

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

Agenda Item No 9

meeting date: 31 OCTOBER 2013
 title: CAPITAL MONITORING 2013/14
 submitted by: DIRECTOR OF RESOURCES
 principal author: AMY JOHNSON

1 PURPOSE

1.1 The purpose of this report is to provide Committee with information relating to the progress of the approved capital programme for the period April to September 2013. Slippage from the previous year is also reported.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – none identified
- Corporate Priorities - to continue to be a well-managed Council, providing efficient services based on identified customer need.
- Other Considerations – none identified.

2 BACKGROUND

2.1 In total 5 new schemes were approved by Policy and Finance Committee and Full Council at their meetings in February 2013, during which it was also agreed that the budgets for two schemes be carried over into the current financial year. This made a total planned capital spend for this Committee for the current year of £441,620, which is shown at Annex 1.

2.2 In addition, not all planned expenditure for last year was spent. The balance of this, which is known as slippage, has been transferred to the current financial year. The schemes affected are also shown within Annex 1 and total £38,630. There has also been a further addition to the Disabled Facilities Grant scheme of £4,717 due to our final allocation of funding from central government being higher than that used when setting the budget. An additional approval of £33,540 relating to the Cemetery Infrastructure scheme was also made at a meeting of the Emergency Committee on 23 April 2013, where increased scheme costs were discussed.

3 SCHEMES

3.1 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 along with the budget and expenditure to date.

BUDGET				EXPENDITURE		
Original Estimate 2013/14 £	Budget moved from 2012/13 £	Slippage from 2012/13 £	Additional Approvals 2013/14 £	Total Approved Budget 2013/14 £	Actual Expenditure and Commitments as at end September 2013 £	Variance as at end September 2013 £
240,000	201,620	38,630	38,257	518,507	296,935	-221,572

Progress to date on the capital schemes is encouraging, with 57% of the annual capital programme for this Committee being spent or committed.

3.2 The main variations to date are:

- DISCP – Disabled Facilities Grants: A couple of large recommendations are currently being processed. It is anticipated that although work on these adaptations will start during this financial year it is unlikely that both will have been completed by the end of the financial year. Very few new recommendations have been received in the last quarter.
- LANGR – Landlord/Tenant Grants: All but one property renovation is proceeding as planned. The one remaining grant will now be reallocated.
- REPPF – Repossession Prevention Fund: On average we receive 3 repossession notifications each month and each household is offered a housing advice interview during which the repossession prevention fund is considered.

4 CONCLUSION

4.1 Progress to date on the capital schemes is good, with 57% of the annual capital programme having been spent or committed.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH13-13/AJ/AC
16 October 2013

For further information please ask for Amy Johnson extension 4498.

BACKGROUND PAPERS – None

Health & Housing Committee – Capital Programme 2013/14

Cost Centre	Schemes	Original Estimate 2013/14 £	Budget moved from 2012/13 £	Slippage from 2012/13 £	Additional Approvals £	Total Approved Budget £	Actual Expenditure and Commitments as at end September 2013 £	Variance as at end September 2013 £
CMEXT	Clitheroe Cemetery Installation of Infrastructure		84,000	1,470	33,540	119,010	115,842	-3,168
DISCP	Disabled Facilities Grants	109,000	84,330	-6,400	4,717	191,647	82,513	-109,134
LANGR	Landlord/Tenant Grants	75,000		40,690		115,690	35,006	-80,684
LPREP	Purchase and Repair Scheme	45,000				45,000	45,000	0
PEFBC	Replacement of Pest Control Vehicle PE56 EFB	11,000				11,000	11,436	436
REPPF	Repossession Prevention Fund		33,290	2,870		36,160	7,138	-29,022
	Total Health and Housing Committee	240,000	201,620	38,630	38,257	518,507	296,935	-221,572

Health & Housing Committee – Capital Programme 2013/14

CMEXT Clitheroe Cemetery – Installation of Infrastructure

Service Area: Environmental Health

Head of Service: James Russell

Brief Description:

Provision of initial infrastructure to Clitheroe Cemetery extension

Start Date, duration and key milestones:

As we obtained the land in 2010/11 it is necessary to commence structural work relatively quickly to enable the ground to recover and planting schemes to be put in place ready for when the current cemetery runs out of space.

