band E by 2020 and band D by 2025.

12.5 The average SAP rating for our properties is currently 63, equivalent to an EPC band D. The average SAP rating for Local Authority properties (English Housing Survey 2013/2014) is 65. We currently have 1,679 properties that are below SAP 65.

12.6 A technical review of renewable energy potential for the district as a whole for 2020 to 2030 indicates that there is a potential for over 255MW of electricity and 217MW of heat in 2020 from all sources, including small scale generation. The greatest potential is from wind energy (up to 80% of the total), with solar Photovoltaic the other main source.

12.7 The key energy efficiency investment priorities under this Strategy are shown below:

- Develop a minimum standard for the energy efficiency of stock;
- All properties to reach minimum SAP 65 (band D) by 2021 with interim annual targets;
- Deliver loft and cavity insulation programme by 31 March 2017. It is estimated that 1,800 properties require loft insulation top up to 270mm, 400 properties require cavity wall insulation and 30 properties require external wall or internal insulation);
- Deliver targeted investment programmes to address fuel poverty focusing on off gas areas and including investment in renewable energy where value for money / social benefit can be demonstrated (792 properties - 250 electrically heated, 540 solid fuel heated and 3 oil heated)
- Continue to explore the potential to roll out a Solar PV programme to a potential maximum of 1,900 properties;
- Deliver targeted retrofit programme(s) for identified priority streets/estates (based on energy efficiency/heating costs/fuel poverty levels/vulnerability)

- Complete thermal assessment of 1,000 previously clad properties including non-traditional properties.

12.8 The key tasks required during 2015/2016 in order to deliver these objectives are as follows:

- Refinement of systems for capture, storage and analysis of energy efficiency data
- Agreement of Energy Strategy with detailed action plan
- Review of renewable technology pilot programme and recommendations
- Identification of priority estates for targeted fuel poverty programme
- Investigation of heat network opportunities

12.9 The Council has been working with the Energy Saving Trust since 2013 to identify opportunities to improve energy efficiency through retrofit and use of renewable technologies. A renewable technology pilot programme will complete in December 2015, the results of which will inform the 2016/2017 planned investment programme.

12.10 The following technologies have been installed as part of the pilot:

- Solar Thermal – providing hot water
- Solar Photovoltaic – providing electricity
- Biomass Boiler – providing central heating and hot water
- Air Source Heat Pump (ASHP)– providing central heating and hot water

### **13 Solid Fuel Heating**

13.1 We have 471 properties across the District that have solid fuel heating systems. It is anticipated that over the next 20 - 30 years all of these will need to be replaced as a result of changing expectations of our tenants and prospective tenants.

13.2 There are areas of the District where the existence of solid fuel properties are based on the individual choice of the existing tenants to retain this type of heating. This is usually linked to a heating allowance associated with employment history within the mining industry.

13.3 There are however, 331 solid fuel and 3 oil fired properties grouped in villages that are not connected to the main national gas network (off gas), which as a result of changing customer expectations may effectively become unlettable over the next 30 years if an alternative heating source is not provided.

13.4 Provided demand exists, it is proposed that a longer term solution for these properties is developed and that these solid fuel and oil fired heating systems are replaced on a programmed basis with appropriate renewable technology. This programme will be developed during the financial year 2015-16 based on the outcome of the Green and Decent Pilot.

13.5 The table below indicates the Net Present Value of these properties, with a comparative NPV gap rating to 'non solid fuel' properties in the area. The current NPVs would indicate that all are sustainable.

13.6 It should however, be noted that many of these properties are also of non-traditional construction, and therefore any investment would be linked to the review of these properties outlined in the next section.

Road	Estate/Village	Av NPV	Area NPV	NPV Difference	Ranking by NPV 'Gap'	No. of Properties
Cloud Hill View	Newbold Coleorton	£24,323	£34,027	-£9,704	1	7
Ashby Road	Breedon on the Hill	£24,915	£33,160	-£8,245	2	2
Jubilee Terrace	Donisthorpe	£20,954	£29,098	-£8,144	3	6
The Close	Albert Village	£22,974	£30,741	-£7,767	4	17
Dawson Road	Osgathorpe	£24,811	£32,503	-£7,692	5	7
The Moorlands	Coleorton	£18,364	£25,666	-£7,302	6	17
Worthington Lane	Newbold Coleorton	£26,868	£34,027	-£7,159	7	9
Spring Cottages	Overseal	£27,795	£34,827	-£7,032	8	8
St Matthews Ave	Worthington	£22,970	£29,572	-£6,602	9	59
Dovecote	Breedon on the Hill	£27,705	£33,160	-£5,455	10	3
Ashby Road	Osgathorpe	£27,489	£32,503	-£5,014	11	6
School Street	Oakthorpe	£24,975	£28,550	-£3,575	12	14
The Crescent	Breedon on the Hill	£30,140	£33,160	-£3,020	13	11
Ramscliffe Ave	Donisthorpe	£26,174	£29,098	-£2,924	14	52
Stretton View	Oakthorpe	£25,785	£28,550	-£2,765	15	36
Covert Place	Albert Village	£28,004	£30,741	-£2,737	16	23
Measham Rd	Oakthorpe	£26,919	£28,550	-£1,631	17	22

New Street	Measham	£25,877	£27,317	£-1,440	18	<b>18</b>
Acresford Rd	Donisthorpe	£28,285	£29,098	£-813	19	<b>5</b>
Peters Close	Tongue	£27,270	£27,270	£0	20	<b>3</b>
Occupation Rd	Albert Village	£32,077	£30,741	£+1,336	21	<b>6</b>
<b>Total</b>						<b>331</b>

## 14 Estate Improvement Works Programmes

14.1 We currently have no meaningful data in respect of investment needs to any communal elements or land outside the curtilage of individual properties. As a consequence the £143m investment need excludes any associated costs.

### Decommissioning re-design and regeneration

14.2 In support of the existing approach to asset management, the opportunity to invest in regeneration, including substantial refurbishment, demolition and new build are included within the Strategy.

14.3 In order to bring lasting benefits to neighbourhoods and communities, the approach to regeneration is framed around the need to maximise the use of Capital funding and Council assets, in terms of land currently used for housing and other purposes, and the need to provide long-term housing stock that meets the future needs of the District. This will be integrated into the investment options for existing stock that has limited life spans

14.4 Key to this approach is to evaluate the cost of delivering Decent Homes and other capital works, requiring higher levels of investment compared on a site by site approach, allowing the option to regenerate these properties instead of improving them.

14.5 This new approach to the strategic provision of affordable housing within the District provides the opportunity to provide additional support financially and numerically to the Council's existing stock by maximising the value of existing assets, investing in new land and assets to supplement new development and manage non-Council stock, delivering income for investment elsewhere.

14.6 Evaluation of other Council-owned land and assets will be undertaken 2015-16, with the vision of producing a range of regeneration options across the District, which will be attractive to external partners and make best use of all available funding. Other schemes are being considered and regeneration possibilities now form a standard part of the approach to investment decisions where repairs and structural issues arise within the stock or where land becomes under-used/available for consideration.

14.7 In addition to external funding options, the opportunities presented as part of the move to HRA self-financing, and the development of a 30-year HRA Business Plan, to incorporate regeneration options and linked to the initiatives to stimulate housing provision and create local employment and business growth.

