

RETENTION WITH EXISTING RESOURCES

Inside the home

All properties will have kitchens and bathrooms less than 30 years old by 2014 then 30 year cycle of renewal – also include rewiring and security.

Outside the home

Essential maintenance of roof, chimney, joinery and structure at £6.2m

Rear fencing programme of 380 properties.

On the estate

Improvement to the environment for around 100 properties in 2 areas including parking, hardstanding, canopies and landscaping as needed

Central Heating

Renewal programme 20 years for all properties

Redevelopment of flats

Three blocks comprehensively remodelled

Disabled works

Handrails, extensions, stairlifts in an expanded programme of £250,000 per year

Sheltered Schemes

Refurbishment of schemes including 2 extra care conversions

Spending on day to day services

Can be maintained despite stock loss

Delivers the basic standard with no short to medium term savings but can only deliver the Darlington Standard with significant savings on current service costs and then only by 2023.

RETENTION WITH EXTRA BORROWING

Inside the home

98% of properties will have kitchens and bathrooms less than 15 years old by 2010 then 15 year cycle of renewal – also include rewiring and security.

Outside the home

Essential programme of roofwork, chimney, structural and joinery to £7m
Rear, front and diving fencing programme for 400 properties

On the estate

Improvement to the environment for around 150 properties in 4 areas

Central heating

Renewal programme 20 years for all properties

Redevelopment of flats

Fifteen blocks comprehensively remodelled

Disabled works

Handrails, extensions, stairlifts in an expanded programme of £250,000 per year

Sheltered Schemes

Refurbishment of schemes including 2 extra care conversions

Spending on day to day services

Reductions in spending will need to be in line with loss of stock but only after 2011.

All but delivers the Darlington Standard by 2010 but needing savings on service costs in line with the loss of properties through Right to Buy but only from 2011 onwards.

ARMS LENGTH MANAGEMENT

Inside the home

98% of properties will have kitchens and bathrooms less than 15 years old by 2010 then 15 year cycle of renewal – also include rewiring and security

Outside the home

Increased programme of roofwork chimney, structural and joinery to £8m

Rear, front and dividing fencing programme for 600 properties

On the estate

Improvement to the environment for around 150 properties in 4 areas including

Central heating

Renewal programme 20 years for all properties

Redevelopment of flats

Fifteen blocks comprehensively remodelled

Disabled works

Handrails, extensions, stairlifts in an expanded programme of £250,000 per year

Sheltered Schemes

Refurbishment of schemes including 2 extra care conversions

Spending on day to day services

Limited reductions much less than implied by stock loss and only after 2011.

Subject to Government Assessment of the application, may deliver much of the Darlington Standard by 2010 with additional resources for regeneration; in the longer term, some service savings needed to maintain the standard but lower than if the Council borrows and only from 2011.

STOCK TRANSFER

Inside the home

98% of properties will have kitchens and bathrooms less than 15 years old by 2010 then 15 year cycle of renewal – also include rewiring and security

Outside the home

Increased programme of roofwork chimney, structural and joinery to £7.5m

Rear, front and dividing fencing programme for 500 properties

On the estate

Improvement to the environment for around 150 properties in 4 areas including

Central heating

Renewal programme 20 years for all properties

Redevelopment of flats

Fifteen blocks comprehensively remodelled

Disabled works

Handrails, extensions, stairlifts in an expanded programme of £250,000 per year

Sheltered Schemes

Refurbishment of schemes including 2 extra care conversions

Spending on day to day services

No reductions in service spending would be needed.

Subject to the approval of funders and Government grant to clear debt, delivers Darlington Standard by 2010 and throughout the 30 year period without the need for service savings.