

EAST RENFREWSHIRE COUNCIL

25 June 2014

Report by the Chief Executive

HOUSING CAPITAL PROGRAMME

PURPOSE OF REPORT

1. The purpose of this report is to recommend adjustments to the 2014/15 Housing Capital Programme, approved on 13 February 2014, resulting from finalisation of the previous year's programme and in light of subsequent information.

INFORMATION PROVIDED

2. A reassessment of expenditure on individual capital projects (Appendix A).
A reassessment of the resources available for 2014/15 (Appendix B).

CURRENT POSITION

3.	Total anticipated expenditure (Appendix A)	£ 5,814,000
	Total anticipated resources (Appendix B)	<u>5,665,000</u>
	Shortfall	<u>149,000</u>

FINALISATION OF THE 2013/14 PROGRAMME

4. The finalisation of the previous year's Capital Programme has cash flow implications for the 2014/2015 Programme.

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 timing of expenditure.

INCOME MOVEMENTS

6. The planned borrowing not utilised during 2013/14 is available within the current year to support the expenditure slippage. Consequently the level of borrowing has increased by £426,000 above the level approved by Council on 13 February 2014.

EXPENDITURE MOVEMENTS

7. The programme approved in February 2013 has increased from £5.239m to £5.814m for purely cash flow reasons between 2013/14 and 2014/15.

8. Following a review of the work required to achieve the Scottish Housing Quality Standard (SHQS) by April 2015 it is proposed to transfer expenditure of £222,000 from the Renewal of Heating Systems 2014/15 to Rewiring 2014/15. In addition to aligning the programme more closely with the requirements of the SHQS this transfer recognises home safety for tenants as a priority.

COMMENT

9. The projected shortfall of £149,000 represents 2.6% of the resources available and is within manageable limits.

RECOMMENDATION

10. The Council notes and approves the movements within the programme.

11. The Council approves the transfer of £222,000 from the Renewal of Heating Systems 2014/15 to the Rewiring 2014/15 project.

12. The Council notes the shortfall of £149,000 and that this will be managed and reported on a regular basis.

KEY WORDS

A report monitoring capital income and expenditure for Housing during 2014/15.

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

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

Margaret McCrossan
Head of Accountancy Services (Chief Financial Officer)
MMcC/PP
18 June, 2014

EAST RENFREWSHIRE COUNCIL

Appendix A
10 June 2014

HOUSING CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

COST CODE	PROJECT NAME	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
			CURRENT YEAR APPROVED 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
9487	Rewiring 2013/14 (including smoke/carbon monoxide detectors)	Y	0	47	47	Work in progress	273	320	320
9487	Rewiring 2014/15 (including smoke/carbon monoxide detectors)		328	328	550	Work to be programmed. £222k transferred from Central Heating Systems 2014/15	0	328	550
9763	Window Replacement 2014/15		298	298	298	Work to be programmed	0	298	298
9764	Communal Close Windows		17	17	17	Work to be programmed	0	17	17
9530	Combined Roofing & Render Works 2013/14	Y	0	79	79	Work in progress	1,151	1,230	1,230
9531	Combined Roofing & Render Works 2014/15	Y	3,131	3,131	3,131	Work in progress	0	3,131	3,131
9486	Estate Works		75	90	90	Work to be programmed	0	90	90
9483	Energy Efficiency (Including Cavity Wall Insulation)	Y	80	139	139	Work in progress	21	160	160
9447	Aids and Adaptations	Y	208	208	208	Work in progress	0	208	208
9225	Renewal of Heating Systems 2012/13 & 2013/14	Y	0	165	165	Work in progress	648	813	813
9227	Renewal of Heating Systems 2014/15		423	423	201	Work to be programmed. £222k transferred to Rewiring 2014/15	0	423	201
9447	Kitchen Upgrades	Y	54	54	54	Ongoing	0	54	54
9478	Bathroom Upgrades	Y	53	65	65	Ongoing	8	73	73
9479	External Doors	Y	30	37	37	Ongoing	43	80	80

EAST RENFREWSHIRE COUNCIL

HOUSING CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

Appendix A
10 June 2014

COST CODE	PROJECT NAME	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
			CURRENT YEAR APPROVED 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
9480	Communal Door Entry		17	17	17	Work to be programmed	0	17	17
9489	Sheltered Housing 2014/15	Y	100	100	100	Work programmed	0	100	100
9625	Kerr Street Renovations		425	436	436	Work to be programmed	14	450	450
9491	Mobile/Agile Working	Y	0	60	60	Work in progress	0	60	60
9492	Home Energy Efficiency Programme	Y	0	100	100	Work in progress	0	100	100
	Retentions		0	20	20		0	20	20
			5,239	5,814	5,814		2,158	7,972	7,972

EAST RENFREWSHIRE COUNCIL
HOUSING CAPITAL PROGRAMME 2014/15

Appendix B
10 June 2014

ANTICIPATED RESOURCES AVAILABLE

	£'000
Borrowing	4,719
Receipts From Sale of Council Houses	521
Contribution From Insurance Fund & CFCR (Kerr Street)	225
Recharges to Owner Occupiers	200
Total	<u>5,665</u>