

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO HEALTH & HOUSING COMMITTEE

INFORMATION

Agenda Item No

meeting date: 11 NOVEMBER 2010
title: CAPITAL MONITORING 2010/11
submitted by: DIRECTOR OF RESOURCES
principal author: NEIL SANDIFORD

1 PURPOSE

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

2 BACKGROUND

- 2.1 Following recommendations by a special by a special meeting of Policy and Finance Committee on 9 February, Full Council approved the capital programme on 2 March 2010.
- 2.2 For 2010/11 there were 5 schemes originally approved for this Committee totalling £395,500.

3 2010/11 SCHEMES

- 3.1 The programme for the year consists of scheme slippage from 2009/10 and new schemes approved as part of the Council's 5 year capital programme.
- 3.2 As members will see there is a substantial amount of slippage in respect of this Committee. However, this is all in respect of grant payments, which would largely have been committed at the year end, but with individual schemes not in a position where payment could be made.
- 3.3 Annex 1 shows the full programme by scheme along with the budget and expenditure to date. This information is shown in summary below and shows that to date only 17.5% of the budget has been spent. However, the majority of the budget is committed.

Original Estimate 2010/11 £	Slippage £	Additional Approvals £	Total Approved Budget £	Actual and Commitments to date £
395,500	169,100	0	564,600	98,591

- 3.4 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 Although expenditure to date is a small proportion of the approved budget, there are sufficient applications for grant aid in the pipeline to commit these budgets. Also plans have been made to commit the energy efficiency budgets.

NEIL SANDIFORD
TECHNICAL ACCOUNTANT
HH12-10/NS/AC

Health and Housing Capital Programme 2010/11

Cost Centre	Schemes	Budget Analysis				Expenditure Analysis
		Original Estimate 2010/11 £	Slippage £	Additional Approvals £	Total Approved Budget £	Actual and Commitments to date £
CMEXT	Clitheroe cemetery extension	80,500			80,500	2,939
DISCP	Disabled facilities grants	180,000	85,360		265,360	73,447
EEGRT	Energy efficiency grants		6,210		6,210	420
EQUIT	Equity release	30,000	10,820		40,820	0
LANGR	Landlord/tenant grants	100,000	31,240		131,240	20,000
REPPF	Repossession prevention fund		18,260		18,260	1,785
RESGT	Renewable energy source grants	5,000	12,210		17,210	0
TENPR	Tenancy protection scheme		5,000		5,000	0
	Total Health and Housing Committee	395,500	169,100	0	564,600	98,591

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

	Cost centre	CMEXT
Scheme Title	PURCHASE OF ADDITIONAL LAND AT CLITHEROE CEMETERY	
Officer Responsible	JAMES RUSSELL	
Brief Description of Scheme	Purchase of 9+ acres of adjacent land to extend Clitheroe Cemetery. To provide adequate capacity for the foreseeable future	
Link to Council Ambitions and Priorities	To protect and enhance the existing environmental quality of our area	
Statutory or Legal Obligations	None	
Performance Management	None	
Efficiency and Value for Money	Layout to be used will incorporate industry best practice and seek to minimise maintenance costs	
Consultation	Users to be consulted re revised cemetery regulations and control of grave decoration	
Key Dates	Start date	April 2010
	Anticipated Completion Date:	Within one month
	Any Other Key Dates	Description of Work
		Acquisition of land
Useful Economic Life	In excess of 50 years	
Environmental Impact	Every effort is made to be environmentally sensitive. Recycling and improving wildlife habitats are implemented where possible	
Additional Information	Clitheroe Cemetery is a popular and well used service with international acclaim	
Risk Assessment	<p>Political: current cemetery site nearing capacity and only multi faith facility within the borough. Also the only facility offering a range of burial options.</p> <p>Economic: none identified</p> <p>Sociological: none identified</p> <p>Technological: none identified</p> <p>Legal: none identified</p> <p>Environmental: good environmental practices adopted where possible.</p>	

Cost Centre	CMEXT
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Financial Summary	Approved Budget for Current Year:	£80,500
	Expected Total Cost of Scheme:	£80,500
	Revenue Implications:	To be assessed
	Approved by Committee:	Full Council
	Date Approved:	2 March 2010
	Minute Reference:	

Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Cost of Land:	80,500	80,500
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other:		
	TOTAL:	80,500	80,500

MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)

March 2010	Legal section have written to the solicitor acting for the landowner asking for draft documents and evidence of title.
August 2010	Final requisitions are with the vendors solicitors. Completion is anticipated in September 2010.
October 2010	Acquisition completed in October. The area has been let on a temporary basis for grazing purposes and will generate a small income.

