

## ANGUS COUNCIL

**HOUSING COMMITTEE – 6th OCTOBER, 2005**  
**RESOURCES AND CENTRAL SERVICES COMMITTEE – 20th OCTOBER, 2005**

**HOUSING CAPITAL PROGRAMME - HRA BLOCK – 2005/2006**

**REPORT BY THE ACTING DIRECTOR OF FINANCE**

**ABSTRACT**

This report relates to the HRA Housing Capital Programme and the HRA Planned Maintenance Programme for 2005/6. It sets out the latest capital estimate for the year and also the capital spend figures to the end of August 2005

**1. RECOMMENDATION**

1.1 It is recommended that the Committee notes the figures presented for the Housing Capital programme.

**2. INTRODUCTION**

2.1 Regular reports on the monitoring of the Housing Revenue Account Capital and Planned Maintenance programmes will be made to the Housing and Resources and Central Services Committees throughout the year.

**3. THE 2005/2006 CAPITAL PROGRAMME**

3.1 Monitoring of performance is against the agreed capital programme. The level of spend agreed at the Housing Committee on 8th February, 2005 was £9.850m taking account of the estimated resources available.

3.2 At the time of setting the budget, estimated resources comprised a Capital Financed from Current Revenue (CFCR) provision of £4.450m, estimated capital receipts of £4.100m and Prudential Borrowing of £1.300m.

3.3 As can be seen from Table 1 below the latest assessment of spending for the year now stands at £9.116m. This is some £0.580m below the available amended resources. The estimate of anticipated capital receipts has been revised to £5.000m due to higher than originally expected numbers of house sales, the position will be closely monitored and referred to in future reports. This increase in estimated receipts results in a reduction in prudential borrowing requirement to £400k. Also the C F C R provision has been reduced by £154k to allow the financing of the planned maintenance programme as per appendix 2.

3.4 The lower updated estimate is mainly due to a projected underspend of £352k this year on the heating programme. Works planned for this financial year on the heating programme had been brought forward into last financial year. There has also been some delay in the completion of a review of the sheltered housing schemes resulting in a projected reduction in spend in this current financial year of some £615k.

Table 1

<b>Funding Sources</b>	<b>Capital Budget</b>
	£000's
Prudential Borrowing	400
Anticipated Capital receipts	5,000
CFCR	4,296
<b>Total</b>	<b>9,696</b>
Projected Spend for the Year	9,116
<b>Projected Underspend</b>	<b>580</b>

- 3.5 The underspends noted above have been offset somewhat by the rephasing of the Housing Office Project at Orchardbank in this financial year £210k additional cost of a sprinkler system within the project to the value of some £80k and additional works kitchen replacement £278k.
- 3.6 It can be seen from Table 1 there is some leeway and this will be kept under review and appropriate reports will be presented to future meetings of the Committee. It should also be noted that there was an extra revenue balance at 31st March 2005 of some £2.506m (over and above the £500k working balance required) this also gives scope for additional spending. This is currently being reviewed and further reports will be submitted as the year progresses.
- 3.7 As can be seen from [Appendix A](#), the spend achieved to 31 August, 2005 on the [Housing Capital Programme](#) was £3.667m. This does not include internal fees to 30 June, 2005.
- 3.8 This level of spend is consistent with the work programmes devised and being worked to by Property Services to achieve the latest estimated spend on the Capital Programme for the year.

#### **4. 2005/2006 PLANNED MAINTENANCE**

- 4.1 [Appendix B](#) shows the level of spend on the relevant elements of the [HRA Planned Maintenance Programme](#) as at 31 August, 2005 amounted to £115k. It should also be noted that the latest assessment of spend for the year after adjusting for items is £1.155m some £154k above the original estimate. This overspend will be funded by the transfer of £154k C F C R provision from the capital programme as referred to in 3.3 above.

#### **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.

C. McMAHON  
ACTING 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/DW  
Sept, 2005