

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

Agenda Item No

meeting date: 17 NOVEMBER 2011  
 title: CAPITAL MONITORING 2011/12  
 submitted by: DIRECTOR OF RESOURCES  
 principal author: NEIL SANDIFORD

## 1 PURPOSE

- 1.1 To inform members of progress to the end of October on the capital programme for this committee for 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 2011/12, with the remaining schemes for the 2012/16 period being set aside.
- 2.2 In line with recommendations of Budget Working Group and Policy and Finance Committee a Capital Working Group has been set up to review the forward capital programme, ensuring that it is affordable, achievable and ties in with the service review outcomes.

## 3 SCHEMES

- 3.1 There were two capital schemes originally approved for this Committee at a total of £280,000 and at its meeting in July this committee approved the slippage of unspent budget from 2010/11 in to the 2011/12 financial year. This slippage related to six capital schemes and amounted to £119,230. The total approved budget now stands at £339,230.
- 3.2 The table below shows a summary of the total approved programme together with actual expenditure to date. Annex 1 shows the full programme by scheme and compares the budget with expenditure showing the remaining balance to spend by year end.

Original Estimate 2011/12 £	Slippage from 2010/11 £	Additional Approvals £	Total Approved Budget £	Actual Expenditure as at the end October 2011 £	Variance as at the end October 2011 £
280,000	119,230	0	<b>399,230</b>	<b>119,305</b>	<b>-279,925</b>

- 3.3 Overall 30% of the annual capital programme has been spent to date.
- 3.4 The two areas where spending is at present particularly low are:

- Disabled facilities grants

Referrals for disabled facilities work are made to the Council by Lancashire County Council (Social Services). As a means of directing limited budgets to areas of greater need, they have changed the eligibility criteria for those diagnosed as mild/moderate so that greater focus is directed to substantial/critical cases. For some Councils in Lancashire where resources are scarce and there are waiting lists, the change is seen as beneficial. For others the change has had the effect of reducing the flow of applications which could mean that budgets are underspent. To reinstate the flow of referrals,

discussions are being held between the County and district Councils. This was the subject of a report to September Committee.

- Landlord/tenant grants

The purpose of this budget is to provide help to landlords to bring houses to decent homes standards. However, take up of grant often does not compensate for the rental reduction making it uneconomic for landlords to adopt the scheme. Some recent (September) publicity may improve take up.

3.5 Details of the individual schemes, together with budget holders comments on progress, are available at Annex 2.

#### 4 CONCLUSION

4.1 Although only 30% of the approved budget has been spent to date, efforts are being made to improve the conditions for the take up of available grants to improve the quality of homes in the Ribble Valley.

NEIL SANDIFORD  
TECHNICAL ACCOUNTANT

HH8-11/NS/AC  
3 November 2011

## Health and Housing Capital Programme 2011/12

Cost Centre	Description	Original Estimate £	Slippage from 2010/11 £	Additional Approvals £	Total Approved Budget £	Actual Expenditure as at October 2011 £	Variance as at October 2011 £
CMEXT	Cemetery Extension	-	4,590	-	4,590	948	-3,642
DISCP	Disabled Facilities Grants	180,000	35,000	-	215,000	81,051	-133,949
EEGRT	Energy Efficiency Grants	-	2,000	-	2,000	300	-1,700
LANGR	Landlord/Tenant Grants	100,000	56,080	-	156,080	35,506	-120,574
REPPF	Repossession prevention fund	-	13,560	-	13,560	0	-13,560
RESGT	Renewable energy grants	-	8,000	-	8,000	1,500	-6,500
	<b>TOTALS</b>	<b>280,000</b>	<b>119,230</b>	<b>0</b>	<b>399,230</b>	<b>119,305</b>	<b>-279,925</b>

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## CMEXT Cemetery Extension

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Service Area: Cemetery

Head of Service: James Russell

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### Brief Description:

Purchase of adjacent land to extend Clitheroe Cemetery

### Start Date, duration and key milestones:

Start Date – April 2010

Anticipated Completion Date – within one month

### Financial Implications – CAPITAL

	£	Actual to end October £	Variance to end October £
Total Approved Budget 2011/12	4,590	948	-3,642
Actual Expenditure 2010/11	75,914		
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>80,504</b>		

### Financial Implications - REVENUE

None Expected

### Useful Economic Life

In excess of 50 years

### Progress - Budget Holder Comments

*October 2011: There has been no further progress in relation to the CPO since the July report. The landowner has six years to make an application for compensation after which the option lapses.*

*July 2011: The balance of this budget is to be held in Reserves for potential CPO purposes. English Heritage have withdrawn their objection to the Council's planning application.*

*August 2010: Final requisitions are with the vendors solicitors. Completion is expected in September 2010.*

*March 2010: Legal section have written to the solicitor acting for the landowner asking for draft documents and evidence of title.*

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## DISCP Disabled Facilities Grants

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Service Area: Renovation Grants

Head of Service: Colin Hirst

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### Brief Description:

The scheme provides adaptations to homes to enable occupants to remain in their home.

