

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 11th February 2015

Subject: Housing Leeds Capital Financial Position Period 8 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 8 for the financial year 2014/15.
2. The attached information has been provided by the relevant 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)

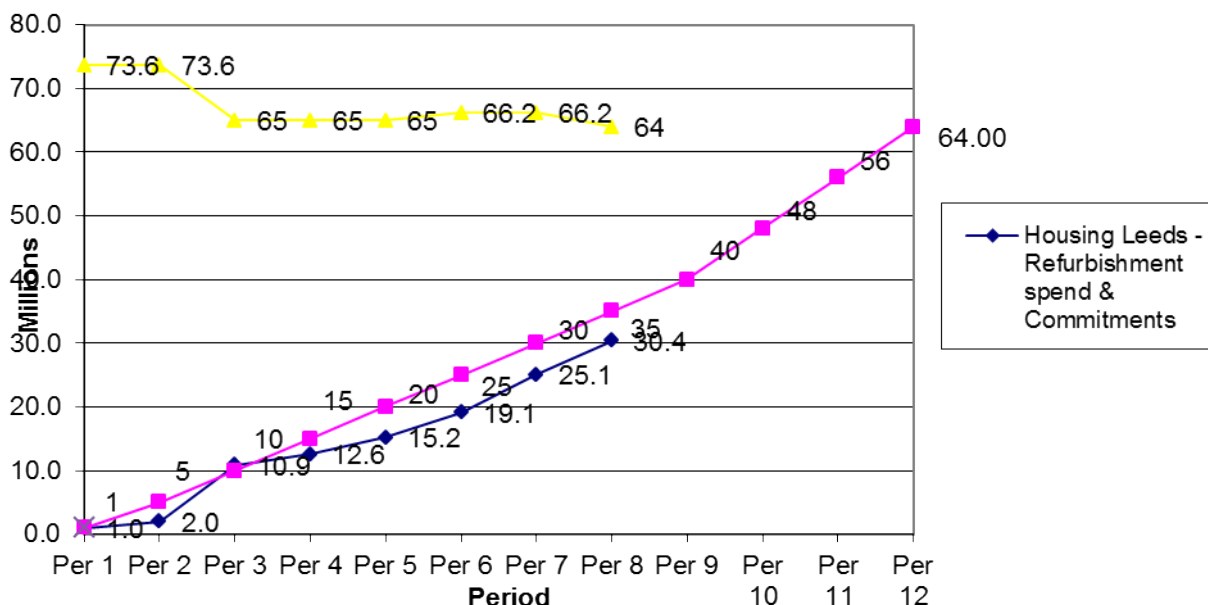
3.0 HRA CAPITAL PROGRAMME

3.1 Housing Leeds Services & BITMO

- 3.2 Housing Leeds actual spend and commitments to period 8 is £30.4m equating to 47% of revised available resources at period 8. The projection to outturn at period 8 has been revised to £64.0m.
- 3.3 Planned works in 2014/15 are estimated at £48.3m with total spend and commitments to period 8 of £20.7m equating to 43% of the revised programme.
- 3.4 At period 8 an exercise has been undertaken to investigate further over and underspends which will be reported back at period 9 and will confirm whether we can deliver the revised programme within the new estimates. The £2.2m slipped from period 8 to future years is part of this exercise.

- 3.5 Responsive works in 2014/15 are estimated at £15.7m with spend and commitments to date of £9.7m equating to 62% of the programme an increase of 4% on the period 7 spend. Housing Leeds are investigating whether the voids programme can be contained within the £6.2m budget and will report back at period 9. The responsive programme is reporting delivery within available resources.
- 3.6 Adaptations as part of the responsive programme have spend and commitments of £2.4m against an annual budget of £5.5m. Adaptations received a further £500k in period 8 which will be realigned from within the existing programme.

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



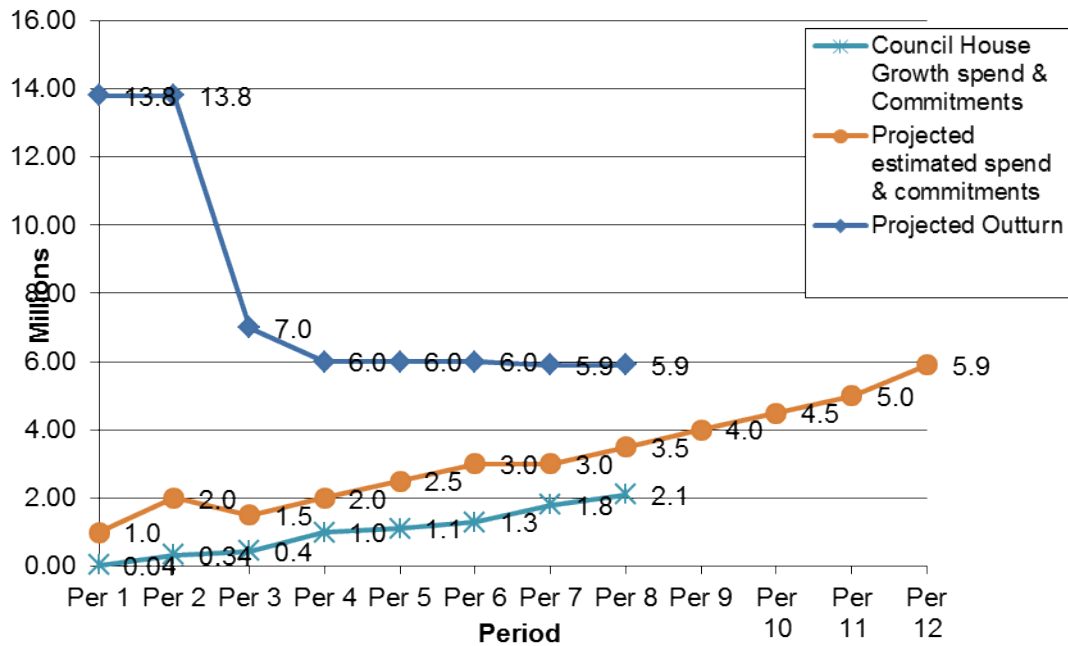
- 3.7 Actual BITMO programme spend and commitments at period 8 is £1.7m which equates to 59% of available resources of £2.9m. At period 8 BITMO are projecting to spend on budget.

4.0 Housing Leeds Newbuild and other

- 4.1 At period 8 the spend on the Council Housing Growth and new build programme is £2.1m in 2014/15. The current cash flow projection at period 8 is now £5.9m reflecting a more realistic spend profile of what's deliverable within the programme in 14/15.
- 4.2 The programme deliver 308 new build properties and an empty homes programme which will return 100 properties back into use. The additional HCA funding secured in July takes the available resources for the Council House Growth Programme to £81.4m.

4.4 The Newbuild workstream of the programme is now utilising £54.2m of available funding, with the Recycling Empties programme bringing 122 properties back into use utilising £11.3m. The one for one right to buy work stream of the programme currently has £7m available funding and the team are working up proposals as to how best to utilise this element of the programme.

**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 8 2014/15.

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