



Report of **Head of Strategy and Investment**

Report to **Director of Resources and Housing**

Date: **28th March 2017**

Subject: **HRA Housing Leeds Refurbishment Programme 2017-18.**

Are specific electoral Wards affected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, name(s) of Ward(s):		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

- 1 As part of the overall capital programme report to February's 8th 2017 Executive Board the total funding package for the Housing Leeds Refurbishment programme from 2017-18 to 2019-20 was presented and injected into the capital programme by full Council on 22nd February 2017 in the amount of £241.5m of which £81,478.3k was for 2017-18.
- 2 Since full council approval in February, further net slippage of schemes from 2016-17 to future years has been identified in the amount of £4,000.0k and at March 22nd Executive board, the HRA Business Plan 2017-18 to 2026-27 was endorsed, giving available resources for 2017-20 of £243.8m.

Recommendations

- 1 The Director of Resources and Housing is requested to :-
- 2 Note the previous net authority to spend of £12,050.0k (including £719.6k of the previously approved IT Housing Management Solution) carried forward from 2016-17 schemes which will deliver £8,050.0k in 2017-18 and £4,000.0k in future years.
- 3 Note the decision by Executive Board in February 2016 to approve and authorise expenditure of £5,565.1k on the Housing Solutions ICT programme of which £2,394.7k related to 2017-18 and £1,341.1k to 2018-19.
- 4 Note the decision by Executive Board in November 2016 to approve and authorise expenditure of £850k from the HRA Housing Leeds Refurbishment Programme on council housing group repair in Holbeck.

- 5 Note the decision by Executive Board in March 2017 to endorse the revised HRA Business Plan 2017-18 to 2026-27, resulting in available resources of £243.8m for the 2017-20 HRA Housing Leeds Refurbishment programme.
- 6 Approve the remaining 2017-18 HRA Housing Leeds Refurbishment programme for 2017-18 and authorise expenditure of £66,183.8k.
- 7 Note the overall 2017-18 HRA Housing Leeds Refurbishment programme in the amount of £81,478.5k.

1.0 Purpose of this report

- 1.1 This report sets out the Council's Housing Leeds investment priorities for the 2017/18 Refurbishment programme showing the individual schemes which will form the programme at Appendix 1.

2.0 Background information

- 2.1 Executive Board was presented with the headline funding to be allocated to the Housing Leeds Council House Investment Programme for 2017-18 to 2019-20 on 8 February 2017. This was approved by full Council on 22 February 2017.

Council Housing Refurbishment and Investment Programme

Housing Leeds are projecting to spend £243.8m over the coming 3 year period 2017-2020. This investment will fulfil a number of LCC's key priorities; improving housing conditions and energy efficiency, improvements to the environment through reduced carbon emissions and supporting more people to live safely in their own homes.

There are 4 main priorities for Housing Leeds in delivering its capital programme to as identified in the Asset Management Strategy:

- Delivering modern, fit for purpose, homes and neighbourhoods.
- Reducing fuel poverty, cutting carbon and improving health outcomes.
- Increasing affordable housing supply.
- Intelligence-led portfolio management.

3 Main issues

- 3.1 The Housing Leeds Council House Refurbishment Programme approved funding package totals £243.8m over the financial years 2017-18 to 2019-20 and is split as follows:

2017-18 to 2019-20 Council Housing Investment Programme

Total 2017-18 Capital Programme	£ 81,478.5k
Total 2018-19 Capital Programme	£ 81,485.0k
Total 2019-20 Capital Programme	£ 80,846.0k

Total Housing Leeds
Refurbishment Programme 2017-18 to 2019-20 **£ 243,809.5k**

- 3.2 It should be noted that there are a number of schemes in the 2017-20 Capital Programme totalling £15,294.7k which already have authority to spend which are :-

Net slippage from 2016-17 to 2017/18 including the IT Housing Management Solution 2016/17 c/f	£ 8,050.0k
IT Housing Management Solution 2017/18	£ 2,394.7k
Net slippage from 2016/17 to 2018/19	£ 2,000.0k
Net slippage from 2016/17 to 2019/20	£ 2,000.0k
Council housing group repair in Holbeck 17/18	£ 850.0k
Total current schemes with authority to spend	£ 15,294.7k

