

## ANGUS COUNCIL

HOUSING COMMITTEE – 1 APRIL, 2003  
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE – 15 APRIL, 2003

## HOUSING CAPITAL PROGRAMME - HRA BLOCK - 2002/2003

## REPORT BY THE DIRECTOR OF FINANCE

**ABSTRACT**

This report relates to the HRA Housing Capital Programme and the HRA Planned Maintenance Programme for 2002/3. It sets out the latest capital estimate for the year together with the capital spend figures to the end of February, 2003. Budget and actual figures for certain elements of the HRA Planned Maintenance programme are also shown.

**1. RECOMMENDATION**

- 1.1 It is recommended that the Committee notes the figures presented for the Housing Capital programme and certain elements of HRA Planned Maintenance.

**2. INTRODUCTION**

- 2.1 Regular reports on the monitoring of the Housing Revenue Account Capital programme have been made to the Housing and Finance and Information Technology Committees for a number of years. Certain aspects of the Planned Maintenance programme for the current financial year are also included.

**3. THE 2002/2003 CAPITAL PROGRAMME**

- 3.1 Monitoring of performance is against the agreed capital programme. The level of spend agreed at the Housing Committee on the 12 February, 2002 was £7.046m taking account of the estimated resources available.
- 3.2 The Capital Programme was reviewed in light of actuals up to 31 March, 2002 in view of the latest assessment of the position on doors and windows and reported on to the Housing Committee on 13 August, 2002. Opportunity was then taken to include two projects submitted to this Committee for approval, these being in respect of Strathairlie Phase 3 and Cliffburn.
- 3.3 A report was submitted to the October Housing Committee which indicated that expenditure would be less than previously anticipated. The main reasons for this reduction related to revised timescale for the Millgate Loan Homeless Persons Unit in Arbroath, revisions to the Cliffburn Area Regeneration project and a reduction in numbers of external door replacements. Accordingly it was agreed that a sum of £469k be transferred from CFCR to the Planned Maintenance Programme.
- 3.4 Over the year, there has been a marked increase in the R.T.B. sales. The usable element of capital receipts is now estimated at £1,053k for the year as opposed to the previous £850k. As members will know, the Programme is kept under constant review. Bearing this in mind and the additional capital receipts, the Programme is now stated with a projected spend of £6.570m. This is some £210k below available funding resources. The ongoing review of the programme will take this leeway into account.
- 3.5 [Appendix A](#) indicates that the spend achieved to 28 February, 2003 on the Housing Capital Programme was £4.595m. This includes internal fees to 31 December, 2002.
- 3.6 This level of spend is consistent with the work programmes devised and being worked to by Property Services.

#### **4. 2002/2003 PLANNED MAINTENANCE**

- 4.1 In light of the actual HRA balance at 1 April 2002, compared to the assumed balance when the estimates were agreed, the Housing Committee on 13 August, 2002 approved use of the additional balance of £161k to supplement the Planned Maintenance budget. This approval was given in light of increasing costs on gas servicing and maintenance and the resulting implications on the kitchen replacement programme.
- 4.2 In October, given the reported reduction in the Capital Programme, the Committee decided to increase the budget on gas servicing and maintenance by some £230k to £1,074k. It was also decided to uplift the Planned Maintenance budget by £239k to allow the kitchen replacement programme to be sustained.
- 4.3 [Appendix B](#) shows the level of spend on the relevant elements of the HRA Planned Maintenance Programme as at 28 February, 2003. It is noted that the spend is 50% of the budget of £1.426m but that the total spend for the year is currently assumed to be £1.378m. This will be closely monitored and referred to in future reports.

#### **5. HUMAN RIGHTS IMPLICATIONS**

- 5.1 There are no Human Rights implications arising from this Report.

#### **6. CONCLUSION**

- 6.1 This report puts forward proposals for adjusting both the Capital and Planned Maintenance budgets.

#### **7. CONSULTATION**

- 7.1 The Chief Executive and the Directors of Law and Administration, Housing and Property Services have been consulted on the contents of this report.

D. S. SAWERS  
Director of Finance

**NOTE:** No background papers, as defined by Sections 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.

JC/NS  
March, 2003