

**Report of Head of Finance Resources and Housing**

**Report to Housing Advisory Board**

**Date: 21st November 2017**

**Subject: HRA Capital Financial Position Period 6 2017/18**

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 HRA Housing Leeds Capital programme at period 6 for the financial year 2017/18.
2. The attached information has been provided for the Board's consideration in relation to:-
  - Housing Leeds & BITMO refurbishment programme (section 3) and Appendix A.
  - Housing Leeds Council House Growth programme (section 4)

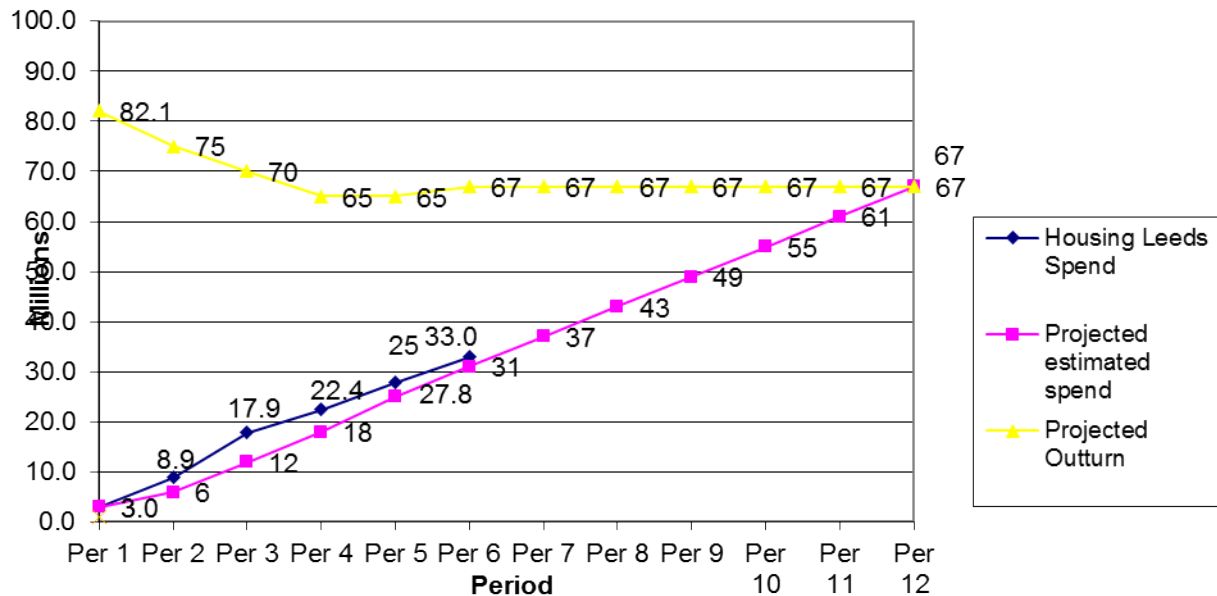
**3.0 HRA CAPITAL PROGRAMME**

**3.1 Housing Leeds Services & BITMO**

3.2 Housing Leeds actual spend and commitments at period 6 is £33.0m equating to 49.2% of the revised available resources at period 6. The 2016/17 Housing Leeds programme is currently projecting an outturn of £67.0m. The in year projection has been revised downward from the original capital programme £85.0m set in February 2017 to reflect the programme which Housing Leeds are now expecting to deliver in 2017/18.

3.3 Housing Leeds & BITMO, 3 year latest estimated responsive, planned works and Environmental Improvement programme at period 6 is detailed in **Appendix A** attached with a graphical representation of the actual spend at period 6 and estimated outturn position for 2017/18 below :-