### Start Date, duration and key milestones:

Start Date – Grants are awarded throughout the year

Anticipated Completion Date – The scheme is continuous

### Financial Implications – CAPITAL

		Actual to end October	Variance to end October
	£	£	£
Total Approved Budget 2011/12	215,000	81,051	-139,194
ANTICIPATED TOTAL SCHEME COST	215,000		

### Financial Implications - REVENUE

There are no identified revenue implications

### Useful Economic Life

Not Applicable

### Progress - Budget Holder Comments

*October 2011: The assessment for DFG eligibility has changed and is more restrictive. This has reduced the number of referrals from occupational therapists. The council is currently working with OT's and social services to review the process. At present a total of £130,000 has been approved and a further £25,000 will be approved shortly.*

*July 2011: More restrictive eligibility criteria has slowed down applications. Consultations are taking place with LCC and occupational therapists to attempt to improve take up.*

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## EEGRT Energy Efficiency Grants

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Service Area: Home Energy Grants

Head of Service: Colin Hirst

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### Brief Description:

Energy efficiency grants to offer free loft insulation and cavity wall insulation for over 60's or household on income related benefits in properties council band A – D (for households who cannot access a warm front scheme)

### Start Date, duration and key milestones:

Complete within 2011/12

### Financial Implications – CAPITAL

	£	Actual to end October £	Variance to end October £
Total Approved Budget 2011/12	2,000	300	-1,700
ANTICIPATED TOTAL SCHEME COST	2,000		

### Financial Implications - REVENUE

There are no identified revenue implications

### Useful Economic Life

Not Applicable

### Progress - Budget Holder Comments

*October 2011: This is available for vulnerable households in fuel poverty who have been assessed as eligible by health visitors. A report on the implications of this scheme was presented to Health and Housing Committee in September.*

*July 2011: On target to spend this budget.*

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## LANGR Landlord/tenant grants

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Service Area: Renovation Grants

Head of Service: Colin Hirst

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### Brief Description:

Match funding for private sector landlords with the condition that the property meets decent homes standard. The Council have 100% nomination rights and the rent level is set at Local Housing Allowance.

### Start Date, duration and key milestones:

Start Date – Grants are awarded throughout the year

Anticipated Completion Date – Ongoing

### Financial Implications – CAPITAL

	£	Actual to end October £	Variance to end October £
Total Approved Budget 2011/12	156,080	35,506	-120,574
ANTICIPATED TOTAL SCHEME COST	156,080		

### Financial Implications - REVENUE

None given

### 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.

### Progress - Budget Holder Comments

*October 2011: Awaiting results of September publicity.*

*July 2011: Take up of grant has been less than anticipated, as grant does not compensate rental reduction. Some publicity due in September edition of RV News to attempt to improve take up.*

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## REPPF Repossession prevention fund

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Service Area: Homelessness (other)

Head of Service: Colin Hirst

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### Brief Description:

Financial assistance through small loans to assist with mortgage/rent arrears in order to prevent repossession and allow the householder to remain in their own home.

### Start Date, duration and key milestones:

Start Date – July 2009

Anticipated Completion Date – Ongoing

### Financial Implications – CAPITAL

	£	Actual to end October £	Variance to end October £
Total Approved Budget 2011/12	13,560	0	-13,560
Actual Expenditure 2010/11	4,701		
Actual Expenditure 2009/10	9,739		
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>28,000</b>		

### Financial Implications - REVENUE

None given

### Useful Economic Life

None given

### Progress - Budget Holder Comments

*October 2011: As July report.*

*July 2011: This was a government funded initiative. However, take up has been less than anticipated with this budget slipped forward over the last few years.*

*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.*



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## RESGT Renewable energy grants

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Service Area: Home energy conservation

Head of Service: Colin Hirst

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### Brief Description:

Grants towards the installation of renewable energy sources in properties at council tax band A – F. The maximum grant awarded per property is not means tested.

### Start Date, duration and key milestones:

Start Date – Grants awarded throughout the year

Anticipated Completion Date – Ongoing

### Financial Implications – CAPITAL

	£	Actual to end October £	Variance to end October £
Total Approved Budget 2011/12	8,000	1,500	-6,500
Actual Expenditure 2010/11	7,500		
Actual Expenditure 2009/10	2,786		
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>18,286</b>		

### Financial Implications - REVENUE

None given

### Useful Economic Life

Not Applicable

### Progress - Budget Holder Comments

*October 2011: Seven grants have been approved which will absorb half of this budget. A publicity launch is due shortly which should commit the balance.*

*July 2011: On target to spend the budget.*

*October 2010: Eight 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.*

*August 2010: As a result of the new incentives to buy electricity products, there has been an upsurge in interest. The money provided will only be at most 15% of the cost in many cases just 10%.*