

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 11th November 2014

Subject: Housing Leeds Capital Financial Position Period 6 2014/15

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 at period 6 for the financial year 2014/15.
2. The information contained in the report covers:-
 - Housing Leeds & BITMO refurbishment programme (section 3)
 - Housing Leeds Newbuild Programme & Other (section 4)

3.0 HRA CAPITAL PROGRAMME

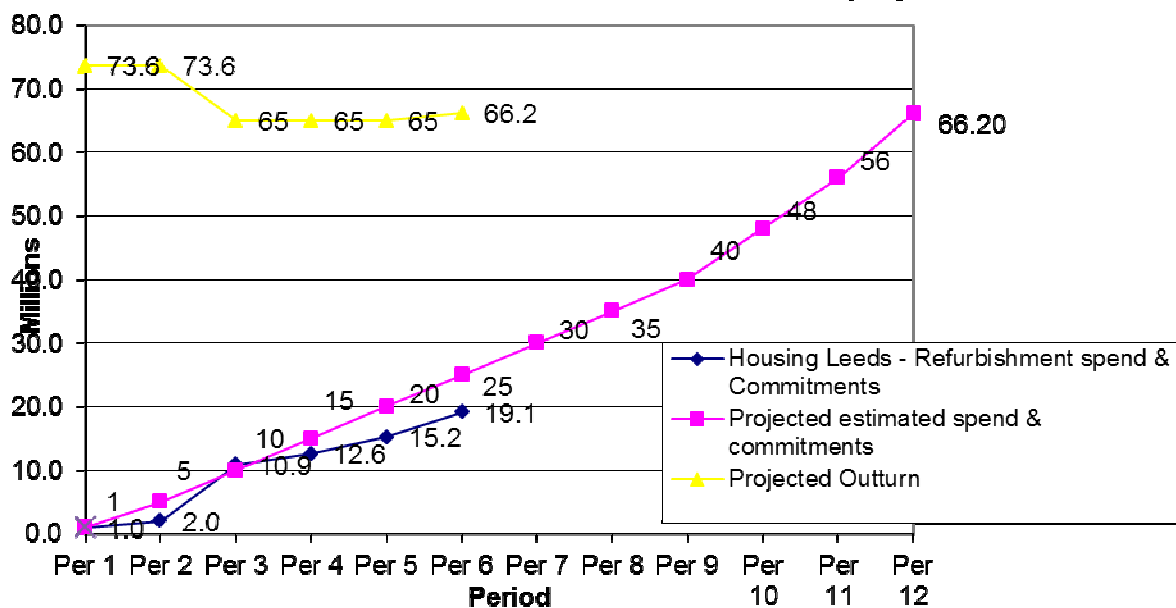
3.1 Housing Leeds Services & BITMO

- 3.2 Housing Leeds actual spend and commitments to period 6 is £19.1m equating to 29% of revised available resources an increase of 6% from period 5. The projection to outturn at period 6 is £66.2m which now includes the £1.15m construction services vehicle replacement programme 14/15.
- 3.3 Planned works in 2014/15 are estimated at £51.2m with total spend and commitments to period 6 of £11.4m equating to 22% of the programme an increase of 5% since period 5.
- 3.4 At period 6 further over and underspends have been identified on individual schemes within the planned programme which we have contained within the programme. Individual overhead schemes have been transferred to the main overhead scheme with no overall impact on the programme. Given the low

spend on the planned programme to date Housing Leeds have identified areas where we can accelerate programmes which will reduce the amount of slippage from 14/15 to future years.

- 3.5 Responsive works in 2014/15 are estimated at £14.9m with spend and commitments to date of £7.7m equating to 52% of the programme an increase of 5% since period 5. Whilst capital voids are low with turnaround times reducing, Housing Leeds are investigating whether the voids programme can be contained within the £6m budget. As at period 6 the responsive programme is reporting delivery within available resources.
- 3.6 Adaptations as part of the responsive programme have spend and commitments of £1.92m against an annual budget of £5.0m. Adaptations will receive a further £500k in period 7 which will be realigned from within the existing programme.