## 15 Acquisitions and Disposal

15.1 Unless there are exceptional circumstances, the Council will only acquire land or

property for one or more of the following reasons:

- its contribution towards the provision of the Council's services and/or delivery of corporate aims
- for economic development purposes
- to provide affordable housing
- revenue income generation
- strategic acquisition for regeneration, development or redevelopment purposes
- to improve performance of any investment portfolio

15.2 Criteria against which any decisions are made in respect of an acquisition will include, where appropriate:

- price
- condition of property / land
- planning policy
- development constraints
- availability (in terms of timing)
- nature of tenure being offered (freehold or leasehold)
- occupational tenancies/vacant possession
- locational advantages (where a strategic acquisition is under consideration)
- return on investment (where a revenue generating asset is being considered)
- Restrictive covenants/easements etc
- Costs in-use for premises for Operational purposes
- Cost to build, adapt or improve any premises and other costs relevant to the purpose
- Meeting the Council's strategic priorities as outlined in the Local Plan, HRA Business Plan, Asset Management Strategy and/or other Strategies
- Conditions around the spending of any commuted sums (in lieu of a s106 agreement) for acquisitions

15.3 When a suitable property or site has been identified, a financial/feasibility appraisal will be carried out to establish the financial/budgetary implications of acquiring the asset at the quoted asking price. This will take into account the following matters, where appropriate:

- the capital cost of acquisition and relevant expenditure
- the opportunity cost of acquisition
- any revenue, or potential revenue, generated from the asset, both short and long term
- availability of external funding sources
- internal resourcing required
- development procurement options including joint ventures
- risk assessment
- the cost, in asset management terms, of owning the property or site, including:
  - immediate maintenance/refurbishment requirements
  - demolition costs, if appropriate
  - adaptation requirements
  - ongoing maintenance/life cycle costs
  - national non-domestic rates including empty rates liability
  - insurance
  - Council Tax
  - the overall effect of the expenditure on the Council's budgetary position.

15.4 Unless there are exceptional circumstances, the Council will only dispose of HRA land or property to increase capital receipts to support the HRA Asset Management Strategy, if the disposal will benefit one or more of the following:

- The overall investment in the Council's existing HRA stock and assets to maintain good quality homes;
- Strategic housing regeneration, development or redevelopment ;
- Investment in new build and/or acquisitions of good quality affordable housing;
- Environmental improvements to housing estates;
- Improved provision of housing or other Council services and/or delivery of corporate aims;
- Corporate economic development purposes;
- Revenue or capital income generation;
- To improve performance of any investment portfolio.

15.5 Criteria against which any decisions are made in respect of a disposal will include, where appropriate:

- The condition of the property, associated land and other related asset and the costs of refurbishment and/or maintenance required over a five year period to achieve and maintain the required quality standard;
- The supply of such property within the HRA asset portfolio and the current and future demand for such property from existing and potential customers within the local community;
- Any housing management, Council or associated community issues that impact upon the decision to retain or dispose of the asset;
- Planning policy;
- Development constraints;
- Availability (in terms of timing);
- Locational advantages (where a strategic disposal is under consideration)
- The financial return on disposal (where a revenue generating asset is being considered);
- Restrictive covenants/easements etc;
- Meeting the Council's strategic priorities as outlined in the Local Plan, HRA Business Plan, Asset Management Strategy and/or other Strategies;
- Conditions around the spending of any income generated from disposal..

15.6 Where a number of potentially suitable properties and/or assets exist for disposal , robust comparisons will be made to establish an appropriate means for disposal prioritisation based on the current marketplace and any other associated factors.

## **16 Data Management and Planning**

16.1 Accurate data together with the software and hardware to collate, store, manipulate and analyse it will be the foundation of our asset management decisions. Some investment need is anticipated to support this key requirement in the form of software and hardware developments together with human resources to establish the data sets ready for future use.

16.2 Over the life of this Strategy, data will be developed and maintained to support the following outcomes:

- Comprehensive and robust stock condition information across our full portfolio of HRA assets including homes, their outbuildings and curtilages, HRA shops, communal pathways, roads, fencing, garages, parking areas and land;
- The development of value profiles that identify our stock in terms of both property and land values and rental values in order to maximise the use of our assets to provide an acceptable rate of return to the Council;
- To establish regular sustainable scheme and asset reviews to enable proactive

decisions to be made about the management, investment and disposal of our existing assets and to provide important feedback that can be utilised for future new build and acquisition decisions;

- To review lettings data in order to understand more closely the factors which help to generate stable and sustainable lettings and areas of low and high demand in order to inform future development, acquisition and disposal programmes;
- To conduct a periodic market review, focussing on earnings, employment, property values, project values, social impacts and other local factors to support growth and development decisions and inform our rolling business planning process;
- To continue to use the Decent Homes Standard in conjunction with any developing local standard as our baseline measure of the quality of homes we offer;
- To adopt EPC level D as our baseline measure of energy performance for our portfolio of homes;
- To identify those homes that do not meet our standards and put plans in place to address any shortfall over a agreed programme period;
- To work with our partners and customers to manage ancillary estate management costs through careful design and opportunities for community self management;
- To ensure any disposal decisions are made with a full understanding of tenure mix and any site specific issues are accounted for;
- To ensure that we maintain current up to date stock condition data which will inform all asset management decisions;
- To effectively use asset data relating to value in order to effect changes in tenure and ownership which respond to the market and optimise the value of the assets held;
- To use data to identify opportunities for special investment and improvement that may be supported by disposal proceeds;
- To develop a programme of disposals which support new development, manage maintenance costs and maintain the overall health of our property portfolio;
- To manage our external partners' expectations in order to retain positive working relationships and foster understanding of our approach to managed growth;

## **17 Repairs and Maintenance Services**

- 17.1 The responsive repairs service to the housing stock is currently delivered by the Council's Direct Labour Organisation, the Internal Repairs Team (IRT), who undertake 80% of repairs and an external support contractor, GPurchase, who undertake 20% of repairs.
- 17.2 Cyclical maintenance for gas and solid fuel servicing and installations, aids and adaptations, and major planned improvements work are all also currently outsourced, along with a range of specialist support to provide services, including scaffolding, drainage works and asbestos removal.
- 17.3 A Value for Money review of the IRT is being undertaken in 2015-16 to determine whether it is possible to expand the in-house service to undertake more of this work through the local labour force.
- 17.4 The outcome of this review will inform any planned phasing of internal expansion over the next five years as external contracts end.
- 17.5 Our performance in repairing and re-letting empty homes will be a key priority for the period of this Asset Management Strategy, but will be a particular focus during the financial year 2015-16. During 2015-16 we will implement the following actions to significantly improve service delivery in this area:
- Improved lettable standard
  - Process re-engineering, including management under a single structure
  - Delivery of all works to each void by a single contractor

- Prioritisation of investment in properties for which there is a clear and known demand
- Clear performance management framework

## **18 Value for Money**

18.1 Our Business Plan requires us to deliver efficiencies, maximising the use of available funding to maintain Decent Homes aligned with ongoing planned repairs as well as regeneration and development.

18.2 It is imperative that any investment in the housing stock in the short-term can deliver sustainable housing into the future and, therefore, considers any regeneration and development opportunities as they arise.

18.3 Delivery of efficiencies is essential, but this must consider quality and service delivery to our tenants. In order to demonstrate value for money in our repairs and investment services, we will deliver the Value for Money (VFM) Strategy, Annual Efficiency Statement and Value Assurance Policy by:

- Reducing inputs (money, people and assets) for the same outputs;
- Reducing prices (procurement, labour costs) for the same outputs;
- Providing greater outputs on improved quality (extra service, productivity) for the same inputs;
- Attaining proportionally more outputs or improved quality in return for an increase in resources;
- Value Assurance – VFM in services: Challenge, Contestability and Competition.

18.4 We will ensure that:

- Our costs compare to others providing similar services through robust benchmarking with a range of benchmarking groups
- Our Internal Repairs Team (DLO) is run as a Trading Account and is subject to ongoing improvement
- An effective Procurement Strategy is in place and we reduce commissioning and procurement costs.

## **19 Procurement**

19.1 Through our procurement activity we also aim to invest significantly in the local economy in respect of employment, skills and training

Our key procurement objectives are:

- To improve the level of procurement skills, and raise the profile of procurement within the Housing Service;
- To improve the control of expenditure;
- To mitigate business risk through the use of modern and appropriate procurement methods for supplies, works and services;
- To reduce administrative waste in the procurement process by ensuring continuity of approach and that internal resources are fit for purpose;
- To align procurement with the needs of our customers and our business aims;
- To deliver Value for Money via efficient, effective and transparent procedures.

19.2 Through our procurement activities we will:

- Achieve VFM and efficiency savings, delivering cashable gains through excellent procurement;

- Utilise modern procurement methods and partnerships to achieve demonstrable value for money and deliver outcomes that meet the needs of users and/or the community, including the promotion of social value;
- Disseminate best practice procurement techniques and act as a catalyst for change;
- Acknowledge risk and identify options in order to procure in the most appropriate and cost effective way for the works, goods or services being procured;
- Proactively involve service users and tenants at all stages of the procurement and service design / delivery process, so that they are fully informed and able to effectively influence service standards;
- Ensure that our contractors and consultants are committed to equality and diversity within their own service provision;
- Utilise effective “open-book cost management”, where appropriate, that is linked to service improvement and the generation of savings, which provides suitable incentives for partner contractors whilst maintaining appropriate controls and protections for the Council;
- Promote and extend the use of e-procurement methods (including the use of e-tendering techniques) where practical.