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

Cost Centre	DISCP
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Scheme Title	DISABLED FACILITIES GRANTS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	The scheme provides adaptations to homes to enable occupants to remain in their home. Adaptations are delivered in response to recommendations from the occupational therapist and are means tested for adults. The maximum grant is £30,000	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations	Delivery of disabled facilities grants is a mandatory responsibility of the council. The council has a statutory responsibility to provide grant aid	
Performance Management	No wait service for householders in need of adaptation	
Efficiency and Value for Money	The cost of providing some form of supported accommodation would be far greater	
Consultation	All service users are assessed as to whether they are happy with the service provided. The scheme is delivered working in close partnership with the occupational therapist department who sign off each grant.	
Key Dates	Start Date:	Grants are awarded throughout the year
	Anticipated Completion Date:	Ongoing
	Any Other Key Dates	Description of Work
		Improvement work
Useful Economic Life	Not applicable	
Environmental Impact	All equipment is recycled when it is no longer required	
Additional Information	The scheme has always been successfully delivered in the borough with no waiting list so recommendations are responded to immediately. Although the scheme is delivered total through grant a waiting list may develop as the budget has been reduced. Therefore with reduced external resources there may be a future need for a capital contribution.	
Risk Assessment	<p>Political: enabling homeowners to remain in their own home is accepted as the preferred housing solution</p> <p>Economic: the provision of supported living would be far more expensive and would not meet everyone's needs</p> <p>Sociological: Ribble Valley's elderly population is to continue to increase which will put further pressure on the service</p> <p>Technological: new equipment is constantly being developed to improve the options available to applicants</p> <p>Legal: the council has a mandatory responsibility to provide Disabled facilities grants</p> <p>Environmental: none identified</p>	

Cost Centre	DISCP
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Financial Summary	Slippage from 2009/10:	£85,360
	Approved Budget for Current Year:	£180,000
	Total Approved Budget for 2010/11:	£265,360
	Revenue Implications:	None identified
	Approved by Committee:	Full Council
	Date Approved:	2 March 2010
	Minute Reference:	

Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	265,360	265,360
	TOTAL:	265,360	265,360

MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)

March 2010	This is a mandatory scheme which is grant aided. There are a number of schemes in the programme in progress that will be sufficient use this resource.
August 2010	Schemes to the value of £90,000 have been committed. Other applications are being worked up and should commit the remainder of this budget during the financial year.
October 2010	To date schemes spent and approved leave a remaining £97k and there are 8 grants that are being processed which commit this remaining amount.

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement – Capital Programme 2010/11

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 2010
	Anticipated Completion Date:	March 2011
	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	
	Slippage from 2009/10:	£6,210	
	Total Approved Budget for 2010/11:	£6,210	
	Revenue Implications:	None	
	Approved by Committee:	Health and Housing	
	Date Approved:	28 May 09	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	6,210	6,210
	TOTAL:	6,210	6,210
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
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.		
October 2009	Marketing of this grant began September 2009, expenditure to date show but recently response to media coverage suggests up take to improve significantly		
August 2010	A programme of grant aid for wall and loft insulation is being developed for implementation in the Autumn.		
October 2010	Campaign to target all RV households with insufficient insulation to start beginning of November. An aerial survey will also be carried out to identify hot lofts, which will be available on the internet.		

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

Cost Centre	EQUIT
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Scheme Title	EQUITY RELEASE	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Provided to households to enable renovation work to renovate property to decent homes standard. This is registered as a land charge against the property and is repaid on the sale or change of ownership.	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with identified housing needs	
Statutory or Legal Obligations	Meeting decent homes standards in private stock.	
Performance Management	All applicants to the scheme are Ribble Valley residents or first time buyers with a local connection.	
Efficiency and Value for Money	The scheme encourages use of existing housing stock and makes properties that require renovation affordable. The loan is repaid and recycled should the property be sold.	
Consultation	Health and Housing were consulted prior to establishing the scheme.	
Key Dates	Start Date:	Grants awarded throughout the year
	Anticipated Completion Date:	Ongoing
	Any Other Key Dates	Description of Work
Useful Economic Life	The property will be refurbished and the money returned on sale of the property	
Environmental Impact	Energy efficiency measures are included in the renovation	
Additional Information	The scheme has run successfully and a waiting list developed. This years bid is a 50% reduction on the schemes allocation last year	
Risk Assessment	<p>Political: the scheme is a form of assistance into affordable housing</p> <p>Economic: the scheme ensures properties are renovated but the funding is recycled on sale</p> <p>Sociological: house buyers are accepting new forms of tenure and looking for alternative ways into home ownership</p> <p>Technological: none identified</p> <p>Legal: none identified</p> <p>Environmental: using existing stock rather than relying on new build to deliver affordable housing</p>	

Cost Centre	EQUIT
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Financial Summary	Slippage from 2009/10:	£10,820
	Approved Budget for Current Year:	£30,000
	Total Approved Budget for 2010/11:	£40,820
	Revenue Implications:	None identified
	Approved by Committee:	Full Council
	Date Approved:	2 March 2010
	Minute Reference:	

Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	40,820	40,820
	TOTAL:	40,820	40,820

MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)

March 2010	There are sufficient applications to utilise this budget this year and a waiting list for future year's resources.
August 2010	Two approved schemes will commit this budget.
October 2010	One property has been renovated and the other is near completion. Approximately £10k remaining to look for a small scheme to utilise this.