**Housing Leeds Refurbishment Programme 2014/15
Total spend v projected estimates
& outturn projections**



- 3.7 Actual BITMO programme spend and commitments at period 6 is £1.4m which equates to 48% of revised available resources of £2.9m a 10% increase on period 5. At period 6 BITMO are projecting to spend on budget.

4.0 Housing Leeds Newbuild and other

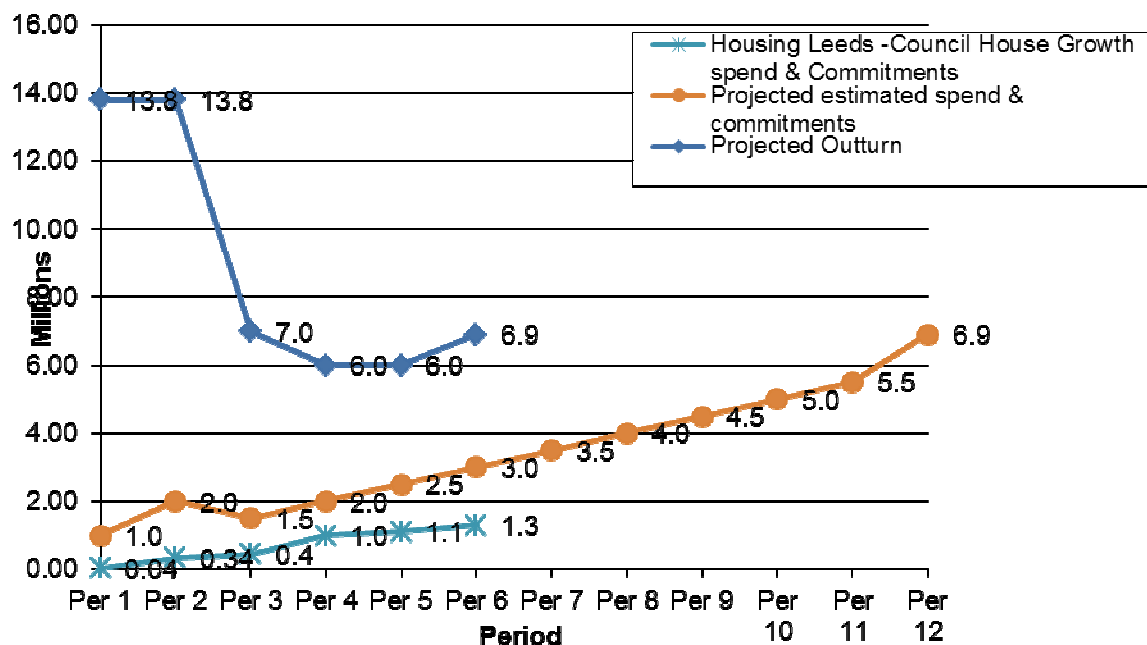
- 4.1 At period 6 the spend on the Council Housing Growth and new build programme is £1.3m in 2014/15. The current cash flow projection at period 6 is now £6.9m which has been revised to reflect a more deliverable programme in 14/15.
- 4.2 On the 22nd July, LCC were successful in securing £8.6m of grant funding to support a programme of 408 affordable homes. This will deliver 308 new build

properties and an empty homes programme which will return 100 properties back into use.

4.3 Since the setting of the Feb 2014 capital programme the Housing Growth programme has had additional resources injected bringing the total available to £72.6m this will now increase to £81m.

4.4 The Newbuild workstream of the programme is now committed to delivering 408 units utilising £54.2m of available funding, with the Recycling Empties programme bringing 122 properties back into use utilising £11.3m. There are no commitments as yet on the one for one right to buy stream of the programme where we currently have £7m available funding but we will utilise some of this on East End Park Road new build if needed.

**Housing Leeds Council House Growth Programme 2014/15
Total spend v projected estimates
& outturn projections**



5.0 Recommendation

5.1 Housing Advisory Board are asked to note the Housing Leeds Service refurbishment programme and Housing Leeds Council House Growth programme position at period 6 2014/15.

6.0 **Background documents**¹ No documents referred to.