Our approach will support the delivery of annual efficiency gains, and in particular:

- Business process improvements and collaboration initiatives between public sector organisations, including an increased use of technology;
- Smarter procurement and enhancing competition;
- Better asset management;
- Increasing the productivity of front-line services, the effectiveness of support services and the efficiency of all transactional services.

19.3 There are a number of bodies promoting various forms of combined purchasing activity. We will review arrangements available from organisations like Procurement for Housing (PfH), Efficiency East Midlands (EEM) and the Eastern Shires Purchasing Organisation (ESPO) and will use consortia where it is identified as appropriate to the Council and its tenants.

19.4 We are currently revising our Asset Management Strategy to consider how we will invest in our housing stock and estates over the next 5 years. This investment and maintenance programme is in excess of £50 million and a key strategic objective of the Council is to maximise the benefits this can provide for the local economy in respect of employment, skills and training.

19.5 We are therefore undertaking a comprehensive review of our Internal Repairs Team and our use of external contractors during 2015-16 to consider whether we will be able to undertake more of this work through our local workforce and/or other local SMEs.

19.6 This review will include looking at every aspect of our maintenance and investment services to determine the best delivery model and business case for each service, including any legal and/or procurement requirements.

## **20 Staffing and Resources**

20.1 A restructure and reorganisation of both the Repairs and Planned Investment Teams is being proposed to support the delivery of this Strategy. These proposals will be subject to an accompanying report to Corporate Leadership Team for consideration.

20.2 If approved the proposals will be inserted into this section ahead of submission of the Strategy to Cabinet for approval.

## 21 Performance Management Framework

### 21.1 Internal Monitoring

Our performance is monitored internally at four levels within the organisation against agreed Performance Indicators and Personal Targets and Competencies.

- Housing Portfolio Holder, Cabinet and Elected Members;
- Corporate Leadership Team;
- Housing Senior Management Team;
- Team Manager, Team Leaders and Supervisors.

### 21.2 External Monitoring

External monitoring is an independent and key part of our performance regime and will be undertaken primarily by our tenants through

- Tenant and Leaseholder Consultative Forum;
- Repairs Working Group;
- Tenant Scrutiny Panel;
- Tenants and Residents Associations;
- Star Survey;
- Service specific customer satisfaction surveys;
- Complaints.

21.3 The Asset Management Strategy will be supported by a comprehensive Communications Plan that will be delivered in line with the Corporate Communications Strategy. The Communications Plan will tailor positive communication messages about the Strategy using the most appropriate media – including In Touch, media releases, website, information leaflets, posters and supporting one to one meetings.

21.4 Key Performance Indicators (KPIs) demonstrating how we will measure the successful delivery of this Strategy will be developed in consultation with tenants but are likely to include those in the table below:

- Tenant satisfaction with the condition of their home;
- Tenant satisfaction with their neighbourhood as a place to live;
- The percentage of estates meeting tenant standard;
- The percentage of homes meeting decency standard;
- The percentage of blocks meeting tenants standard;
- The percentage of tenants satisfied with planned investment works;
- The percentage of tenants satisfied with their most recent responsive repair;
- The percentage of tenants satisfied with gas servicing;
- The percentage of dwellings with a valid gas safety certificate;
- The percentage of emergency repairs completed within target time;
- The percentage of urgent repairs completed within target time;
- The percentage of routine repairs completed within target time;
- The percentage of all responsive repairs completed within target time;
- The percentage of repairs completed at the first visit;
- Appointments kept as a percentage of appointments made;
- Appointments made as a percentage of appointable repairs;
- The number of empty homes and proportion of the stock;
- The average time taken to relet empty homes;
- The average SAP rating of homes;
- The number and percentage of homes achieving a SAP rating of 65.

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EXTRACT of the DRAFT MINUTES of a meeting of the POLICY DEVELOPMENT GROUP held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 30 SEPTEMBER 2015

Present: Councillor M Specht (Chairman)

Councillors J Cotterill, J G Coxon, T Eynon, J Geary, D Harrison, S McKendrick (Substitute for Councillor N Clarke), V Richichi, A C Saffell and N Smith

In Attendance: Councillors R D Bayliss and J Legrys

Officers: Mr R Bowmer, Ms L Cotton, Mr D Gill, Mr M Harding, Mr G Jones, Mr C Lambert, Mrs C Macrory, Mrs R Wallace and Miss A Wright

#### **14. HOUSING ASSET MANAGEMENT STRATEGY**

The Head of Housing presented the report to Members, highlighting the key outcomes and key issues.

The meeting was adjourned at 7.35pm for a brief comfort break and re-convened at 7.40pm.

Councillor S McKendrick and J Geary commented that a number of properties still had solid fuel heating systems with the occupant's receiving concessionary coal allowance and expressed concerns regarding the villages that were not connected to the main national gas network. The Head of Housing responded that there was no plan to immediately replace the systems but they would be replaced as part of a programme or as they broke down with a target of having them all replaced by 2025. He added that there were a reducing number of tenants in receipt of the solid fuel allowance but this would be taken into consideration. The suggestion to include reference in the strategy to the small number of properties with oil based systems was agreed.

Councillor T Eynon commented that she would like to see the strategy include worst case, middle case and best case scenarios for comparison purposes and stressed that it was not all about corporate viability. However, she did request that different financial assumptions be looked at and that the future inflation assumption of 2.5 per cent for income may be too optimistic. She also added that she would like to know more about the breakdown of bids for empty properties in her Ward. Regarding the summary of the investment needs and the potential disposal value of the sheltered schemes detailed within section nine of the report, Councillor T Eynon expressed concerns regarding the loss of housing and the cost of building new flats; she felt this cost should be included within the strategy.

Councillor J Coxon commented that there were many garage sites that were in a dilapidated condition and asked if these sites could be used for development of new affordable housing. The Head of Housing explained that sometimes sites were not viable for redevelopment due to their location or size but when they were, redevelopment was something they absolutely wanted to proceed with. Councillor T Eynon referred to the garage site at the end of Wyggeston Road and hoped that something would be done to improve sites such as those. The Head of Housing explained that they were trying to strike a balance between selling the land without any conditions and putting restrictions on them as it reduces the monetary value.

Councillor S McKendrick asked if the change from lifetime tenancies to five year tenancies had been taken into account when drafting the strategy. The Head of Housing responded that it had been considered in terms of rental income. He added that it would be difficult

to predict what the affect of the fixed term tenancies would be until they have ended and this would be 2022 at the earliest.

Councillor S McKendrick thanked the officers for the work undertaken to produce the strategy.

RESOLVED THAT:

The comments provided by the Committee be considered by Cabinet when it meets on 20 October to discuss the Housing Asset Management Strategy.

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – 20 OCTOBER 2015**

Title of report	<b>PROCUREMENT STRATEGY</b>
Key Decision	a) Financial No b) Community Yes
Contacts	Councillor Nick Rushton 01530 412059 <a href="mailto:nicholas.rushton@nwleicestershire.gov.uk">nicholas.rushton@nwleicestershire.gov.uk</a>  Chief Executive 01530 454500 <a href="mailto:christine.fisher@nwleicestershire.gov.uk">christine.fisher@nwleicestershire.gov.uk</a>  Head of Finance 01530 454520 <a href="mailto:ray.bowmer@nwleicestershire.gov.uk">ray.bowmer@nwleicestershire.gov.uk</a>
Purpose of report	To approve the updated Procurement Strategy.
Reason for Decision	To formally approve an updated Procurement Strategy which is in line with the Public Contracts Regulations 2015 and the National Procurement Strategy for Local Government. .
Council Priorities	Value for Money Business and Jobs Homes and Communities
Implications:	
Financial/Staff	The adoption of the strategy has no financial or staffing implications in itself.
Link to relevant CAT	Not Applicable
Risk Management	Each procurement activity is subject to a risk assessment.
Equalities Impact Screening	Not Applicable
Human Rights	None
Transformational Government	Delivering procurement in a sustainable way, considering the environmental and social impacts and benefits.

