

EAST RENFREWSHIRE COUNCILCABINET27 March 2014Report by Director of FinanceHOUSING CAPITAL PROGRAMME**PURPOSE OF REPORT**

1. The purpose of this report is to monitor expenditure as at 28 February 2014 against the approved Capital Programme for 2013/14 and to recommend adjustments where necessary.

INFORMATION PROVIDED

2. A reassessment of expenditure on individual capital projects (Appendix A).
A reassessment of the resources available for 2013/14 (Appendix B).

CURRENT POSITION

3.	Total anticipated expenditure (Appendix A)	£ 3,149,000
	Total anticipated resources (Appendix B)	<u>3,084,000</u>
	Shortfall	<u>65,000</u>

INCOME MOVEMENTS

4. Estimated capital receipts from right-to-buy sales have increased by £360,000 above the level reported to Cabinet on 5 December 2013. This increase reflects both experience to date and the anticipated year-end position.

5. In response to both the increased income from right-to-buy sales and the reduced level of expenditure anticipated during the current financial year the borrowing required to support the programme has been reduced by £715,000.

EXPENDITURE MOVEMENTS

6. Expenditure has reduced by £367,000 below the level approved by Cabinet on 5 December 2013. The major expenditure movements are:-

Increases

- i. Aids and Adaptations – as a result of increasing demand for this service expenditure has been increased by £25,000.
- ii. Kitchens – expenditure on this project has increased by £40,000. The scope of the works has been increased to include properties where previously tenants had refused access.

Savings

- iii. Window Renewal 2013/14 – a saving of £50,000 has been achieved on this project following clarification of the work content.

Revised Project Timing

- iv. The following expenditure reductions are a result of revised project timing:-

	£
Rewiring (including smoke detectors)	30,000
Energy Efficiency (including cavity wall insulation)	40,000
Renewal of Heating Systems 2012/13	85,000
Renewal of Heating Systems 2013/14	63,000
Mobile/Agile Working	60,000
Home Energy Efficiency Programme	65,000

Expenditure reductions resulting from revised project timing are not cost savings but simply a transfer of expenditure to future financial years.

COMMENT

7. The projected shortfall of £65,000 represents 2.1% of the resources available and is within manageable limits.

RECOMMENDATION

8. The Cabinet is asked to:-
- (a) note and approve the movements within the programme; and
 - (b) note the shortfall of £65,000 and that this will be managed and reported within the final accounts for the year.

KEY WORDS

A report monitoring capital income and expenditure for Housing during 2013/14.

Key words: Housing, capital, monitoring, borrowing, expenditure.

Further information is available from Paul Parsons, Principal Accountant – Capital, telephone 0141 577 3123.

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MMcC/PP
6 May, 2014

EAST RENFREWSHIRE COUNCIL

HOUSING CAPITAL PROGRAMME

PROGRESS REPORT

2013/2014

Appendix A
28 February 2014

COST CODE	PROJECT NAME	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
			CURRENT YEAR APPROVED 05.12.13	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE IN YEAR		SPENT PRIOR TO 31.03.13	PREVIOUS TOTAL COST	REVISED TOTAL COST
9487	Rewiring (including smoke/carbon monoxide detectors)	Y	320	290	200	Work in progress	0	320	320
9763	Window Replacement 2012/13	Y	13	13	0	Work complete - payments outstanding	237	250	250
9765	Window Replacement 2013/14	Y	275	225	24	Work in progress	0	275	225
9764	Communal Close Windows		17	0	0	Cancelled - lack of owner agreement to proceed	0	17	0
9528	Combined Roofing & Render Works 2011/12 & 2012/13	Y	127	127	125	Work complete - payments outstanding	2,886	3,013	3,013
9530	Combined Roofing & Render Works 2013/14	Y	1,215	1,230	949	Work in progress	0	1,215	1,230
9486	Estate Works	Y	75	60	51	Work in progress	0	75	75
9483	Energy Efficiency (Including cavity wall insulation)	Y	80	40	21	Work in progress	0	80	80
9488	Aids and Adaptations	Y	200	225	145	Work in progress	0	200	225
9225	Renewal of Heating Systems 2012/13	Y	90	5	0	Phase 1 work complete. Phase 2 work to be programmed	360	450	450
9227	Renewal of Heating Systems 2013/14	Y	363	300	252	Work in progress	0	363	363
9447	Kitchen Upgrades	Y	60	100	59	Work in progress	0	60	100
9478	Bathroom Upgrades	Y	26	20	5	Work in progress	0	26	20
9479	External Doors	Y	26	50	35	Work in progress	0	26	50
9480	Communal Door Entry		17	0	0	Project being progressed through mixed tenure scheme	0	17	0

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9226	Sheltered Housing - Upgrade of Heating System	Y	219	212	212	Complete - payments outstanding	160	379	379
9481	Sheltered Housing 2013/14	Y	100	80	80	Work in progress	0	100	100
9475	Software Development (Asset Management)	Y	88	92	92	Complete	73	161	165
	Mobile/Agile Working		60	0	0	Work to be programmed, rescheduled to 2014/15 in light of PSN priorities	0	60	60
	Home Energy Efficiency Programme	Y	100	35	0	Additional borrowing £100k approved by Council 23 October 2013.	0	100	100
	Kerr Street Renovations		25	25	0	Total cost £450k. Additional borrowing £200k approved by Council 23 October 2013. Balance funded by Insurance Fund £200k and CFCR £50k.	0	450	450
	Retentions		20	20	10		0	20	20
			3,516	3,149	2,260		3,716	7,657	7,675

EAST RENFREWSHIRE COUNCIL
HOUSING CAPITAL PROGRAMME 2013/14

Appendix B
28 February 2014

ANTICIPATED RESOURCES AVAILABLE

	£'000
Borrowing	1,920
Receipts From Sale of Council Houses	720
Contribution From HRA Reserve	219
CFCR	25
Recharges to Owner Occupiers	200
Total	<u>3,084</u>