

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO HEALTH & HOUSING COMMITTEE

INFORMATION

Agenda Item No

meeting date: 23 JULY 2009
title: CAPITAL MONITORING 2009/10
submitted by: DIRECTOR OF RESOURCES
principal author: LAWSON ODDIE

1 PURPOSE

- 1.1 To inform members of the progress to date with the capital programme for this committee for the first quarter of the current financial year.

2 BACKGROUND

- 2.1 The original schemes put forward for the council's five-year capital programme exceeded the finance that was available. As a result a capital programme was approved for 2009/10, with the remaining schemes for the 2010/14 period being kept separate.
- 2.2 Officers and the Budget Working Group are to reassess the entire capital programme for 2010/14 and critically examine the resources available to produce an affordable and achievable programme.
- 2.3 Full Council approved the 2009/10 schemes on 10 March 2009.

3 SCHEMES

- 3.1 The programme for the year consists of scheme slippage from 2008/09 and new schemes approved as part of the council's 5 year capital programme.
- 3.2 You will recall from your meeting in May that the council's Regional Housing Pot Allocation saw a 73% increase. The council were awarded £347,000 for 2009/10, compared to the £200,000 received in 2007/08 and 2008/09.
- 3.3 The capital programme for this committee for 2009/10 has now been amended to reflect this committee's decision to accept the suggested allocation of the additional funding.
- 3.4 Annex 1 shows the full programme by scheme along with the budget and expenditure to date.
- 3.5 Responsible officers have been asked to update the capital evaluation sheets to give an indication of progress with their schemes. These are attached at Annex 2.

4 CONCLUSION

- 4.1 The council have seen a substantial increase to the resources available through the Regional Housing Pot Allocation and the capital programme has been amended to reflect the decision made by this committee on 28 May.
- 4.2 A number of the grant schemes have been in demand resulting in much of the funds for the current financial year having been committed already.

LAWSON ODDIE
FINANCIAL SERVICES MANAGER

H9-09/LO/AC
14 July 2009

Annex 1

Cost Centre	Schemes	Budget Analysis				Expenditure Analysis
		Original Estimate 2009/10 £	Slippage £	Additional Approvals £	Total Approved Budget £	Actual and Commitments to date £
LANGR	Landlord/Tenant Grants	100,000	83,650	40,000	183,650	882
EEGRT	Energy Efficiency Grant			10,000	10,000	
EQUIT	Equity Release	130,000		-70,000	60,000	43,996
DISCP	Disabled Facilities Grants	140,000		147,000	287,000	37,231
RESGT	Renewable Energy Source Grants			15,000	15,000	
	Total Health and Housing Committee	370,000	83,650	142,000	555,650	82,109

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2009/10

Cost Centre	LANGR
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Scheme Title	LANDLORD/TENANTS GRANTS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Match funding grant assistance towards renovation of private sector rented properties in return for nomination rights and affordable rents	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations	The DCLG have set targets to reduce the use of temporary housing. Not having this scheme would impact on our ability to meet the target	
Performance Management	This scheme helps in the achievement of NI 155 – Number of affordable homes delivered. Also benefits neighbourhoods in maintaining a balanced housing market. Renovation work is usually undertaken by local tradesmen	
Efficiency and Value for Money	The scheme provides a choice of tenure to households. Without private rented properties, households on low incomes would be limited to social housing provision.	
Consultation	Consultation with landlords through the landlords forum and newsletter and the homelessness forum	
Key Dates	Start Date:	
	Anticipated Completion Date:	
	Any Other Key Dates	Description of Work
Useful Economic Life	-	
Environmental Impact	All renovated properties are required to be insulated and an energy performance certificate provided	
Additional Information	The scheme has successfully delivered between 8 and 10 affordable units each year	
Risk Assessment	Political: Ambition of the council to deliver affordable homes Economic: The regional housing pot allocation may be reduced Sociological: None Identified Technological: Improvements in the energy efficiency of the property Legal: None Identified Environmental: None Identified	

