

Appendix A Executive report Communal Aerial Digital Upgrade.2008-06-11

Issue	Options	Scrutiny feedback	Officer recommendation
<p>1) Whether to give residents who currently receive communal aerial services but have already installed their own individual systems, the option of opting out of the new communal service and charge.</p>	<p>(a) All tenants and leaseholders in communal aerial served blocks will be connected and charged for the service with no opt-outs, (i.e. current policy);</p> <p>(b) All tenants and leaseholders will be allowed to opt-out and make their own arrangements subject to existing constraints and consents;</p> <p>(c) Allow only leaseholders to opt-out.</p>	<p>Two Scrutiny members were in favour of option (a)</p> <p>Four Scrutiny members were in favour of option (b)</p> <p>Three Scrutiny members were in favour of option (c)</p>	<p>Officers recommend option a.</p> <p>If the weekly charge for digital TV is part of the condition of tenancy then it will be eligible for housing benefit. If the service is optional for tenants then it will not be eligible for housing benefit.</p> <p>Any future tenant or leaseholder moving into a property without connection to the new system will incur substantially increased cost of connection. These will fall either to the HRA or to the leaseholder.</p>
<p>2) The options for the initial hardware and cable requirement and the implications these have for future connections and costs.</p>	<p>Option 1. Install only a head end unit that caters for the number of connections at the time of installation, ie only those who want to be connected.</p> <p>Option 2. Install a head end unit with enough connections for every</p>	<p>Unanimously, the preferred option for the initial hardware and cable requirement and the implications these have for future connections and costs, was option 3.</p>	<p>Officers recommend option 3 aligned with Option a) above.</p> <p>Any other decision in respect of opting out would increase the costs to HRA for option 3, despite this being the more appropriate option for hardware and cabling.</p>

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	<p>property in that block, irrespective of the number who wish to be connected, but only provide cabling to those who wish be connected.</p> <p>Option 3. Install a head end unit with enough connections for every property in that block, irrespective of the number who will to be connected, and also run a cable to each property that is terminated outside any properties who do not want to be connected at this time.</p>		
<p>3) Approve the conditions for allowing residents to erect their own satellite dishes in future.</p>	<p>If a tenant or leaseholder currently has a dish in situ it should be allowed to remain as long as it is not causing damage to the building or posing a health and safety risk. Each dish will be checked during the installation of new</p>	<p>Based on the information available, members could not come to a view on whether it was reasonable to amend the conditions for allowing residents to erect their own satellite dishes in future – however, whatever conditions were imposed, the system for applying for permission needed to be clear and transparent.</p>	<p>Officers recommend that dishes are allowed if the following conditions are met . The work carried out is to a high standard; the installation is by a professional engineer and must the following specifications. The dish is not more than 90 cm in any dimension. No part of the dish comes above the highest part of the roof of the building.</p>

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	<p>system and an offer made to remove dishes if residents wish to take advantage of the new service. If, during installation, it becomes apparent that there are excess dishes on a block this will be referred to planning.</p> <p>As at present any resident wishing to erect a dish will require permission from the council and will be required to meet the following detailed in column 4.</p>		<p>The dish must not cause a nuisance, annoyance or disturbance to other residents.</p> <p>The dish must not affect the structure of the building, and must not prevent the council from carrying out routine repairs and maintenance, or increase the cost of doing that work.</p> <p>The dish must not be a danger to any other person</p> <p>Tenants who can demonstrate that council solution does not provide access to TV services they require.</p> <p>In some cases planning consent may be required. However it is likely that a planning restriction will only apply if there are more than two dishes already present on a block (there may be other considerations e.g. conservation areas.)</p>
4) The communications plan for the project/process.	<p>Communications can be broken down into two stages:</p> <p>Initial communication with residents prior to work commencing on site.</p> <p>Communication with residents for work on site.</p>	<p>The communications plan for the project/process was acceptable subject to Leaseholder and Residents Groups being included.</p>	<p>Officers agree with this feedback.</p>

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	Stanley Security Solutions have prepared a draft programme of work which is broken down into phases, a total of 6 in all broken down further into sub-phases.		