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

Cost Centre	LANGR
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Scheme Title	LANDLORD/TENANT GRANTS	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Match funding grant aid for private sector landlords with the condition that the property meets decent homes standard, the Council have 100% nomination rights and rent level is set at Local Housing Allowance. The grant is used as an incentive to tackle homes and poor quality stock.	
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 scheme contributes towards achieving NI 155 – number of affordable homes delivered	
Performance Management	Indicators affected are: length of stay in hostels; numbers of households in temporary accommodation; NI 155 number of affordable units developed. All units are allocated to Ribble Valley residents and where rural units are developed a local connection.	
Efficiency and Value for Money	Households in council owned temporary accommodation is at a cost to the authority	
Consultation	The scheme has been appraised at the landlord's forum. Tenants accessing the property are also consulted.	
Key Dates	Start Date:	Grants are awarded throughout the year.
	Anticipated Completion Date:	Ongoing
	Any Other Key Dates	Description of Work
		Renovation
Useful Economic Life	The nomination rights and rent control is for 5 years although where a tenant is settled or the scheme has run with no problems the landlord often continues to accept nominations	
Environmental Impact	All properties that receive a grant are insulated and energy performance certificate undertaken	
Additional Information	The scheme has operated successfully for over 10 years and delivers 8 – 10 affordable units per year. This year 7 of the units were previously empty. The initiative is key to homeless prevention and delivery of the housing needs service. The scheme is funded through the Regional Housing Pot – predicted allocation is a significant reduction from the 2009/10 allocation of £183,000	
Risk Assessment	<p>Political: all local authorities are under pressure to achieve a 50% reduction in the use of temporary accommodation</p> <p>Economic: current economic climate means landlords are unlikely to make any investment in their properties unless there is some incentive</p> <p>Sociological: rented accommodation is becoming an accepted housing option as accessing the housing market becomes more difficult</p> <p>Technological: none identified</p> <p>Legal: none identified</p> <p>Environmental: improved insulation reduces energy waste</p>	

Cost Centre	LANGR
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Financial Summary	Slippage from 2009/10:	£31,240
	Approved Budget for Current Year:	£100,000
	Total Approved Budget for 2010/11:	£131,240
	Revenue Implications:	None identified
	Approved by Committee:	Full Council
	Date Approved:	2 March 2010
	Minute Reference:	

Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	131,240	131,240
	TOTAL:	131,240	131,240

MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)

March 2010	There are sufficient applications for this scheme for the budget to be fully utilised. There is a waiting list of applicants for future years resources.
August 2010	Four schemes at a total cost of £95,000 have been committed. Other applications should absorb the remaining budget this financial year.
October 2010	One grant completed and two near completion. A total of 7 landlord tenant grants will be approved in 2010.

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

Cost Centre	REPPF
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Scheme Title	REPOSSESSION PREVENTION FUND	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	Financial assistance through small loans to assist with mortgage/rent arrears in order to prevent repossession and allow the household to remain in their own home.	
Link to Council Ambitions and Priorities	To provide efficient and effective services	
Statutory or Legal Obligations	Homelessness prevention	
Performance Management	To reduce the number of households presenting as homeless	
Efficiency and Value for Money	Another tool to be used in housing option advice.	
Consultation		
Key Dates	Start Date:	July 2009
	Anticipated Completion Date:	Ongoing
	Any Other Key Dates	Description of Work
Useful Economic Life		
Environmental Impact	None	
Additional Information	-	
Risk Assessment	Political: Economic: None Identified Sociological: Technological: none identified Legal: None Identified Environmental: None Identified	

Cost Centre	REPPF
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Financial Summary	Approved Budget for Current Year:	0	
	Slippage from 2009/10:	£18,260	
	Total Approved Budget for 2010/11:	£18,260	
	Revenue Implications:	No additional	
	Approved by Committee:	Council	
	Date Approved:	2 March 2010	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	18,260	18,260
	TOTAL:	18,260	18,260
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
August 2010	A number of households have been identified as being eligible to access the scheme. Use of the scheme is as a last resort when all other options have been exhausted.		
October 2010	The scheme has assisted 5 households and prevented homelessness and a further 2 are pending. The scheme had been successful in that all households have remained in the property after the assistance.		

