

CHESHIRE FIRE AUTHORITY

MEETING OF: ESTATES AND PROPERTY COMMITTEE
DATE: 9TH DECEMBER 2022
REPORT OF: HEAD OF SERVICE IMPROVEMENT
AUTHOR: PETER HAYES

SUBJECT: SERVICE HOUSING PROJECT

Purpose of Report

1. To provide an update on the Programme to refurbish the Service houses.

Recommended: That Members;

- [1] Note the report

Background

2. A report was brought to the Estates Committee in January 2022 detailing the background of the Programme and progress made.

Whilst the list below is not exhaustive it provides a good overview of the work completed as part of the refurbishment programme to January 2022

- Lofts of all houses insulated (including loft ventilation)
 - Full refurbishment of 2 houses in Knutsford (including new boilers, kitchens and bathrooms as well as roofing work)
 - Full refurbishment of 2 houses in Congleton (including new boilers, kitchens and bathrooms as well as roofing work)
 - All flat and pitched roofs replaced on Northwich houses (including asbestos removal, soffits sealed, cladding on porches and replacement of steel posts)
 - Pitched roofs replaced on 9 houses in Knutsford (including asbestos removal)
 - Pitched roofs replaced on 2 houses in Stockton Heath
 - 18 boilers replaced
 - 19 new kitchens installed
 - 10 new bathrooms installed
 - 3 further flat roofs replaced
 - Several domestic misting systems isolated and made secure
3. Additional asbestos removal, new garage doors, fencing, boilers, internal and external doors, new soffits and fascias and other improvements have also been made.

4. The report also highlighted that an estimated further £1.4 million would need to be spent on the houses over the next 3-5 years, beyond and above what had been spent in the 2021-2022 programme (Phase 3).
5. Spend each year, however, continues to be restricted by the requirement to keep under a VAT exemption threshold. If it is exceeded there is a significant financial impact.

Information

6. Phase 4 of the Programme commenced in June 2022 and concluded in September. The bulk of the work this year was focussed in Winsford replacing the pitched roofs for all the properties. Approximately £300K has been spent this year.
7. In total, across the portfolio of 49 properties the following has been completed to date.
 - 35 Pitched Roofs (70% of Roofs)
 - 12 Flat Roofs
 - 31 Kitchens (60% of Kitchens)
 - 22 Bathrooms (almost 50% of bathrooms)
8. Phase 5 of the Programme is due to commence in April 2023 and the prospective work packages are currently being worked through. It is expected that the replacement of the remaining pitched roofs to the houses in Congleton will form the bulk of the work programme.

Financial Implications

9. Spend on the programme to-date is approx. £1,109,000 (although some other works will have been carried out on the Service houses, funded from the repairs and maintenance budget).
10. We are working on the premise that works to be carried out in the next financial year cannot exceed £300k (due to the VAT restriction mentioned earlier).
11. The current estimate for the outstanding works that are required (to be delivered over the next 3 to 4 years) is approximately £1.1m.

Legal Implications

12. There are no direct legal implications arising from this report.

Equality and Diversity Implications

13. There are no direct equality and diversity implications arising from this report.

Environmental Implications

14. The work conducted over the last 4 years will positively impact the environment as improved glazing, additional insulation and better heating have been fitted.

New appliances will also be more energy efficient with the move from gas hobs to electric.

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BACKGROUND PAPERS: NONE