

ANGUS COUNCIL

**HOUSING COMMITTEE – 18th AUGUST, 2005
RESOURCES AND CENTRAL SERVICES COMMITTEE – 1st SEPTEMBER, 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 June 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 2004/05 CAPITAL PROGRAMME

- 3.1 At a previous Housing Committee on the 2nd of June 2005 a near actual spend for the year of some £9.369m was reported. The final position however ended up as £9.828m an increase of some £459k on the reported near actual spend and £474k below the revised budget of £10.302m for the year.
- 3.2 The increased spend of £459k was mainly due to £144k on footpaths, £88k on Stock Improvement Liason Officers, £33k on I World, £119k Regeneration Projects and other Miscellaneous Projects amounting to some £75k
- 3.3 The main reasons for the shortfall of some £474k against the revised approved budget were the delays associated with the Housing Office at Orchardbank, some £900k less than budgeted, however acceleration of Miscellaneous Projects amounting to some £300k reduced the impact of the delay.
- 3.4 There were other underspends against budget namely New Build £183k, Modernisations £166k and Heating £332k. This was mainly offset however with accelerations in the Kitchen Replacement Programme of some £322k and Sheltered Housing Programme of £407k and other more minor accelerated spends amounting to £78k.

4. THE 2005/2006 CAPITAL PROGRAMME

- 4.1 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.
- 4.2 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.
- 4.3 As can be seen from Table 1 below the latest assessment of spending for the year now stands at £9.470m. This is some £0.380m below available resources.
- 4.4 This is mainly due to a projected underspend of £340k 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 £355k

Table 1

Funding Sources	Capital Budget
	£000's
Prudential Borrowing	1,300
Anticipated Capital receipts	4,100
CFCR	4,450
Total	9,850
Projected Spend for the Year	9,470
Projected Underspend	380

- 4.5 The underspends noted above have been offset somewhat by the rephrasing of the Housing Office Project at Orchardbank in this financial year £210k and the additional cost of a sprinkler system within the project to the value of some £80k.
- 4.6 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.
- 4.7 As can be seen from [Appendix A](#) and [A1](#), the spend achieved to 30 June, 2005 on the Housing Capital Programme was £2.465m. This does not include internal fees to 30 June, 2005.
- 4.8 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.

5. 2005/2006 PLANNED MAINTENANCE

- 5.1 [Appendix B](#) and [B1](#) shows the level of spend on the relevant elements of the HRA Planned Maintenance Programme as at 30 June, 2005 amounted to £54k. It should also be noted that the latest assessment of spend for the year after adjusting for items is £963k some £38k below the original estimate. This position will be closely monitored and referred to in future reports.

6. HUMAN RIGHTS IMPLICATIONS

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

7. CONCLUSION

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

8. CONSULTATION

- 8.1 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
August, 2005