

EAST RENFREWSHIRE COUNCILCABINET26 August 2021Report by the Chief Financial Officer and Director of EnvironmentHOUSING CAPITAL PROGRAMME**PURPOSE OF REPORT**

1. The purpose of this report is to monitor expenditure as at 30 June 2021 (Quarter 1) against the approved Housing Capital Programme 2021/22 and to recommend adjustments where necessary.

**RECOMMENDATIONS**

2. The Council is asked to:-
  - note the shortfall of £0.160m and that income and expenditure on the programme will be managed and reported on a regular basis.

**BACKGROUND**

3. This report is presented in relation to the following:
  - Adjustments to the approved 2021/22 programme, reflecting timing movements resulting from the finalisation of the previous year's programme and rephasing of 2021/22 expenditure were approved by Council on 30 June 2021.

**CURRENT POSITION**

4.	Total anticipated expenditure (Appendix A)	£ 18.567m
	Total anticipated resources (Appendix B)	<u>£ 18.407m</u>
	Shortfall	<u>£ 0.160m</u>

The continued impact of COVID-19 is anticipated to have a significant effect on the timing and cost of housing capital projects. The Council's capacity to deliver planned projects in the current year remains under review and a degree of rescheduling is likely as the year progresses.

**EXPENDITURE**

5. At this stage the total estimated expenditure remains at £18.567m as approved in June 2021 however as noted above there is an expectation that some impact on timing and cost will be experienced. Actual Expenditure to date (30 June) is £4.465m with the bulk of this on the new build programme (£3.695m) and External Structural Works (£0.429m).

**INCOME**

6. Resources to support the Housing Capital Programme also remain unchanged at this stage.

**COMMENT**

7. The projected shortfall of £0.160m represents 0.87% of the resources available and is within manageable limits.

**PARTNERSHIP WORKING**

8. This report has been prepared following consultation with appropriate staff from Housing Services.

**RECOMMENDATIONS**

9. The Cabinet is asked to:-
  - note and approve the current movements within the programme;
  - note the shortfall of £0.160m and that income and expenditure on the programme will be managed and reported on a regular basis

Further information is available from Mark Waugh, Principal Accountant – Capital, telephone 0141 577 3123.

Margaret McCrossan  
Head of Accountancy Services (Chief Financial Officer)  
MMcC/MW  
12 August, 2021

**117**  
**EAST RENFREWSHIRE COUNCIL**

Appendix A

**HOUSING CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2021/2022**

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
		CURRENT YEAR APPROVED AT 30.06.21	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE IN YEAR		SPENT PRIOR TO 31.03.21	PREVIOUS TOTAL COST	REVISED TOTAL COST
835000002	Renewal of Heating Systems	613	613	98	Work in progress	0	613	613
832000001	Rewiring (including smoke/carbon monoxide detectors)	751	751	196	Work in progress	0	751	751
831000002	External Structural Works	1,987	1,987	429	Work in progress	0	1,987	1,987
835000008	Estate Works	171	171	9	Work in progress	0	171	171
835000006	Energy Efficiency (Including Cavity Wall Insulation)	508	508	2	Work in progress	0	508	508
835000009	Aids and Adaptations	327	327	29	Work in progress	0	327	327
831500001	Internal Element Renewals (including kitchens, bathrooms and doors)	1,657	1,657	0	Work in progress	0	1,657	1,657
835000005	Communal Door Entry Systems	79	79	0	Work in progress	0	79	79
835000012	Sheltered Housing	1,383	1,383	7	Work in progress	0	1,383	1,383
830500003	Purchase of Property (CPO/Mortgage to Rent Acquisition)	74	74	0		0	74	74
835000003	IT Systems	53	53	0		200	253	253
Grouped	Capital New Build Phase 1	3,934	3,934	1,881	Work at Balgraystone Road ongoing. 3 other sites complete	9,149	14,561	14,561
Grouped	Capital New Build Phase 2	7,020	7,020	1,814	First units at Maidenhill transferred into Council ownership Work ongoing here and other sites	202	39,469	39,469

**118**  
**EAST RENFREWSHIRE COUNCIL**

Appendix A

**HOUSING CAPITAL PROGRAMME**

**PROGRESS REPORT**

**2021/2022**

COST CODE	PROJECT NAME	ANNUAL COSTS £'000			COMMENT
		CURRENT YEAR APPROVED AT 30.06.21	PROJECTED OUTTURN FOR CURRENT YEAR	ACTUAL EXPENDITURE IN YEAR	
N/A	Retentions	10	10	0	
		<b>18,567</b>	<b>18,567</b>	<b>4,465</b>	

TOTAL COST £'000		
SPENT PRIOR TO 31.03.21	PREVIOUS TOTAL COST	REVISED TOTAL COST
0	10	10
9,551	61,843	61,843

**119**  
**EAST RENFREWSHIRE COUNCIL**  
**HOUSING CAPITAL PROGRAMME 2021/22**

Appendix B

**PROGRESS REPORT**

**RESOURCES**

	21/22 Revised <b>£'000</b>
Borrowing	12,760
Commuted Sums - New Build	795
Grant - New Build Phase 1	1,414
Grant - New Build Phase 2	3,110
Recharges to Owner Occupiers (including HEEPS grant)	303
Rental off the Shelf (ROTS)	25
<b>Total</b>	<b><u>18,407</u></b>

BLANK PAGE