Comments of Head of Paid Service	Report is satisfactory
Comments of Section 151 Officer	Report is satisfactory
Comments of Deputy Monitoring Officer	Report is satisfactory
Consultees	Procurement Gateway Board Corporate Leadership Team The Social Value Portal (Government sponsored service to promote social value strategies including procurement) Policy Development Group
Background papers	<a href="#">The Public Contracts Regulations 2015</a> <a href="#">Local Government Association – National Procurement Strategy for Local Government in England 2014</a> <a href="#">Local Transparency Code 2015</a> <a href="#">Draft minutes – Policy Development Group – 30 September 2015</a>
Recommendations	<b>THAT CABINET:</b>  <b>1. APPROVES THE PROCUREMENT STRATEGY TAKING INTO ACCOUNT COMMENTS FROM THE POLICY DEVELOPMENT GROUP; AND</b>  <b>2. DELEGATES AUTHORITY TO THE HEAD OF FINANCE, IN CONSULTATION WITH THE CORPORATE PORTFOLIO HOLDER, TO MAKE ANY MINOR AND CONSEQUENTIAL AMENDMENTS TO THE PROCUREMENT STRATEGY RESULTING FROM CHANGES IN LEGISLATION AND PRACTICAL CIRCUMSTANCES (E.G. RESTRUCTURES).</b>

## 1.0 BACKGROUND

- 1.1 The current Procurement Strategy was developed in 2007, since that time changes have taken place in relation to public sector procurement. Most recently, the Local Government Association updated the National Procurement Strategy for Local Government in 2014 and the Public Contracts Regulations 2015 came into force in February 2015, implementing the European Public Procurement Directive 2014.

## **2.0 AIM OF THE STRATEGY**

- 2.1 The current Procurement Strategy has been revised and is attached to this report at Appendix A. The document sets out a three year strategy in line with the National Procurement Strategy to define how the Council's spend with external suppliers will be managed to achieve maximum effectiveness.
- 2.2 The Council faces a number of key procurement challenges over the next three years:
- delivering quality services with reduced budgetary funding and resource;
  - implementing the newly revised Public Contracts Regulations 2015 and meeting the standards laid out in the National Procurement Strategy for Local Government 2014;
  - increasing analytical activity in the collation, analysis and dissemination of data to meet the recommendations of the Local Transparency Code 2015 and responding to Freedom of Information requests;
  - ensuring that staff are equipped with the right skills-base, knowledge and aptitude to maintain a corporate perspective and follow good procurement practice;
  - meeting government's expectations in how the Council's procurement activity can be used to increase the social value, foster local enterprise, support local business and promote local prosperity (Public Services (Social Value) Act 2012).

The Strategy includes an action plan of how the Council can meet these challenges.

## **3.0 POLICY DEVELOPMENT GROUP**

- 3.1 The draft revised Procurement Strategy was considered by the Policy Development Group on the 30 September 2015 for members to provide any comments it may have for consideration by Cabinet.
- 3.2 The Policy Development Group provided the following comments for the Cabinet to consider:

Councillor T Eynon commented that it was an excellent document but she did have concerns regarding the reference to the monitoring of small and medium enterprises as the conversation she has had with these organisations indicate that they are not supported. She commented that it would be helpful to see more information, figures and costs with the small and medium enterprises. The Financial Services Team Manager replied that this information could be made available as it was something that was monitored internally.

Councillor A C Saffell commented that the suppliers listed had to be of a certain size and have a particular turnover figure to be used by the Council. This raised concerns as from his personal experience as a Parish Councillor, suppliers used by the Council were much more costly than a more local source. He felt that the smaller, local businesses often lost out. Councillor N Smith concurred. The Head of Finance responded that there were a number of reasons why the Council has particular suppliers on the list, including European regulations which a lot of the smaller organisations did not meet. However, small local suppliers could be used on occasion if there was a strong business case to do so.

In response to a question from Councillor J Coxon, the Financial Services Team Manager explained that there were events planned for the near future to encourage local businesses to bid for contracts as part of the Buy Local Scheme and those that have already registered for the scheme would be invited to attend in due course.

In response to a question from Councillor S McKendrick, the Financial Services Team Manager explained that when larger businesses bid for contracts they were asked how they would contribute to the local area. The Director of Housing added that sometimes local businesses did not want to undertake the larger contracts, even though they are encouraged to do so.

RESOLVED THAT:

The comments provided by the Committee be considered by Cabinet when it meets on 20 October to discuss the Procurement Strategy.



## **PROCUREMENT STRATEGY 2015 - 2018**

**September 2015**

**Version 3.1**

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## **EXECUTIVE SUMMARY**

The Council's Vision for Procurement is to:

"Promote excellence and modernisation across the Council in all aspects of our procurement practice, to support the efficient and effective achievement of corporate priorities and the delivery of improved services to our customers"

This document sets out a three year strategy in line with the National Procurement Strategy to define how the Council's spend with external suppliers will be managed to achieve maximum effectiveness.

### **Roles and responsibilities related to this Strategy**

The Procurement Gateway Board<sup>1</sup> is responsible for maintaining, monitoring and developing this Strategy.

Delivery will be the responsibility of the Financial Services Team Manager with the Procurement Officer supporting departments and their staff in meeting its objectives. Performance against the outcomes will be measured via the Procurement Plan.

## **WHERE WE ARE**

### **What we buy**

The Council spends approximately £22m each year on goods, works and services covering a wide diverse market-place including Housing, Facilities Management, IT, Environment, Waste management, Leisure and professional services i.e. consultancy.

### **How we buy**

Procurement is largely devolved across the organisation with varying levels of authority (i.e. decision making and order-raising operating with a diverse market-place).

Procurement activity is managed and monitored by a corporate procurement resource with support and expertise readily available from Legal Services to ensure compliance with contract procedures.

The council has e-tendering software in place for quotations and tenders.

### **Key Procurement Challenges**

Delivering quality services with reduced budgetary funding and resource.

Implement the newly revised Public Contracts regulations 2015 and meet the standards laid out in the National Procurement Strategy for Local Government 2014.

Increased analytical activity in the collation, analysis and dissemination of data to meet the recommendations of the Local Transparency Code and responding to 'Freedom of Information' requests.

To ensure that staff are equipped with the right skill-base, knowledge and aptitude to maintain a corporate perspective and deliver good procurement practice.

Meeting Government's expectations in how the council's procurement activity can be used to increase social value, foster local enterprise, support local business and promote local prosperity (Public Services (Social Value) Act 2012).

<sup>1</sup> The Procurement Gateway Board is responsible for providing the organisation with assurance and confidence that procurement is managed effectively and appropriately and to be the council's advisors/experts in procurement.

## **WHERE WE WANT TO BE**

In the light of these challenges North West Leicestershire District Council aims to make itself a procurement centre of excellence, providing a quality service to its internal customers, engage positively with the market-place and achieving the goals set out in the procurement strategy action plan.

## **HOW WE INTEND TO GET THERE**

With reference to the National Procurement Strategy there are four key development areas, each with their own particular challenges as outlined below which need to be addressed:-

### **VALUE FOR MONEY**

#### **Category management**

- Pursue a category management strategy across the organisation aggregating costs to maximise value for money opportunities

#### **Partnering and collaboration**

- Partner with other authorities on collaborative arrangement making use of Public Sector frameworks where appropriate

#### **Contract management**

- Identify, train and up-skill members of staff to enable them to manage and monitor key suppliers to ensure Key Performance Indicators and Service Level Agreements are being met

#### **Transparency**

- Update on a regular basis the business portal on the council's website and use other media devices to inform the market-place of forthcoming quotation and tender exercises

### **SUPPORTING LOCAL ECONOMIES – BUY LOCAL**

- To regularly monitor and review local Small and Medium Enterprises (SME) category spend and pro-actively support suppliers to bid for council business and work with all suppliers to increase social value, foster local enterprise, support local business and promote local prosperity.

## **LEADERSHIP**

#### **Commitment to Procurement good practice and compliance**

- Scrutiny, monitoring and management of all procurement activity by the Procurement Gateway Board. Maintain vigilance and ensure compliance to government policy, UK and EU legislation.