Financial Implications – CAPITAL

	£	Actual to end September 2013 (including commitments) £	Variance to end September 2013 £
Total Approved Budget 2013/14	119,010	115,842	-3,168
Actual Expenditure 2012/13	4,532		
Actual Expenditure 2011/12	948		
Actual Expenditure 2010/11	75,914		
Actual Expenditure 2009/10	5,810		
ANTICIPATED TOTAL SCHEME COST	206,214		

Financial Implications - REVENUE

Unknown at present

Useful Economic Life

In excess of 60 years. The purchase of this land will ensure the long term security and provision of this service to Ribble Valley residents.

Progress - Budget Holder Comments

September 2013: A contractor has been employed to rotovate and level the ground, following which the area will be seeded early next spring. This will complete the scheme.

July 2013: Included within the actual expenditure figure is a commitment of £10,685 for contingencies. To date the infrastructure has been completed within budget without use of the contingency element. It is therefore anticipated that completion of the scheme will be within approved budget.

Detailed discussions are now required with grounds maintenance as to developing a suitable finish and a site maintenance scheme along with associated costs for inclusion in the future revenue budget.

April 2013: Emergency committee agreed extra resources of £33,540 towards the scheme due to increased costs

Health & Housing Committee – Capital Programme 2013/14

January 2013: £86,000 of the £90,000 budget moved to the 2013/14 budget as the scheme is not likely to take place until then.

September 2012: The situation is still the same as at June 2012.

June 2012: For this financial year the plans are to finalise the design of the project and prepare a detailed specification for the work to be carried out. There will also be the requirement to divert public footpaths this financial year. The installation of necessary infrastructure works is to be scheduled for implementation during the spring/summer of 2013. A substantial part of the scheme cost will slip to next year.

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 September 2010.

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

Health & Housing Committee – Capital Programme 2013/14

DISCP Disabled Facilities Grants

Service Area: Regeneration and Housing

Head of Service: Colin Hirst

Brief Description:

The scheme provides mandatory grant aid to adapt homes so that elderly and disabled occupants can remain in their home. The maximum grant is £30,000 and for adults is means tested. The grants can provide for minor adaptation, for example the installation of a stair lift up to the provision of bathroom and bedroom extension.

Start Date, duration and key milestones:

The disabled facilities grant budget operates on a financial year basis starting in April each year and concluding in March.

Financial Implications – CAPITAL

	£	Actual to end September 2013 (including commitments) £	Variance to end September 2013 £
Total Approved Budget 2013/14	191,647	82,513	-109,134
ANTICIPATED TOTAL SCHEME COST	191,647		

Financial Implications - REVENUE

None given

Useful Economic Life

Not applicable.

Progress - Budget Holder Comments

September 2013: We are working on a couple of large recommendations and although work will have started this financial year it is unlikely that both will be complete. There have been very few new recommendations received in the last quarter.

July 2013: In total £105,000 has been committed from the budget for approved adaptations. We have received further recommendations for two large paediatric adaptations and therefore it is likely that close to the total budget will be committed at the end of the year.

Health & Housing Committee – Capital Programme 2013/14

LANGR Landlord/Tenant Grants

Service Area: Regeneration and Housing
Head of Service: Colin Hirst

Brief Description:

To offer grant aid for the renovation of private sector properties with the condition that the units are affordable on completion and the Council has nomination rights. The scheme has operated successfully for over 10 years. The scheme is essential to provide affordable accommodation for move on from temporary accommodation.