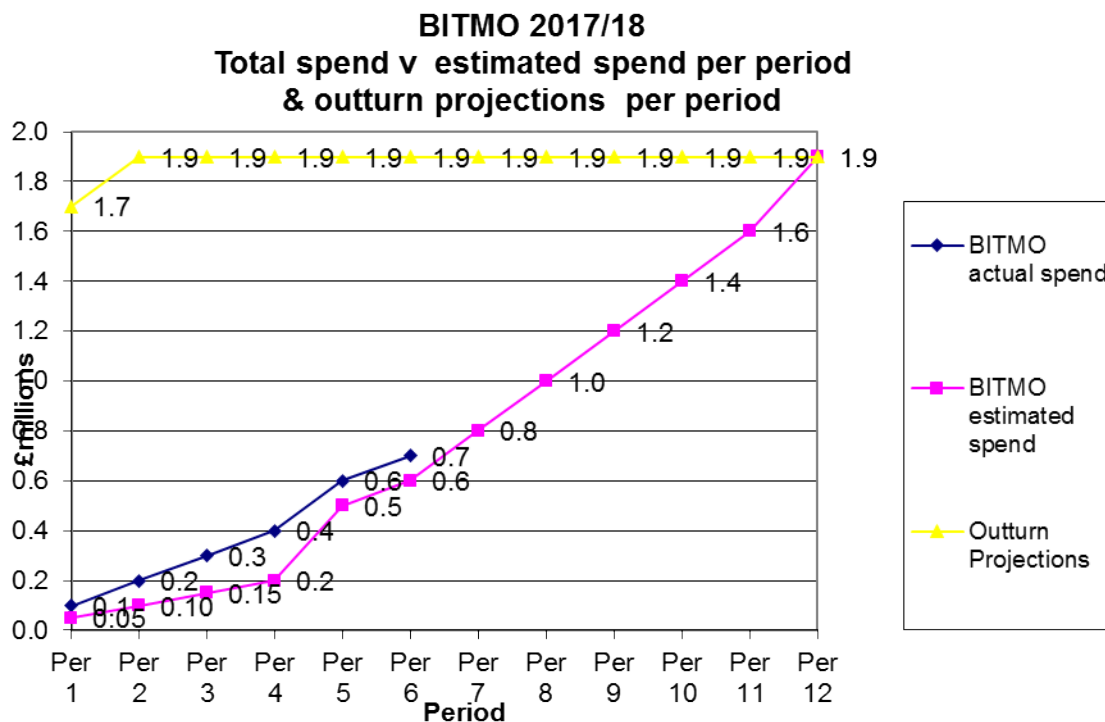
**Housing Leeds 2017/18**  
**Total Spend v Estimated spend per period**  
**& Outturn projections per period**



- 3.4 The planned works are now estimated at £48.2m with spend and commitments to period 6 of £21.6m representing 44.8% of the revised available resources. As at period 6 the HL planned programme is reporting delivery within these resources in 2017/18.
- 3.5 The responsive works are now estimated at £16.5m with spend and commitments to date of £10.1m representing 61% of revised resources at period 6. Spend is well ahead of projections at period 6 however HL are reporting delivery within these resources in 2017/18.
- 3.6 The Environmental programme is now estimated at £2.2m with spend and commitments to date of £1.2m representing 54.5%. HL are on course to deliver this programme which involves delivering improvements in community safety, parking, play areas, landscaping works and Waste.
- 3.7 The overall spend and commitments to date of £33.0m are in line with the projected spend position expected by HL at period 6, HL will adjust and review the outturn position to reflect any material issues in the coming months..
- 3.8 Since the capital programme was set in February 2017 slippage of £18m has been actioned to period 6. The main reasons for this being the highly complex multi storey refurbishment schemes within the programme, the difficulty in designing and delivering these and in places contractor capacity.
- 3.9 The resources available for future years HRA capital were included within the HRA business plan update presented to March 2017 Executive Board. Housing Leeds have current funding of £242.0m over the 3 year period 2017-20. This investment allows for £80+m in each year and fulfils a number of LCCs 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. A further detailed report on the 10 year investment programme “Beyond Decent Homes – The 2018 Housing Revenue Account Capital Investment Plan” is being presented at November 2017’s Executive board.

- 3.10 **BITMOs** actual spend and commitments at period 6 are £0.7m representing 37% of available resources of £1.9m. The BITMO capital programme will deliver 20+ schemes across Belle Isle in 2017/18. Allocations of £1.72m are provided for in both 2018/19 and 2019/20.