## **MODERNISING PROCUREMENT**

#### **Commercialism and income generation**

- Conduct market research of individual category market-places liaising with other public sector bodies with a view to collaborate and share good practice.

#### **Supplier innovation**

- Conduct a business case and commercially inspired approach to every procurement using management information to determine the right solution.

#### **Using technology**

- Enabling e-procurement technology to reduce costs and increase efficiency.

## PROCUREMENT STRATEGY ACTION PLAN

Actions	Owner
<b>VALUE FOR MONEY</b>	
To maintain a “continuous improvement” ethos throughout the organisation to manage and monitor cost and efficiency savings through good procurement practice	Procurement Gateway Board
To support a category management approach throughout the organisation based on spend analysis data and related management information	Financial Services Team Manager\Procurement Officer
Maintain the contracts register and procurement plan to ensure that all market testing activity is legally compliant and deadlines are met	Financial Services Team Manager\Procurement Officer
Engage with other councils to explore collaborative opportunities and review framework opportunities with Professional Buying Organisations i.e. ESPO, CCS	Procurement Officer
<b>SUPPORTING LOCAL ECONOMIES – BUY LOCAL</b>	
Implement the requirements of the Public Services (Social Value) Act 2012 and Local Transparency Code.	Procurement Gateway Board
Engage with local businesses, voluntary and 3 <sup>rd</sup> sector organisations promoting the council’s commercial and social support opportunities i.e. Local Chamber of Commerce	Financial Services Team Manager\Procurement Officer
Support local businesses to bid for council business by providing training and organising seminars and meet the buyer events.	Financial Services Team Manager\Procurement Officer
<b>LEADERSHIP</b>	
Give assurance\confidence to local communities, business and employees that the council’s procurement is managed effectively and appropriately in accordance with legislation and government policy	Procurement Gateway Board
Provide pro-active support to the Procurement Gateway Board by identifying opportunities and matters of contractual risk	Financial Services Team Manager\Procurement Officer\Legal Services
Up-skill, train and update those staff who are engaged in procurement activity to maintain a corporate perspective and promote good procurement practice	Financial Services Team Manager\Procurement Officer
<b>MODERNISING PROCUREMENT</b>	
Ensure that procurement policy and procedures are in line with current legislation, good practice principles and maximising the benefits of technology	Procurement Gateway Board
Conduct research and carry out soft market testing where necessary in order that procurements are focussed and future proofed	Financial Services Team Manager\Procurement Officer
Maintain good networking relationships with other procurement professionals to ensure that good practice and principles are shared and identify and explore opportunities for income generation and sponsorship	Procurement Officer
Maintain and update the business portal on the council’s website using appropriate communication media to engage with the market-place	Procurement Officer

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## NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

## CABINET – 20 OCTOBER 2015

Title of report	<b>REVIEW OF CORPORATE GOVERNANCE POLICIES</b>
Key Decision	a) Financial Yes b) Community No
Contacts	Councillor Nick Rushton 01530 412059 <a href="mailto:nicholas.rushton@nwleicestershire.gov.uk">nicholas.rushton@nwleicestershire.gov.uk</a>  Chief Executive 01530 454500 <a href="mailto:christine.fisher@nwleicestershire.gov.uk">christine.fisher@nwleicestershire.gov.uk</a>  Head of Finance 01530 454520 <a href="mailto:ray.bowmer@nwleicestershire.gov.uk">ray.bowmer@nwleicestershire.gov.uk</a>
Purpose of report	To approve the updated Anti-Fraud and Corruption Policy and Anti-Money Laundering Policy.
Reason for Decision	To formally approve the Council's updated Anti-Fraud and Corruption Policy and Anti-Money Laundering Policy.
Council Priorities	Value for Money
Implications:	
Financial/Staff	The adoption of these policies has no financial or staffing implications in itself.
Link to relevant CAT	N/A
Risk Management	Fraud risks are identified and monitored through the business planning process.
Equalities Impact Screening	N/A
Human Rights	None
Transformational Government	No direct implications
Comments of Head of Paid Service	Report is satisfactory

Comments of Section 151 Officer	Report is satisfactory
Comments of Monitoring Officer	Report is satisfactory
Consultees	Internal Audit
Background papers	<a href="#">Draft minutes – Audit and Governance Committee – 23 September 2015</a>
Recommendations	<p><b>THAT CABINET:</b></p> <ol style="list-style-type: none"> <li><b>1. APPROVES THE ANTI-FRAUD AND CORRUPTION POLICY TAKING INTO ACCOUNT COMMENTS FROM THE AUDIT AND GOVERNANCE COMMITTEE;</b></li> <li><b>2. APPROVES THE ANTI-MONEY LAUNDERING POLICY; AND</b></li> <li><b>3. DELEGATES AUTHORITY TO THE HEAD OF FINANCE, IN CONSULTATION WITH THE CORPORATE PORTFOLIO HOLDER, TO MAKE ANY MINOR AND CONSEQUENTIAL AMENDMENTS TO THE ANTI-FRAUD AND CORRUPTION POLICY OR THE ANTI-MONEY LAUNDERING POLICY RESULTING FROM CHANGES IN LEGISLATION AND PRACTICAL CIRCUMSTANCES (E.G. RESTRUCTURES).</b></li> </ol>

## 1.0 INTRODUCTION

- 1.1 This report is to seek approval of two of the Council’s Corporate Governance policies:
1. Anti-Fraud and Corruption Policy (Appendix 1).
  2. Anti-Money Laundering Policy (Appendix 2).

## 2.0 BACKGROUND

- 2.1 The Council is responsible for ensuring that its business is conducted in accordance with the law and appropriate standards. In discharging this responsibility the Council has in place arrangements for governance of its affairs and staff.
- 2.2 The following documents constitute the Council’s suite of Corporate Governance policies:
- Anti-Fraud and Corruption Policy;
  - National Fraud Initiative Fair Processing Notice;
  - Confidential Reporting (Whistleblowing) Policy;
  - Anti-Money Laundering Policy;
  - Regulation of Investigatory Powers Act (RIPA) Policy;
  - ICT Security Policy;
  - Internet and Email Conditions of Use;

- Risk Management Strategy; and
- Local Code of Corporate Governance.

### **3.0 REVIEW OF GOVERNANCE POLICIES**

- 3.1 The Anti-Fraud and Corruption and Anti-Money Laundering Policies have been reviewed to ensure they remain fit for purpose, reflect current legislation and best practice. Amendments have been made to both policies and are attached as Appendix 1 and 2 for approval.

### **4.0 COMMENTS FROM AUDIT AND GOVERNANCE COMMITTEE ON 23 SEPTEMBER 2015**

- 4.1 The revised policies were considered by the Audit and Governance Committee on the 23 September 2015 for members to provide any comments it may have for consideration by Cabinet. A committee member raised a comment regarding whether we offered financial incentives to encourage employees/members of the public to report fraud. The Council does not currently offer incentives. No other comments were received from the committee.

- 4.2 Extracts from the minutes are provided below for the Cabinet to consider:

Councillor T Neilson asked if, in cases which resulted in a conviction, there was any incentivisation to encourage people to report fraud.

The Head of Finance stated that he was not aware of any reward schemes. He added that ethics of this may be questionable as the Council would want any reports to be genuine.

Councillor T Neilson commented that he did not consider there to be an ethical dilemma with incentivising fraud reporting so long as controls were in place.

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# **ANTI-FRAUD AND CORRUPTION POLICY**

**A guide to the Council's approach to  
preventing fraud and corruption and  
managing suspected cases.**

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# Anti-Fraud and Corruption Policy

## 1. Introduction

- 1.1 North West Leicestershire District Council, like every Local Authority, has a duty to ensure that it safeguards the public money that it is responsible for. The Council expects the highest standards of conduct and integrity from all that have dealings with it including staff, members, contractors, volunteers and the public. It is committed to the elimination of fraud and corruption and to ensuring that all activities are conducted ethically, honestly and to the highest standard of openness and accountability so as to protect public safety and public money.
- 1.2 All suspicions or concerns of fraudulent or corrupt practise will be investigated. There will be no distinction made in investigation and action between cases that generate financial benefits and those that do not. Any investigations will not compromise the Council's commitment to Equal Opportunities or the requirements of the Human Rights Act or any other relevant statutory provision.