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

Cost Centre	RESGT
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Scheme Title	RENEWABLE ENERGY SOURCE GRANTS	
Officer Responsible	RACHAEL STOTT	
Brief Description of Scheme	Grants towards the installation of renewable energy sources in properties at council tax band A to F. the maximum grant awarded per property is £1,500 and is not means tested	
Link to Council Ambitions and Priorities	To protect and enhance the existing environmental quality of the area	
Statutory or Legal Obligations	NI 187 to reduce the number of households with a SAP rating of 35	
Performance Management	LPIHS7 carbon savings achieved through the introduction of renewable energy. In the long term energy bill saving for the householder	
Efficiency and Value for Money	Not applicable	
Consultation	Health and Housing committee were consulted on the eligible criteria for the scheme	
Key Dates	Start Date:	Grants awarded throughout the year
	Anticipated Completion Date:	Ongoing
	Any Other Key Dates	Description of Work
		Improvement works
Useful Economic Life	Not applicable	
Environmental Impact	Reduce carbon emissions	
Additional Information	The proposal is a reduction to the 2009/10 allocation.	
Risk Assessment	<p>Political: the council has to demonstrate efforts to reduce CO2 emissions</p> <p>Economic: the costs of fossil fuels will increase</p> <p>Sociological: society is becoming increasingly aware of the need to consider renewable forms of energy</p> <p>Technological: improvements to technology mean the options available in terms of renewable sources are increasing</p> <p>Legal: none identified</p> <p>Environmental: continued pressure to reduce CO2 emissions</p>	

Cost Centre	RESGT
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Financial Summary	Slippage from 2009/10:	£12,210	
	Approved Budget for Current Year:	£5,000	
	Total Approved Budget for 2010/11:	£17,210	
	Revenue Implications:	None identified	
	Approved by Committee:	Full Council	
	Date Approved:	2 March 2010	
	Minute Reference:		
Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	17,210	17,210
	TOTAL:	17,210	17,210
MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)			
March 2010	A programme of works is under development to utilise this resource.		
August 2010	As a result of new incentives to buy electricity produced by individuals, there has been an upsurge in interest (5 Grants already awarded and awaiting completion of work). The money provided will only be at most 15% of the cost and in many cases just 10%. There are already partnerships established by the officer responsible for this scheme with Energy Saving Trust, Lancashire based providers and EAGA all on a none contributory basis. These organisations have good marketing systems and outworking networks, ensuring the small amount of money available is only used for grants.		
October 2010	8 grants approved to date. The total cost of installation deters households from proceeding. To consider amending the conditions of the grant so households supplied by gas can apply.		

RIBBLE VALLEY BOROUGH COUNCIL
Capital Project Evaluation Statement - Capital Programme 2010/11

Cost Centre	TENPR
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Scheme Title	TENANCY PROTECTION SCHEME	
Officer Responsible	RACHEL STOTT	
Brief Description of Scheme	The scheme is provided for adults that cannot afford the bond/deposit needed for private rented properties.	
Link to Council Ambitions and Priorities	To match the supply of homes in our area with the identified housing needs	
Statutory or Legal Obligations	Homeless prevention tool.	
Performance Management		
Efficiency and Value for Money	Reduce the number of homeless applications and numbers in temporary accommodation.	
Consultation	Health & Housing Committee	
Key Dates	Start Date:	
	Anticipated Completion Date:	Ongoing
	Any Other Key Dates	Description of Work
Useful Economic Life	-	
Environmental Impact		
Additional Information		
Risk Assessment	Political: Economic: Sociological: None Identified Technological: None identified Legal: None Identified Environmental: None Identified	

Cost Centre	TENPR
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	Slippage from 2009/10:	£5,000
	Total Approved Budget for 2010/11:	£5,000
	Revenue Implications:	No additional
	Approved by Committee:	Full Council
	Date Approved:	2 March 2010
	Minute Reference:	

Expenditure Analysis		Expected Expenditure 2010/11 £	Total Cost of Scheme £
	Cost of Land:		
	Contractors:		
	Equipment/Materials:		
	Fees (External):		
	Internal Staff Salaries:		
	Planning Fees/Building Regulations:		
	Other (Grants):	5,000	5,000
	TOTAL:	5,000	5,000

MONITORING – COMMENTS ON PROGRESS (COMPLETED EACH PERIOD BY OFFICER RESPONSIBLE)

August 2010	The scheme is ongoing with 32 households currently under the scheme. The maximum claim per household is £800 for any arrears, damage or theft in the property.
October 2010	The scheme is ongoing with 32 households currently under the scheme. The maximum claim per household is £800 for any arrears, damage or theft in the property