Cost Centre	LANGR
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Financial Summary	Approved Budget for Current Year:	£100,000	
	Slippage from 2008/09:	£43,650	
	Budget approved from additional Regional Housing Pot Allocation:	£40,000	
	Expected Total Cost of Scheme:	£183,650	
	Revenue Implications:	No additional	
	Approved by Committee:	Full Council	
	Date Approved:	10 March 2009	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2009/10 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	183,650	183.650
	TOTAL:	183,650	183.650
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
End June 2009	Completion of 7 flats at Waterloo House Clitheroe – previously an empty property. Approval of grants for 1 property in Clitheroe, 1 property in Waddington and two flats in Clitheroe. Budget fully allocated for this financial year		

RIBBLE VALLEY BOROUGH COUNCIL

Capital Project Evaluation Statement - Capital Programme 2009/10

Cost Centre	EEGRT
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Scheme Title	ENERGY EFFICIENCY GRANTS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Energy efficiency grants to offer free loft insulation and cavity wall insulation for over 60s or households on income related benefits in properties Council Tax bands A-D (for households who cannot access a warm front scheme)	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations		
Performance Management	NI 187 to reduce number of households with a SAP rating of 35	
Efficiency and Value for Money	Grant only available where warm front cannot be accessed	
Consultation	Housing Forum March 2009 agreed	
Key Dates	Start Date:	April 2009
	Anticipated Completion Date:	March 2010
	Any Other Key Dates	Description of Work
Useful Economic Life		
Environmental Impact	Reduce amount of energy wasted, improve energy efficiency	
Additional Information		
Risk Assessment	Political: None Economic: Save fuel costs for homeowners Sociological: None Technological: None Legal: None Environmental: Reduce CO2 emissions	

Cost Centre	EEGRT
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Financial Summary	Approved Budget for Current Year:	0	
	Budget approved from additional Regional Housing Pot Allocation:	£10,000	
	Total Budget for Scheme:	£10,000	
	Expected Total Cost of Scheme:	£10,000	
	Revenue Implications:	None	
	Approved by Committee:	Health and Housing	
	Date Approved:	28 May 09	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2009/10 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	10,000	10,000
	TOTAL:	10,000	10,000
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
End June 2009	Leaflets developed to raise awareness of this grant alongside the renewable energy grant. No grants approved to date. To undertake marketing of grant in September when affordable warmth becomes more of an issue.		

RIBBLE VALLEY BOROUGH COUNCIL

Capital Project Evaluation Statement - Capital Programme 2009/10

Cost Centre	EQUIT
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Scheme Title	EQUITY RELEASE LOANS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Loan is provided to household to enable renovation work to bring property up to decent homes standard. The loan is repaid through the release of equity in the property and is registered as a charge until the property is sold	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations	Government recommend an equity release scheme exists in all boroughs	
Performance Management	Home improvements to taxpayers and residents, and release of investment. Creation of employment.	
Efficiency and Value for Money	Scheme provides an option for homeowners	
Consultation	Consultation at Housing Forum Service User Satisfaction survey	
Key Dates	Start Date:	April 2009
	Anticipated Completion Date:	March 2010
	Any Other Key Dates	Description of Work
Useful Economic Life	-	
Environmental Impact	Heating systems are replaced with more energy efficient units. Loft insulation and cavity wall insulation included within improvements, reducing carbon emissions	
Additional Information	-	
Risk Assessment	Political: None Identified Economic: None Identified Sociological: Ageing population in borough means more households are remaining in their property for longer Technological: None Identified Legal: None Identified Environmental: None Identified	

Cost Centre	EQUIT
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Financial Summary	Approved Budget for Current Year:	£130,000	
	Less budget moved to Disabled Facilities Grants	-£70,000	
	Total Budget for Scheme:	£60,000	
	Expected Total Cost of Scheme:	£60,000	
	Revenue Implications:	No additional	
	Approved by Committee:	Full Council	
	Date Approved:	10 March 2009	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2009/10	Total Cost of Scheme
		£	£
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	60,000	60,000
TOTAL:	60,000	60,000	
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
End June 2009	Three grants approved – work to start on site within the next month. Funding for one more grant available. A waiting list for the grant is developing. The product has been well received despite very little publicity.		