## 2. Scope

- 2.1 This policy provides an overview of the measures designed to combat any attempted fraudulent or corrupt act, whether attempted internally or externally. The policy is designed to:
- Encourage prevention;
  - Promote detection;
  - Ensure effective investigation where suspected fraud or corruption has occurred; and
  - Prosecute offenders where appropriate.

## 3. Definitions

### 3.1 Fraud

- 3.1.1 The Fraud Act 2006 is legislation that has been introduced in order to provide absolute clarity on the subject of fraud. Section 1 of the Act introduced a new general offence of fraud and three ways of committing it:
- Fraud by false representation
  - Fraud by failing to disclose information; and
  - Fraud by abuse of position.
- 3.1.2 Fraud by false representation requires:
- Dishonesty;
  - An intent to make gain or cause loss; and
  - The person makes the representation knowing that it is or might be untrue or misleading.
- 3.1.3 Fraud by failing to disclose information requires:
- Dishonesty;
  - An intent to make gain or cause loss; and
  - Failure to disclose information where there is a legal duty to disclose.

3.1.4 Fraud by abuse of position requires:

- Dishonesty;
- An intent to make gain or cause loss; and
- Abuse of a position where one is expected to safeguard another person's financial interests.

3.2 Corruption

3.2.1 Corruption is the offering, giving, soliciting or acceptance of an inducement or reward, or showing any favour or disfavour which may influence the action of any person to act improperly.

3.3 Bribery

3.3.1 The Bribery Act 2010 covers, amongst other things, the offences of bribing another person, of allowing persons to be bribed and organisational responsibility. Such offences include:

- The offer, promise or giving of financial or other advantage to another person in return for the person improperly performing a relevant function or activity.
- Requesting, agreeing to receive or accepting a financial or other advantage intending that, in consequence a relevant function or activity should be performed improperly.
- Commercial organisation responsibility for a person, associated with the organisation, bribing another person for the purpose of obtaining or retaining business for the organisation.

3.4 Money Laundering

3.4.1 Money laundering describes offences involving the integration of the proceeds of crime, or terrorist funds, into the mainstream economy. Whilst the risk of money laundering to the Council is relatively low and the provision of The Money Laundering Regulations 2007 do not strictly apply to the Council, the Council has adopted an Anti-Money Laundering policy as good practice. This policy supports staff in complying with the money laundering provisions included within the Proceeds of Crime Act 2002 and the Terrorism Act 2000.

**4. Culture**

4.1 The prevention/detection of fraud/corruption and the protection of public money are responsibilities of everyone, both internal and external to the organisation. The Council's elected members and employees play an important role in creating and maintaining this culture. They are positively encouraged to raise concerns regarding fraud and corruption, immaterial of seniority, rank or status, in the knowledge that such concerns will wherever possible be treated in confidence. The public also has a role to play in this process and should inform the Council if they feel that fraud/corruption may have occurred. The Nolan Committee on Standards in Public Life set out the seven guiding principles (Appendix A) that apply to people who serve the public.

4.2 Concerns must be raised when members, employees or the public reasonably believe that one or more of the following has occurred or is in the process of occurring or is likely to occur:

- A criminal offence;
- A failure to comply with a statutory or legal obligation;

- Improper or unauthorised use of public or other official funds;
- A miscarriage of justice;
- Maladministration, misconduct or malpractice;
- Endangering an individual's health and/or safety;
- Damage to the environment; and
- Deliberate concealment of any of the above.

4.3 The Council will ensure that any allegations received in any way, including by anonymous letter or telephone call, will be taken seriously and investigated in an appropriate manner. The Council has a [Confidential Report \(Whistleblowing\) policy](#) that sets out the approach to these types of allegation in more detail.

4.4 The Council will deal firmly with those who defraud the Council or who are corrupt, or where there has been financial malpractice. There is, of course, a need to ensure that any investigation process is not misused and, therefore, any abuse (such as employees raising malicious allegations) may be dealt with as a disciplinary matter.

4.5 Where fraud or corruption has occurred due to a breakdown in the Council's systems or procedures, the Head of Service will ensure that appropriate improvements in systems of control are implemented in order to prevent re-occurrence.

## 5. Responsibilities

### 5.1 Responsibilities of Elected Members

5.1.1 As elected representatives, all members of the Council have a duty to protect the Council and public money from any acts of fraud and corruption. This is done through existing practice, compliance with the Members' Code of Conduct, the Council's Constitution including Financial Regulations and Standing Orders and relevant legislation.

### 5.2 Responsibilities of the Monitoring Officer

5.2.1 The Monitoring Officer is responsible for ensuring that all decisions made by the Council are within the law. The Monitoring Officer's key role is to promote and maintain high standards of conduct throughout the Council by developing, enforcing and reporting appropriate governance arrangements including codes of conduct and other standards policies.

### 5.3 Responsibilities of the Section 151 Officer

5.3.1 The Head of Finance has been designated as the statutory officer responsible for financial matters as defined by s151 of the Local Government Act 1972. The legislation required that every local authority in England and Wales should 'make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has the responsibility for the administration of those affairs'.

5.3.2 Under the Head of Finance's responsibilities, 'proper administration' encompasses all aspects of local authority financial management including;

- Compliance with the statutory requirements for accounting and internal audit;
- Managing the financial affairs of the Council;
- The proper exercise of a wide range of delegated powers both formal and informal;
- The recognition of the fiduciary responsibility owed to local tax payers.

Under these statutory responsibilities the Section 151 Officer contributes to the anti-fraud and corruption framework of the Council.

#### 5.4 Responsibilities of Employees

5.4.1 Each employee is governed in their work by the Council's Standing Orders and Financial Regulations, and other codes on conduct and policies (Employee Code of Conduct, Health and Safety Policy, IT Strategy, IT Security Policy). Included in the Employee Code of Conduct are guidelines on Gifts and Hospitality, and advice on professional and personal conduct and conflicts of interest. These are issued to all employees when they join the Council.

5.4.2 Employees are responsible for ensuring that they follow instructions given to them by management, particularly in relation to the safekeeping of the assets of the Council.

5.4.3 Employees are expected always to be aware of the possibility that fraud, corruption and theft may exist in the workplace and be able to share their concerns with management.

#### 5.5 Role of the Leicestershire Revenues and Benefits Partnership Fraud Investigation Team

5.5.1 The Fraud Team based at the Leicestershire Revenues and Benefits Partnership are responsible for the investigation of all revenues and benefit related alleged/suspected fraud cases. Due to the specialised nature of these investigations, a separate sanctions policy has been developed that covers all aspects of the investigation process.

#### 5.6 Role of the External Auditors

5.6.1 Independent external audit is an essential safeguard of the stewardship of public money. This is currently carried out by KPMG through specific reviews that are designed to test (amongst other things) the adequacy of the Council's financial systems and arrangements for preventing and detecting fraud and corruption. It is not the external auditor's function to prevent fraud and irregularities, but the integrity of public funds is at all times a matter of general concern. External auditors are always alert to the possibility of fraud and irregularity, and will act without undue delay if grounds for suspicion come to their notice.

#### 5.7 Role of the Public

5.7.1 This policy, although primarily aimed at those within or associated with the Council, enables concerns raised by the public to be investigated, as appropriate, by the relevant person in a proper manner.

#### 5.8 Conflicts of Interest

5.8.1 Both elected members and employees must ensure that they avoid situations where there is a potential for a conflict of interest. Such situations can arise with externalisation of services, internal tendering, planning and land issues etc. Effective role separation will ensure decisions made are seen to be based on impartial advice and avoid questions about improper disclosure of confidential information.

## **6. Prevention and Deterrence**

### **6.1 Responsibilities of the Senior Management Team**

6.1.1 Managers at all levels are responsible for the communication and implementation of this policy. They are also responsible for ensuring that their employees are aware of the Council's policies and procedures relating to financial management and conduct and that the requirements are being met. Managers are expected to create an environment in which their staff feels able to approach them with any concerns they may have about suspected irregularities. Special arrangements may be applied from time to time for example where employees are responsible for cash handling or are in charge of financial systems and systems that generate payments, for example payroll or the Council Tax system. These procedures should be supported by relevant training.

