

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 12th May 2014

Subject: Housing Leeds Capital Financial Position Outturn 2013/14

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 Housing Leeds Capital programme Outturn for the financial year 2013/14.
2. The attached information has been provided by the Head of Finance for the Board's consideration in relation to:-
 - Housing Leeds & BITMO refurbishment programme (section 3)
 - Housing Leeds Newbuild Programme & Other (section 4)

3.0 HRA CAPITAL PROGRAMME

3.1 Housing Leeds Services & BITMO

3.2 Housing Leeds Services and BITMO have delivered the council's refurbishment programme and are reporting actual spend at outturn of £51.3m. Between the approval of the capital programme in February and outturn, further slippage of (£2.7m) occurred which will now be utilised in the 2014/15 programme.

3.3 The Housing Leeds Service Capital refurbishment programme for 2014/15 is currently £80.3m. This includes £13.4m of schemes that have slipped from 2013/14 into 2014/15.

3.4 At outturn the BITMO 2013/14 capital programme has achieved spend of £1.65m with £0.85m being carried forward into 2014/15. BITMO have delivered a planned programme of works £1.1m including boiler replacements,

adaptations and works to the community resource centre. The responsive programme delivered £0.55m on their empty property strategy void works and works to tenanted properties.

- 3.5** The Housing Leeds planned programme of works across the city have achieved spend of £26.8m delivering programmes on compliance works of £8m which included rewires, asbestos works, gas and multi storey lift works. The planned programme also included heating and energy efficiency/ boiler replacement works £6.5m, kitchens and bathrooms £4.8m, windows and doors £1.6m, roofing works £1.2m. Other significant planned works took place on defective non-traditional housing £2.1m which included works on the Waterloos of £1.1m. Other various planned works amounted to £2.6m.
- 3.6** The Housing Leeds responsive programme of works across the city achieved spend of £9.3m delivering on the empty property strategy programme with voids at £6.5m, capital repairs and maintenance £2.3m and capital works to tenanted properties £0.4m.
- 3.7** The adaptations programme achieved spend of £5.8m. At an average of £5k-£6k a job this has delivered over 1000 adaptations across the city in 2013/14.
- 3.8** In order to deliver the Housing Leeds 2013/14 programme the service incurred £7.8m of running costs including £4.4m contractor overheads costs, staff capitalisations of £3.3m and £0.1m of other service related spend in 2013/14.

4.0 Housing Leeds Newbuild and other

- 4.1** At outturn the actual spend is £787k.
- 4.2** The Council Housing Growth programme started in 2013/14 and now has available resources of £52.56m. There are 3 workstreams to the programme, new build, acquisition and refurbishment.
- 4.3** The new build programme has identified 5 sites which are at various stages of design and will deliver an estimated 175 new homes over the lifetime of the programme in the following areas, East Park Road Burmantofts 32 units, Howarth Court Yeadon a 45 unit extra care scheme, The Squinting Cat Swarcliffe up to 18 units, a further 23 homes will be purchased off plan from Bellway Homes at the Thorn walk site. Spend to date on design fees for the Council House Growth scheme in 2013/14 is £457k. £22m of the programme has been committed to date.
- 4.4** Within the acquisition and refurbishment programme the Council has successfully secured HCA resources of £440k to support a programme of £2.253m to buy 20 empty properties and convert 2 community centres to let as council housing.
- 4.5** Other spend within the programme has resulted in the sanctuary scheme achieving a spend of £108k and the commercial asset management programme on shops and commercial premises achieving spend of £86k.

5.0 Recommendation

5.1 Housing Advisory Board are asked to note the outturn position for 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.