- 3.3 The remaining authority to spend within the current 2017-20 programme is :-

IT Housing Management Solution 2017-18 **£ 1,341.1k**

- 3.4 The net slippage including IT Housing Management Solution of £12,050.0k for schemes from 2016-17 are existing commitments which have authority to spend as part of the 2016-17 Capital Programme setting in Feb 2016. A separate injection of funding and authority to spend of £5,561.5k was approved at Executive Board on 10 February 2016 for the IT Housing Management Solution of which £175.6k was spent in 2015-16 to cover initial fees, £1,653.8k was allocated to 2016-17, £2,394.7k was allocated to 2017-18 and £1,341.1k to 2018/19. Further authority to spend of £850k was approved at Executive Board on 16 November 2016 for council housing group repair in Holbeck in 2017-18.
- 3.5 Authority to spend is now sought for balance of the 2017-18 programme £66,183.8k. Appendix 1 gives details of the full programme for 2017/18 of £81,478.5k by budget heads and individual schemes.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The Housing Leeds Capital Programme for 2017-20 has been injected and approved at full council 22nd February has been subject to Executive Member Consultation.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no equality and diversity or cohesion and integration issues related to this decision.

4.3 Council Policies and Best Council Plan

- 4.3.1 The ongoing Council Housing Investment Programme supports a number of Best Council Plan objectives and priorities including bringing empty properties back into use (via the voids budget and investment in remodelling of sheltered accommodation) and improving housing conditions by investing significant sums in improvements to the council housing stock.

4.4 Resources and value for money

- 4.4.1 The resources for delivery of the Programme are from within the Housing Revenue Account and associated balances and reserves. The majority of the schemes will be delivered through existing contractual arrangements which have been subject to procurement and competitive tender. Where works are to be delivered by Internal Service Providers their costs are benchmarked against external contract costs.

4.4.2 Capital Funding and Cash flow Statement

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
CONSTRUCTION (3)	16635.8		11294.7	3341.1	2000.0		
TOTALS	16635.8	0.0	11294.7	3341.1	2000.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
CONSTRUCTION (3)	70183.8		70183.8				
TOTALS	70183.8	0.0	70183.8	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
HRA self financing	77012.5		71671.4	3341.1	2000.0		
HRA RTB receipts	7217.8		7217.8				
HRA RCCOs	1589.3		1589.3				
HRA Borrowing	1000.0		1000.0				
Total Funding	86819.6	0.0	81478.5	3341.1	2000.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no legal implications on the Housing Leeds 2017-18 Refurbishment and Investment programme and the decision is eligible for call in.

4.6 Risk Management

- 4.6.1 Failure to agree the detailed programme before the start of the financial year will result in delays to the start of the programme and potentially result in under-delivery of schemes.

5 Conclusions

- 5.1 This approval of the detailed programme will allow the Council House Refurbishment and Investment Programme to be delivered in 2017-18 and the 2018-19 and the 2019-20 programme to be planned in conjunction with our contracting partners and internal service providers.

6 Recommendations

- 6.1 The Director of Resources and Housing is requested to :-
- 6.2 Note the previous net authority to spend of £12,050.0k (including £719.6k of the previously approved IT Housing Management Solution) carried forward from 2016-17 schemes which will deliver £8,050.0k in 2017-18 and £4,000.0k in future years.
- 6.3 Note the decision by Executive Board in February 2016 to approve and authorise expenditure of £5,565.1k on the Housing Solutions ICT programme of which £2,394.7k related to 2017-18 and £1,341.1k to 2018-19.
- 6.4 Note the decision by Executive Board in November 2016 to approve and authorise expenditure of £850k from the HRA Housing Leeds Refurbishment Programme on council housing group repair in Holbeck.
- 6.5 Note the decision by Executive Board in March 2017 to endorse the revised HRA Business Plan 2017-18 to 2026-27, resulting in available resources of £243.8m for the 2017-20 HRA Housing Leeds Refurbishment programme.
- 6.6 Approve the remaining HRA Housing Leeds Refurbishment programme for 2017-18 and authorise expenditure of £66,183.8k.
- 6.7 Note the overall 2017-18 HRA Housing Leeds Refurbishment programme in the amount of £81,478.5k.

7 Background documents¹

- 7.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