6.1.2 The Council recognises that a key preventative measure in dealing with fraud and corruption is for managers to take effective steps at recruitment stage to establish, as far as possible, the honesty and integrity of potential employees, whether for permanent, temporary or casual posts and agency staff. The Council's formal recruitment procedures contain appropriate safeguards in the form of written references, the verification of qualifications held and employment history. Disclosure and Barring Service (DBS) checks are undertaken for employees working with or who may have contact with children and vulnerable adults.

### **6.2 Role of Internal Audit**

6.2.1 Internal Audit plays a preventative role in trying to ensure that systems and procedures are in place to prevent and deter fraud and corruption. Internal Audit may be requested to investigate cases of suspected financial irregularity, fraud or corruption, except Benefit fraud investigations and Single Person Discount fraud, in accordance with agreed procedures. Within the Financial Procedures Rules in the Constitution, representatives of Internal Audit have the authority to:

- enter any council owned or occupied premises or land at all times (subject to any legal restrictions outside the council's control);
- have access at all times to the council's records, documents and correspondence;
- require and receive such explanations from any employee or member of the council as he or she deem necessary concerning any matter under examination; and
- require any employee or member of the Council to produce cash, stores or any other Council owned property under their control.

Internal Audit liaises with management to recommend changes in procedures to reduce risks and prevent losses to the Authority.

### **6.3 Working with others and sharing information**

6.3.1 The Council is committed to working and co-operating with other organisations to prevent fraud and corruption and protect public funds. The Council may use personal information and data-matching techniques to detect and prevent fraud, and ensure public money is targeted and spent in the most appropriate and cost-effective way. In order to achieve this, information may be shared with other bodies for auditing or administering public funds including the Cabinet Office, the Department of Work and Pensions, other local authorities, National Anti-Fraud Network, HM Revenues and Customs, and the Police.

#### 6.4 National Fraud Initiative (NFI)

6.4.1 The Council participates in the National Fraud Initiative (NFI). This requires public bodies to submit a number of data sets, for example payroll, council tax, and accounts payable (but not limited to these) which is then matched to data held by other public bodies. Any positive matches (e.g. an employee on the payroll in receipt of housing benefit) are investigated.

#### 6.5 Training and awareness

6.5.1 The successful prevention of fraud is dependent on risk awareness, the effectiveness of training and the responsiveness of staff throughout the Council. The Council recognises that the continuing success of this policy and its general credibility will depend in part on the effectiveness of training and awareness for members and employees and will therefore take appropriate action to raise awareness levels.

#### 6.6 Disciplinary Action

6.6.1 The Council's Disciplinary Procedures will be used to facilitate a thorough investigation of any allegations of improper behaviour by employees. Theft, fraud and corruption are serious offences which may constitute gross misconduct against the Council and employees will face disciplinary action if there is evidence that they have been involved in these activities, including Benefit fraud. Disciplinary action will be taken in addition to, or instead of, criminal proceedings depending on the circumstances of each individual case.

6.6.2 Members will face appropriate action under this policy if they are found to have been involved in theft, fraud or corruption against the Authority. Action will be taken in addition to, or instead of criminal proceedings, depending on the circumstances of each individual case but in a consistent manner. If the matter is a breach of the Members Code of Conduct then it will be dealt with under the arrangements agreed by the Council in accordance with the Localism Act 2011.

#### 6.7 Prosecution

6.7.1 In terms of proceedings the Council will endeavour to take action in relevant cases to deter others from committing offences against the Authority. Any prosecution will be in accordance with the principles contained within The Code for Crown Prosecutors.

#### 6.8 Publicity

6.8.1 The Council will optimise the publicity opportunities associated with anti-fraud and corruption activity within the Council. Wherever possible, where the Council has suffered a financial loss action will be taken to pursue the recovery of the loss.

6.8.2 All anti-fraud and corruption activities, including the update of this policy, will be publicised in order to make employees and the public aware of the Council's commitment to taking action on fraud and corruption when it occurs.

## 7. Detection and Investigation

- 7.1 Although audits may detect fraud and corruption as a result of the work that they are undertaking, the responsibility of the detection of financial irregularities primary rests with management. Included within the audit plans are reviews of system controls including financial controls and specific fraud and corruption tests, spot checks and unannounced visits.
- 7.2 In addition to Internal Audit, there are numerous systems and management controls in place to deter fraud and corruption but it is often the vigilance of employees and members of the public that aids detection. In some cases frauds are discovered by chance or 'tip-off' and the council will ensure that such information is properly dealt with within its Confidential Reporting (Whistleblowing) policy.
- 7.3 The Council is committed to the investigation of all instances of actual, attempted and suspected fraud committed by employees, Members, consultants, suppliers and other third parties and the recovery of funds and assets lost through fraud.
- 7.4 Any suspected fraud, corruption or other irregularity should be reported to Internal Audit. The Senior Auditor will decide on the appropriate course of action to ensure that any investigation is carried out in accordance with Council policies and procedures, key investigation legislation and best practice. This will ensure that investigations do not jeopardise any potential disciplinary action or criminal sanctions.
- 7.5 Action could include:
- Investigation carried out by Internal Audit staff;
  - Joint investigation with Internal Audit and relevant directorate management;
  - Directorate staff carry out investigation and Internal Audit provide advice and guidance;
  - Referral to the Police.
- 7.6 The responsibility for investigating potential fraud, corruption and other financial irregularities within the Council lies mainly (although not exclusively) with the Internal Audit section.

## 8. Raising Concerns

- 8.1 All suspected or apparent fraud or financial irregularities must be raised, in the first instance, directly with the manager or if necessary in accordance with the Council's [Confidential Reporting \(Whistleblowing\) Policy](#). Advice and guidance on how to pursue matters of concern may be obtained from the Council's nominated contact points who are:
- Chief Executive: [CHRISTINE.FISHER@nwleicestershire.gov.uk](mailto:CHRISTINE.FISHER@nwleicestershire.gov.uk)  
Telephone 01530 454500
  - Monitoring Officer: [ELIZABETH.WARHURST@nwleicestershire.gov.uk](mailto:ELIZABETH.WARHURST@nwleicestershire.gov.uk)  
Telephone 01530 454762
  - Section 151 Officer: [RAY.BOWMER@nwleicestershire.gov.uk](mailto:RAY.BOWMER@nwleicestershire.gov.uk)  
Telephone 01530 454520
  - Senior Auditor: [LISA.COTTON@nwleicestershire.gov.uk](mailto:LISA.COTTON@nwleicestershire.gov.uk)  
01530 454728

## The Seven Principles of Public Life

### **Selflessness**

Holders of public office should take decisions solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.

### **Integrity**

Holders of public office should not place themselves under any financial or other obligation to outside individuals or organisation that might influence them in the performance of their official duties.

### **Objectivity**

In carrying out public business, including making public appointments, awarding contracts or recommending individuals for rewards and benefits, holders of public office should make choices on merit.

### **Accountability**

Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.

### **Openness**

Holders of public office should be as open as possible about all the decisions and action that they take. They should give reasons for their decisions and restrict information only when the wider public interest clearly demands.

### **Honesty**

Holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.

### **Leadership**

Holders of public office should promote and support these principles by leadership and example.

*Committee on Standards in Public Life – The Nolan Report (1995)*



# **ANTI-MONEY LAUNDERING POLICY**

**A guide to the Council's anti-money  
laundering safeguards and reporting  
arrangements.**

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# Anti-Money Laundering Policy

## 1. Introduction

- 1.1 Although local authorities are not directly covered by the requirements of the Money Laundering Regulations 2007, guidance from the Chartered Institute for Public Finance and Accountancy (CIPFA) indicates that they should comply with the underlying spirit of the legislation and regulations. The Council is committed to the highest possible standards of conduct and has, therefore, put in place appropriate and proportionate anti-money laundering safeguards and reporting arrangements.

## 2. Scope of the Policy

- 2.1 This policy applies to all employees, whether permanent or temporary, and Members of the Council. Its aim is to enable employees and Members to respond to a concern they have in the course of their dealings for the Council. Individuals who may have a concern relating to a matter outside work should contact the Police.

