

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 8th April 2014

Subject: HRA Capital Financial Position Period 11

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. At the request of Housing Advisory Board, the purpose of this report is to provide a financial position statement on the HRA Capital programme at period 11 of the financial year 2013/14.
2. The attached information has been provided by the relevant Head of Finance for the Board's consideration in relation to:-
 - Housing Leeds Capital programme (section 3)
 - Strategic Landlord HRA (section 4)

3.0 HRA CAPITAL PROGRAMME

3.1 Housing Leeds Services & BITMO

3.2 Housing Leeds Services are delivering the refurbishment programme for the remainder of 2013/14 and are reporting spend and commitments to date of £43.6m. Projected outturn at period 11 is expected to be delivered within revised available resources of £53m.

3.3 The Housing Leeds Service Capital programme for 2014/15 has been finalised and presented to full council on 26th Feb 2014, this will be given authority to spend in March. The current funding available for the refurbishment programme is now £76m including BITMO taking account of the in year 2014/15 funding of £51m, slippage throughout 2013/14 of £15.9m and additional revenue contributions to resources of £9.4m. This funding will be planned against the councils priorities within the refurbishment programme.

3.4 Planned works are running to target across the city in most areas. In the Aire Valley area £3.8m has been slipped to 2014/15, £2.8m on the Malverns and Waverleys refurb and £1m on Manor Park enveloping. In East North East works to Multi Storey Flats £830k, Moorhaven Court conversion £450k and some demolitions work £270k have all slipped to 2013/14.

3.5 Responsive works - low levels of spend on voids programmes could equate to an underspend across the city in 2013/14 but we are awaiting more robust projections and will report back at period 11.

3.6 Adaptations no issues of concern spend on budget.

3.7 Other major areas of spend are staying on revised budgets at period 11.

4.0 Strategic Landlord (HRA)

4.1 At period 11 Strategic Landlord actual spend is £456k. Resources available in 2013/14 are £1m.

4.2 The Council Housing Growth programme is underway and has a number of strands within it: new build properties; purchase of new properties from developers and the acquisition and refurbishment of long term empty properties to bring them back into use as council housing. The first phase of delivery has commenced - a planning application has been submitted for the first new build site at East End Park which will deliver 30 properties and anticipated to start on site in January and design work has started for a second site at The Garnets in Beeston; the opportunity to acquire new properties "off plan" from a developer is currently being appraised and will deliver 25 new properties at Thorn Walk Gipton which it is anticipated will be ready for occupation in December 2014. Further phases will include the delivery of a purpose built Extra Care scheme providing specialist housing for older residents. £22m of this programme has now been committed.

5.0 Recommendation

5.1 Housing Advisory Board are asked to note the projected financial position at period 11 of the financial year 2013/14.

6.0 Background documents¹

6.1 No documents referred to

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.