Start Date, duration and key milestones:

The grants run in line with the financial year starting in April to March. From approval of the grant the work must be completed within twelve months.

Financial Implications – CAPITAL

	£	Actual to end September 2013 (including commitments) £	Variance to end September 2013 £
Total Approved Budget 2013/14	115,690	35,006	-80,684
ANTICIPATED TOTAL SCHEME COST	115,690		

Financial Implications - REVENUE

None

Useful Economic Life

Not applicable.

Progress - Budget Holder Comments

September 2013: All but one property renovation is proceeding as planned. The one remaining grant will now be reallocated.

July 2013: The budget is fully committed and renovation works have begun on all but one approved property. They are therefore scheduled to finish by the end of the financial year. Demand for this scheme has increased this year and a waiting list is beginning to develop.

Health & Housing Committee – Capital Programme 2013/14

LPREP Purchase and Repair Scheme

Service Area: Regeneration and Housing

Head of Service: Colin Hirst

Brief Description:

Support a registered provider to purchase and repair 3 properties in Longridge. The properties would be rented at an affordable rent and the Council will have nomination rights

Start Date, duration and key milestones:

April 2013 to March 2014

Financial Implications – CAPITAL

	£	Actual to end September 2013 (including commitments) £	Variance to end September 2013 £
Total Approved Budget 2013/14	45,000	45,000	0
ANTICIPATED TOTAL SCHEME COST	45,000		

Financial Implications - REVENUE

None

Useful Economic Life

No comment given

Progress - Budget Holder Comments

September 2013: No additional comments.

July 2013: Properties purchased, renovated and occupied. All land charges have been registered for each property and the total capital budget of £45,000 has been transferred to Adactus Housing Association.

Health & Housing Committee – Capital Programme 2013/14

PEFBC Replacement of Pest Control Vehicle PE56 EFB

Service Area: Environmental Health Services

Head of Service: James Russell

Brief Description:

Replace existing pest control vehicles on a 5 year rolling programme (current vehicle purchased September 2006).

Start Date, duration and key milestones:

April 2013

Financial Implications - CAPITAL

	£	Actual to end September 2013 (including commitments) £	Variance to end September 2013 £
Total Approved Budget 2013/14	11,000	11,436	436
ANTICIPATED TOTAL SCHEME COST	11,000		

Financial Implications - REVENUE

None

Useful Economic Life

5 years

Progress - Budget Holder Comments

September 2013: No additional comments.

July 2013: Completed and fully operational.

Health & Housing Committee – Capital Programme 2013/14

REPPF Repossession Prevention Fund

Service Area: Regeneration and Housing

Head of Service: Colin Hirst

Brief Description: 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.

Start Date, duration and key milestones:

The budget is available throughout the year and is used subject to demand.

Financial Implications – CAPITAL

	£	Actual to end September 2013 (including commitments) £	Variance to end September 2013 £
Total Approved Budget 2013/14	36,160	7,138	-29,022
ANTICIPATED TOTAL SCHEME COST	36,160		

Financial Implications - REVENUE

None identified.

Useful Economic Life

Not applicable

Progress - Budget Holder Comments

September 2013: On average we receive 3 repossession notifications each month and each household is offered a housing advice interview during which the repossession prevention fund is considered.

July 2013: We are assisting a number of repossession cases which are likely to result in assistance from the fund. There is likely to be two further payments made in the next quarter.

January 2013: £33,290 of the 2012/13 budget was moved to the 2013/14 financial year as it is unlikely to be utilised within the year.

September 2012: The scheme is used to prevent homelessness. A press release was made 8 November to publicise the scheme; however, there are currently no applications for the fund. However we give advice to between five and eight households a week and this is a tool considered when appropriate circumstances are presented.

June 2012: An application for repossession prevention has been awarded and there is one further application to fund preventing eviction, which if approved will total £6,000.

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.

Health & Housing Committee – Capital Programme 2013/14

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.