

1. Executive Board and Full Council Approvals

The total funding injected and available for the Council House Growth Programme at period 4 is £99.37m. Overall authority to spend to date is £81.8m. Overall spend to date in 2015/16 is £2m (£5.3m in previous years) a total of £7.3m for the programme to date.

We currently have £17.4m which remains available for funding schemes which have yet to be identified. However £9.1m of this is RTB receipts. Currently we have £7.2m of approved borrowing left in the programme and £1m of HCA grant which is uncommitted.

2. Summary Progress on each work stream to period 4

Council House Growth Programme	Total	Committed	Uncommitted	Total Spend to date	Budget remaining	Total No of Properties to deliver	No of Properties delivered to date
	£000s	£000s	£000s	£000s	£000s		
Newbuild & Off shelf LCC funding	51,517.6	10,973	40,545	5,326	46,192	481	23
HCA Grant	7,339.0	1,575	5,764		7,339		
RTBs 1 for 1 newbuild	7,974.6	2,281	5,693		7,975		
	66,831.2	14,829	52,002	5,326	61,506	481	23
Empty Homes Ph1	2,253	1,963	290	1,962.5	291	22	22
Empty Homes Ph2	9,000	9,000	0	55	8,945	100	1
	11,253	10,963	290	2,018	9,236	122	23
Grants to RPs from RTBs 1for1	947	947			947	35	
Potential to RPs from RTBs 1for1	2,980		2,980		2,980	169	
	3,927	947	2,980	0	3,927	204	0
Funding available awaiting schemes							
HCA grant for negotiation	1,012		1,012		1,012		
RTB 1 for 1 receipts residual 17/18	9,102	0	9,102	0	9,102		
HRA Borrowing balance	7,244	0	7,244	0	7,244		
	17,358	0	17,358	0	17,358	0	0
TOTAL CHGP	99,370	26,739	72,630	7,343	92,027	807	46

The above table assumes a successful bid to HCA for Westerton Walk Tingley 45 Unit extra home care scheme

3. HCA Empty Homes – RTB Buyback Authority to spend £11.25m.

Phase 1 is complete with savings of circa £250k which will be added to phase 2. One property acquired from phase 2. Phase 2 given ATS 28/7/15.

4. Right to Buy – One for One replacements

The total funding available is now £21m. Of this £21m available to us we are utilising £7.97m on Newbuild at 5 below, have committed to £3.92m in grants to registered providers £947k of which is agreed, with £9.3m residual funding not yet committed.

On the grants to registered providers we have agreed £947k to date. This includes Canopy 5 Units, Gipsil 10 units. Of the grants not yet agreed we are awaiting applications from Habinteg (former Wyther Park CC) 14 units, and Unity HA (parkwood road garage site) 6 units. We also have potential grants which would utilise £2.98m of RTB receipts and these include St Georges 21 units, Abbeyfield 56 units and Guinness Northern Counties 17 units.

NB. Providing all schemes identified are delivered on time this takes us to Q4 17/18 before any repayments of RTB 1for1 funding if no other schemes come forward.

5. New build – Contractually committed to date £13.8m against revised estimated scheme costs of £68.4m

Scheme	Number of units	FUNDING SOURCE			Construction Costs	
		Actual	LCC	RTBs 1for1	HCA Grant	Total Estimated Scheme Cost
LCC Developments						
1. East Park Road	32	£2,340,930	£1,003,256		£3,344,185	Start on site Sep 2014; completion Q4 2015-16
2. Howarth Court	45	£6,412,063	£612,300	£1,575,000	£8,599,363	Contract award May 2015; completion expected June 16
6. Thorn Walk	23	£1,553,432	£665,757		£2,219,189	23 properties acquired. Now complete
15. Yeadon Town Street	0	£0	£0		£0	No longer viable under CHGP per NPS feasibility.
Other completed schemes		£666,700			£666,700	Other completed schemes.
HCA Bids £41m bid						
5. The Garnets	25	£2,858,713	£1,225,163	transfer	£4,083,875	To start on site Q4 2015-16; to complete 2016-17.
3. Squinting Cat	18	£1,804,000.00		£396,000	£2,200,000.00	Contract Award June 15; completion summer 2016
4. Broadleas	24	£3,354,000.00		£528,000	£3,882,000	To start on site Q4 2015-16; to complete 2016-17.
7. Beech Walk,	Up to 21	£2,032,194.00		£462,000	£2,494,194	To start on site Q3 2016/17; to complete Q3 2017-18.
8. Beech Mount	Up to 6	£659,434.00		£132,000	£791,434	To start on site Q3 2016/17; to complete Q3 2017-18.
9. Whinmoor Pub	Up to 22	£2,145,851.00		£484,000	£2,629,851	To start on site Q2 2016/17; to complete Q3 2017-18.
10. Mistress Lane	Up to 77	£8,742,174.00		£1,694,000	£10,436,174	To start on site Q1 2016/17; to complete Q4 2017-18.
11. Brooklands	Up to 20	£1,933,845.00		£440,000	£2,373,845	TBC
12. Middleton Park Ave	Up to 34	£3,709,870.00		£748,000	£4,457,870	To start on site 2016-17; to complete 2017-18.
13. Bancroft	Up to 16	£980,000.00		£352,000	£1,332,000	To replace Miles Hill
13. Other TBI	Up to 14					To replace Miles Hill yet to be identified 14 units
14. Acre Mount	Up to 24	£2,494,228.00		£528,000	£3,022,228	To start on site 2016-17; to complete 2017-18.
Other Planned						
Nevilles 3 sites	20	£2,100,000	£900,000		£3,000,000	Based on 20 props at £150k !!
Former Lord Cardigan Pub	8	£826,000	£354,000		£1,180,000	Based on 8 props at £140k !!
* Westerton Walk Tingley	45	£5,924,136	£3,213,915	£1,575,000	£10,713,051	45 units extra home care scheme
Rosemount	7	£980,000			£980,000	7 units at £140k
Other off shelf TBC						To be identified
TOTAL	481	£51,517,569	£7,974,390	£8,914,000	£68,405,959	

* The above table assumes a successful bid to HCA for Westerton Walk Tingley 45 Unit extra home care scheme £1.575m if unsuccessful will come from balan

- This workstream of the programme is now utilising a revised £68.4m of available funding delivering 481units, The 2nd Homecare scheme 45 units is planned in Westerton Walk Tingley estimated at £10.7m. Six sites have been programmed to date as part of this workstream. Five are direct delivery and are at various design stages. It is estimated that these sites will deliver 167 new units. However some sites may now be delivered through the Brownfield Land programme. Bancroft has been brought forward in place of Miles Hill, 16 units £1.33m .

6. Capital Funding and Cashflow as at period 4

Total CHG programme as at 9th July 2015	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	99370.0	5319.8	17984.6	41238.2	34827.4		
DESIGN FEES (6)	0.0						
TOTALS	99370.0	5319.8	17984.6	41238.2	34827.4	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
HRA resources	32359.0	3028.3	12200.7	16987.1	142.9		
Section 106	1380.0	1242.6	137.4	0.0			
Government Grant HCA	10627.0	440.0	2127.8	5022.0	3037.2		
RTB receipts	21004.0	608.9	3518.7	4701.0	12175.4		
Departmental Borrowing	34000.0			14528.1	19471.9		
Total Funding	99370.0	5319.8	17984.6	41238.2	34827.4	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0