RIBBLE VALLEY BOROUGH COUNCIL

Capital Project Evaluation Statement - Capital Programme 2009/10

Cost Centre	DISCP
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Scheme Title	DISABLED FACILITIES GRANTS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	<p>Provide adaptations to homes to enable occupants to remain in their own homes. Adaptations are delivered in response to recommendations from occupational therapy and are means tested.</p> <p>The maximum grant is £25,000</p>	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations	Disabled facilities grant is a mandatory grant. The council have a statutory duty to provide grant aid	
Performance Management	Every adaptation benefits tax payers and reduces the need for supported housing or sheltered accommodation	
Efficiency and Value for Money		
Consultation	Monthly meeting with the occupational therapy staff. All service users are surveyed to seek satisfaction levels and comments are fed in to service plan	
Key Dates	Start Date:	
	Anticipated Completion Date:	
	Any Other Key Dates	Description of Work
Useful Economic Life		
Environmental Impact	Local contractors are used where possible and energy efficiency advice is provided to each household	
Additional Information	Increasing demand for adaptations particularly for children. The maximum grant is £25,000 and are not means tested.	
Risk Assessment	<p>Political: None Identified</p> <p>Economic: Ribble Valley receive the lowest allocation in the North West yet have a high percentage of elderly population. Therefore demand for the service is high and the grant allocation does not meet demand</p> <p>Sociological: Ribble Valley have an elderly population and the percentage of elderly households is predicted to increase</p> <p>Technological: None Identified</p> <p>Legal: None Identified</p> <p>Environmental: None Identified</p>	

Cost Centre	DISCP
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Financial Summary	Approved Budget for Current Year:	£140,000	
	Plus budget moved from Equity Release Scheme:	£70,000	
	Budget approved from additional Regional Housing Pot Allocation:	£77,000	
	Total Budget for Scheme:	£287,000	
	Expected Total Cost of Scheme:	£287,000	
	Revenue Implications:	No additional	
	Approved by Committee:	Full Council	
	Date Approved:	10 March 2009	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2009/10	Total Cost of Scheme
		£	£
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	210,000	210,000
TOTAL:	210,000	210,000	
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
End June 2009	£153,000 of budget is committed or spent to date. There is also a large extension required which will require a maximum grant (£30K). Therefore the much increased budget will be fully committed by year end.		

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Capital Project Evaluation Statement - Capital Programme 2009/10

Cost Centre	RESGT
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Scheme Title	RENEWABLE ENERGY SOURCE GRANTS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Grants towards the installation of renewable energy sources (solar power, airsource heat pumps and ground source heat pumps installations) in properties Council Tax bands A-F	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations		
Performance Management	NI 187 to reduce number of households with a SAP rating of 35	
Efficiency and Value for Money	Grant is a contribution towards installation of a renewable source	
Consultation	Housing Forum in March 09 agreed energy efficiency to be a key priority	
Key Dates	Start Date:	April 2009
	Anticipated Completion Date:	March 2010
	Any Other Key Dates	Description of Work
Useful Economic Life		
Environmental Impact	Use of renewable source will have a significant environmental impact	
Additional Information		
Risk Assessment	<p>Political: None</p> <p>Economic: Offers a contribution towards the installation. Majority of cost will be down to owner occupier.</p> <p>Sociological: None</p> <p>Technological: Use of New Technology</p> <p>Legal: None</p> <p>Environmental: Reducing CO2 emissions</p>	

Cost Centre	RESGT
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Financial Summary	Approved Budget for Current Year:	0	
	Budget approved from additional Regional Housing Pot Allocation:	£15,000	
	Total Budget for Scheme:	£15,000	
	Expected Total Cost of Scheme:	£15,000	
	Revenue Implications:		
	Approved by Committee:	Health and Housing	
	Date Approved:	28 May 09	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2009/10 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	15,000	15,000
	TOTAL:	15,000	15,000
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
End June 2009	No grants approved to date. Developed marketing leaflets and to launch the availability of the grant in the next month. To encourage use of renewables in new properties working with planning and building control officers.		