

9th JANUARY 2013**REPORT OF THE PORTFOLIO HOLDER FOR HOUSING****REVIEW OF HOUSING CAPITAL PROGRAMME****EXEMPT INFORMATION**

NONE

PURPOSE

To provide an updated position statement on the Housing Capital Programme and outline details of predicted outturn, underspends, overspends, virements, re-profiling and new works identified in-year.

RECOMMENDATIONS

It is recommended that Members:-

1. Note the predicted outturn and proposed re-profiling of amounts into 2013/14
2. Approve revised project budgets
3. Approve new works identified in-year

EXECUTIVE SUMMARY

The Housing Capital programme for 2012/13 was devised using data contained within the 2009 stock condition survey with the stated purpose of ensuring that the Councils housing property portfolio continues to meet the Decent Homes Standard.

The budgets for the 2012/13 programme were set using historic cost information as at the time of budget setting the new contract rates arising from the procurement of the new Repairs and Investment contract were not available.

The new rates are considerably less than the old rates in many areas and as such there is an opportunity to make savings without reducing the number of properties being improved.

The attached table (appendix i) details the approved budget profile alongside the revised budget profile indicating under and over spends.

On completion of the programme all works identified through the stock condition survey will have been completed and as such any underspends are as a result of the reduced rates arising from the new contracts.

Additional works such as structural and insulation works have been identified in-year by the repairs team, there is currently no provision for these it is however proposed that budget be made available though virements from savings in other budgets.

The total budget for 2012/13 is £7,819,870, it is anticipated that the spend for 2012/13 will be £5,890,390, including the additional works budget of £150,000. In addition it is anticipated that £1,175,000 will need to be re-profiled into 2013/14. The predicted savings of £754,480 will be returned to capital resources and used to fund capital projects in future years.

RESOURCE IMPLICATIONS

All works identified through the stock condition survey will have been completed within the revised budget.

The identified savings will be returned to the HRA to balance the 5 year capital forecast. No additional financial resources will be required

LEGAL/RISK IMPLICATIONS BACKGROUND

There are no additional risks arising from these budget amendments as all identified works will have been completed as planned.

SUSTAINABILITY IMPLICATIONS

All works identified through the stock condition survey will have been completed so there is unlikely to be any impact of the future sustainability of the housing stock resulting from these budget changes.

The underspends will be returned to the HRA for allocation to other capital projects within the HRA business plan.

BACKGROUND INFORMATION

Appendix i details the capital programme along with the predicted underspends, overspends, virements and additional budget requirements.

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

APPENDICES

Appendix i, budget sheet