## 3. Definition of Money Laundering

- 3.1 Money laundering describes offences involving the integration of the proceeds of crime, or terrorist funds, into the mainstream economy. Such offences are defined under the Proceeds of Crime Act 2002 as the following 'prohibited acts':
- a) Concealing, disguising, converting, transferring or removing criminal property from the UK;
  - b) Becoming involved in an arrangement which an individual knows or suspects facilitates the acquisition, retention, use or control of criminal property;
  - c) Acquiring, using or possessing criminal property;
  - d) Doing something that might prejudice an investigation e.g. falsifying a document;
  - e) Failure to disclose one of the offences listed in a) –c) above, where there are reasonable grounds for knowledge or suspicion;
  - f) Tipping off a person(s) who is or is suspected of being involved in money laundering in such a way as to reduce the likelihood of or prejudice an investigation.
- 3.2 Provided the Council does not undertake activities regulated under the Financial Services and Markets Act 2000, the offences of failure to disclose and tipping off do not apply. However, the Council and its employees and Members remain subject to the remainder of the offences and the full provisions of the Terrorism Act 2000.
- 3.3 The Terrorism Act made it an offence of money laundering to become concerned in an arrangement relating to the retention or control of property likely to be used for the purposes of terrorism, or resulting from acts of terrorism.
- 3.4 Although the term 'money laundering' is generally used to describe the activities of organised crime for most people it will involve a suspicion that someone they know, or know of, is benefiting financially from dishonest activities.
- 3.5 Potentially very heavy penalties (unlimited fines and imprisonment up to fourteen years) can be handed down to those who are convicted of one of the offences above.

#### **4. Requirements of the Money Laundering Legislation**

4.1 The main requirements of the legislation are:

- To appoint a money laundering reporting officer;
- Maintain client identification procedures in certain circumstances;
- Implement a procedure to enable the reporting of suspicions of money laundering; and
- Maintain record keeping procedures.

#### **5. The Money Laundering Reporting Officer (MLRO)**

5.1 The Council has designated the Section 151 Officer as the Money Laundering Reporting Officer (MLRO). He can be contacted on 01530 454520 or at [ray.bowmer@nwleicestershire.gov.uk](mailto:ray.bowmer@nwleicestershire.gov.uk) .

In the absence of the MLRO or instances where it is suspected that the MLRO themselves are involved in suspicious transactions, concerns should be raised with the Deputy Section 151 Officer. He can be contacted on 01530 454707 or at [pritesh.padaniya@nwleicestershire.gov.uk](mailto:pritesh.padaniya@nwleicestershire.gov.uk) .

#### **6. Client Identification Procedures**

6.1 Although not a legal requirement, the Council has developed formal client identification procedures which must be followed when Council land or property is being sold. These procedures require individuals and if appropriate, companies to provide proof of identity and current address.

If satisfactory evidence is not obtained at the outset of a matter, then the transaction must not be progressed and a disclosure report, available on iNet, must be submitted to the Money Laundering Reporting Officer.

All personal data collected must be kept in compliance with the Data Protection Act.

#### **7. Reporting procedure for Suspicions of Money Laundering**

7.1 Where you know or suspect that money laundering activity is taking/has taken place, or become concerned that your involvement in a matter may amount to a prohibited act under the Act, you must disclose this as soon as practicable to the MLRO. The disclosure should be within 'hours' of the information coming to your attention, not weeks or months.

7.2 Your disclosure should be made to the MLRO using the disclosure form, available on iNet. The report must include as much detail as possible including:

- Full details of the person involved;
- Full details of the nature of their/your involvement;
- The types of money laundering activity involved;
- The dates of such activities;
- Whether the transactions have happened, are ongoing or are imminent;
- Where they took place;
- How they are undertaken;
- The (likely) amount of money/assets involved; and
- Why, exactly, you are suspicious.

Along with any other available information to enable the MLRO to make a sound judgement as to whether there are reasonable grounds for knowledge or suspicion of money laundering and to enable him to prepare his report to the National Crime Agency (NCA), where appropriate. You should also enclose copies of any relevant supporting documentation.

- 7.3 If you are concerned that your involvement in the transaction would amount to a prohibited act under sections 327-329 of the Proceeds of Crime Act 2002, then your report must include all relevant details, as you will need consent from the NCA, via the MLRO, to take any further part in the transaction – this is the case even if the client gives instructions for the matter to proceed before such consent is given. You should therefore make it clear in the report if such consent is required and clarify whether there are any deadlines for giving such consent e.g. a completion date or court deadline.
- 7.4 Once you have reported the matter to the MLRO you must follow any directions he may give you. You must NOT make any further enquiries into the matter yourself, any necessary investigation will be undertaken by the NCA. Simply report your suspicions to the MLRO who will refer the matter on to the NCA if appropriate. All members of staff will be required to co-operate with the MLRO and the authorities during any subsequent money laundering investigation.
- 7.5 Similarly, at no time and under no circumstances should you voice any suspicions to the person(s) whom you suspect of money laundering, even if the NCA has given consent to a particular transaction proceeding, without the specific consent of the MLRO; otherwise you may commit a criminal offence of ‘tipping off’.
- 7.6 Do not, therefore, make any reference on a client file, to a report having been made to the MLRO – should the client exercise their right to see the file, then such a note will obviously tip them off to the report having been made and may render you liable to prosecution. The MLRO will keep the appropriate records in a confidential manner.

## **8. Consideration of the disclosure by the Money Laundering Reporting Officer**

- 8.1 Upon receipt of a disclosure report, the MLRO must note the date of receipt on his section of the report and acknowledge receipt of it. He should also advise you of the timescale within which he expects to respond to you.
- 8.2 The MLRO will consider the report and any other available internal information he thinks relevant e.g.
- reviewing other transaction patterns and volumes;
  - the length of any business relationship involved;
  - the number of any one-off transactions and linked one-off transactions;
  - any identification evidence held.
- and undertake such other reasonable inquiries he thinks appropriate in order to ensure that all available information is taken into account in deciding whether a report to the NCA is required (such enquiries being made in such a way as to avoid any appearance of tipping of those involved). The MLRO may also need to discuss the report with you.
- 8.3 Once the MLRO has evaluated the disclosure report and any other relevant information, he must make a timely determination as to whether;
- there is an actual or suspected money laundering taking place; or
  - whether there are reasonable grounds to know or suspect that this is the case; and

- whether he needs to seek consent from the NCA for a particular transaction to proceed.
- 8.4 Where the MLRO does so conclude, then he must disclose the matter as soon as practicable to the NCA on their standard report form and in the prescribed manner, unless he has a reasonable excuse of non-disclosure to the NCA (for example, if you a lawyer and you wish to claim legal professional privilege for not disclosing the information).
- 8.5 Where the MLRO suspects money laundering but has a reasonable excuse for non-disclosure, then he must note the report accordingly, he can then immediately give his consent for any ongoing or imminent transactions to proceed. In cases where legal professional privilege may apply, the MLRO must liaise with the Council's Monitoring Officer to decide whether there is a reasonable excuse for not reporting the matter to the NCA.
- 8.6 Where consent is required from the NCA for a transaction to proceed, then the transaction(s) in question, must not be undertaken or completed until the NCA has given specific consent, or there is deemed consent through the expiration of the relevant time limits in which the NCA must respond and no response has been received.
- 8.7 Where the MLRO concludes that there are no reasonable grounds to suspect money laundering then he shall mark the report accordingly and give his consent for any ongoing or imminent transaction(s) to proceed.
- 8.8 All disclosure reports referred to the MLRO and reports made by him to the NCA must be retained by the MLRO in a confidential file kept for that purpose, for a minimum of five years.
- 8.9 The MLRO commits a criminal offence if he knows or suspects, or has reasonable grounds to do so, through a disclosure being made to him, that another person is engaged in money laundering and he does not disclose this as soon as practicable to the NCA.
- 9. Training**
- 9.1 Officers considered likely to be exposed to suspicious situations, will be made aware of these by their senior officer and provided with appropriate training.
- 9.2 Additionally, all employees and Members will be familiarised with the legal and regulatory requirements relating to money laundering and how they affect both the Council and themselves.
- 9.3 Notwithstanding the paragraphs above, it is duty of officers and Members to report all suspicious transactions whether they have received their training or not.
- 10. Review**
- 10.1 This policy will be reviewed annually.