

EAST RENFREWSHIRE COUNCIL15 June 2016Report by the Chief Executive and Director of EnvironmentHOUSING CAPITAL PROGRAMME**PURPOSE OF REPORT**

1. The purpose of this report is to recommend adjustments to the 2016/17 Housing Capital Programme, approved on 9 March 2016, resulting from finalisation of the previous year's programme and in light of subsequent information.

**RECOMMENDATIONS**

2. The Council is asked to:-

- (a) note and approve the movements within the programme; and
- (b) note the shortfall of £36,000 and that this will be managed and reported on a regular basis.

**CURRENT POSITION**

3.	Total anticipated expenditure (Appendix A)	£ 5,095,000
	Total anticipated resources (Appendix B)	<u>5,059,000</u>
	Shortfall	<u>36,000</u>

**FINALISATION OF THE 2015/16 PROGRAMME**

4. The finalisation of the previous year's Capital Programme has cash flow implications for the 2016/17 Programme i.e. any unfinished works will now be completed during 2016/17.

5. Appendix A shows the effect of this cash flow adjustment on the expenditure. This is not new or additional expenditure but simply an adjustment to reflect the later timing of expenditure.

**INCOME MOVEMENTS**

6. The planned borrowing not utilised during 2015/16 has been made available within the current year to support the expenditure. Consequently the level of borrowing has increased by £1.092m above the level approved by Council on 9 March 2016. This transfer between years provides the Housing Service with more opportunities to effectively communicate with its customers, provides better opportunities for efficient expenditure and allows for more effective planning of work.

7. The drawdown from commuted sums of £65,000 not utilised during 2015/16 is also available within the current year to support the expenditure on the “Divernia Way – CPO Restoration Works” project.

### **EXPENDITURE MOVEMENTS**

8. The programme approved in March 2016 has increased from £3.902m to £5.075m for purely cash flow reasons between 2015/16 and 2016/17.

9. In addition a provision of £20,000 has been added to the programme to cover retention payments on projects completed during the previous year.

### **COMMENT**

10. The projected shortfall of £36,000 represents 0.7% of the resources available and is within manageable limits.

### **RECOMMENDATIONS**

11. The Council is asked to:-

- (a) note and approve the movements within the programme; and
- (b) note the shortfall of £36,000 and that this will be managed and reported on a regular basis.

### **KEY WORDS**

A report monitoring capital income and expenditure for Housing during 2016/17.

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  
8 June, 2016

**85**  
**EAST RENFREWSHIRE COUNCIL**

**HOUSING CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2016/2017**

Appendix A  
24 May 2016

COST CODE	PROJECT NAME	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
			CURRENT YEAR APPROVED 09.03.16	ADJUSTED FOR 2015/16 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.16	PREVIOUS TOTAL COST	REVISED TOTAL COST
9487	Rewiring (including smoke/carbon monoxide detectors)	Y	318	422	422	Work in progress	900	1,322	1,322
9530	External Structural Works	Y	1,705	2,424	2,424	Work in progress	4,923	7,347	7,347
9486	Estate Works		110	110	110	Work to be programmed	0	110	110
	Energy Efficiency Standard for Social Housing (ESSH)		100	125	125	Work to be programmed	0	125	125
9447	Aids and Adaptations		222	274	274	Ongoing	0	274	274
	Renewal of Heating Systems 2015/17	Y	615	643	643	Work in progress	1,541	2,184	2,184
	Internal Element Renewals (including kitchens, bathrooms and doors)		560	688	688	Worked to be programmed	0	688	688
9480	Communal Door Entry Systems	Y	50	67	67	Work in progress	38	105	105
	Sheltered Housing		200	235	235	Work to be programmed	0	235	235
9491	Mobile/Agile Working	Y	22	22	22	Work in progress	142	164	164
	Divernia Way - CPO & Restoration Works		0	65	65	Ongoing	0	65	65
	Retentions		0	0	20		0	0	20
			<b>3,902</b>	<b>5,075</b>	<b>5,095</b>		<b>7,544</b>	<b>12,619</b>	<b>12,639</b>

EAST RENFREWSHIRE COUNCIL  
HOUSING CAPITAL PROGRAMME 2016/17

Appendix B  
24 May 2016

PROGRESS REPORT

RESOURCES

	<b>£'000</b>
Borrowing	4,042
Receipts From Sale of Council Houses	490
Commuted Sums - Divernia Way CPO	65
Recharges to Owner Occupiers	462
<b>Total</b>	<b><u>5,059</u></b>