#### 4.0 Council House Growth Programme

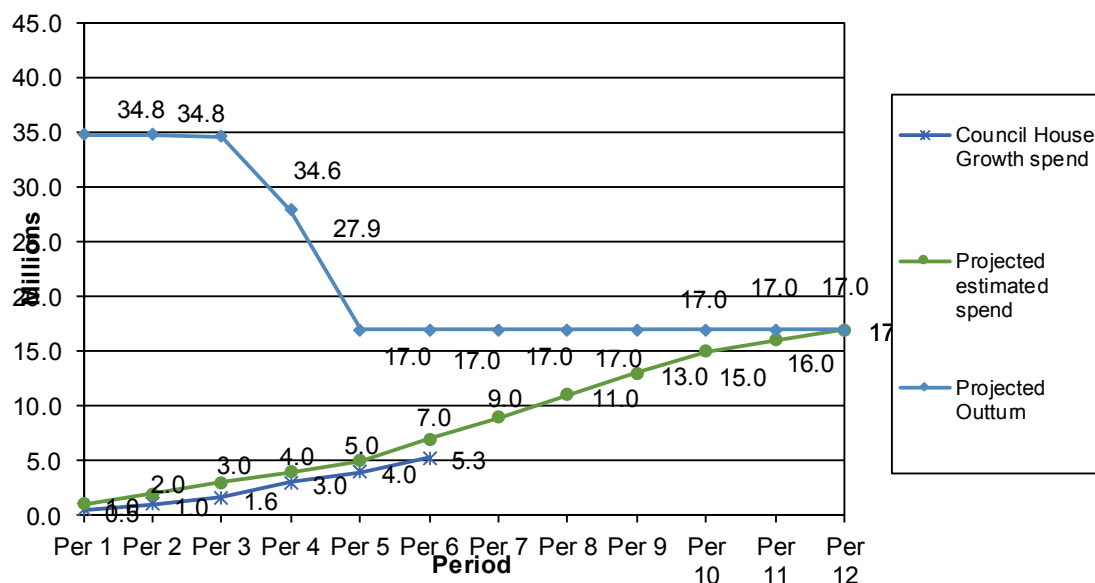
- 4.1 At period 6 the spend on the Council Housing Growth and new build programme is £5.3m against a revised outturn projection of £17.0m in 2017/18. Total spend on the whole programme including previous years is £37.4m against a total current budget of £108.3m.
- 4.2 Progress to period 6, the Newbuild programme has delivered five schemes which have completed at £18m. Three schemes are on site with a combined construction value of £11m at Broadlea Street, Garnet Grove and the former Whinmoor Pub, with three schemes in procurement/feasibility at the Beeches, Nevilles and Meynell Approach.
- 4.3 The Empty Homes programme £11.3m has brought 120 homes back into use since 2014. Phase 1 of the programme has delivered 26 homes. Phase 2 the 2015-18 Empty Homes programme has currently delivered 96 homes with a further eight in conveyancing and one community centre awaiting confirmation which will give a total of 102 homes delivered.

4.4 As part of the Council Housing Growth Programme and to support the delivery of the Better Lives Programme, the Council intends to enable the initial delivery of 200 Council-owned extra care apartments with the intention that this investment acts as catalyst to promote the wider development of extra care across the city. In July 2017 a report to EB included recommendations on :-

- £30m budget for delivery of extra care
- Approval of six council-owned sites to be dedicated to the delivery of extra care
- Intended procurement strategy for the delivery of extra care (via the North Yorkshire Extra Care Framework).
- Potential revenue savings which will result from the provision of additional extra care housing places across the city.

4.5 A more detailed Council House Growth update report will be provided to a future meeting of HAB.

**Council House Growth Programme 2017/18  
Total spend v Estimated spend per period  
& outturn projections per period**



## 5.0 Recommendation

5.1 The Housing Advisory Board are requested to:

5.2 note the Housing Leeds is BITMO refurbishment programmes position at period 6 2017/18 as set out in the narrative at 3.0 - 3.10 and set out in App A.

5.3 note the Council House Growth programme position at period 6, 2017/18 and that a more detailed Council House Growth update will be provided to a future meeting of HAB.

6.0 **Appendix A - Housing Leeds & Bitmo Capital Programme at Period 6**