

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 10th November 2015

Subject: Housing Leeds Capital Financial Position Period 6 2015/16

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 2015/16.
2. The attached information has been provided by 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

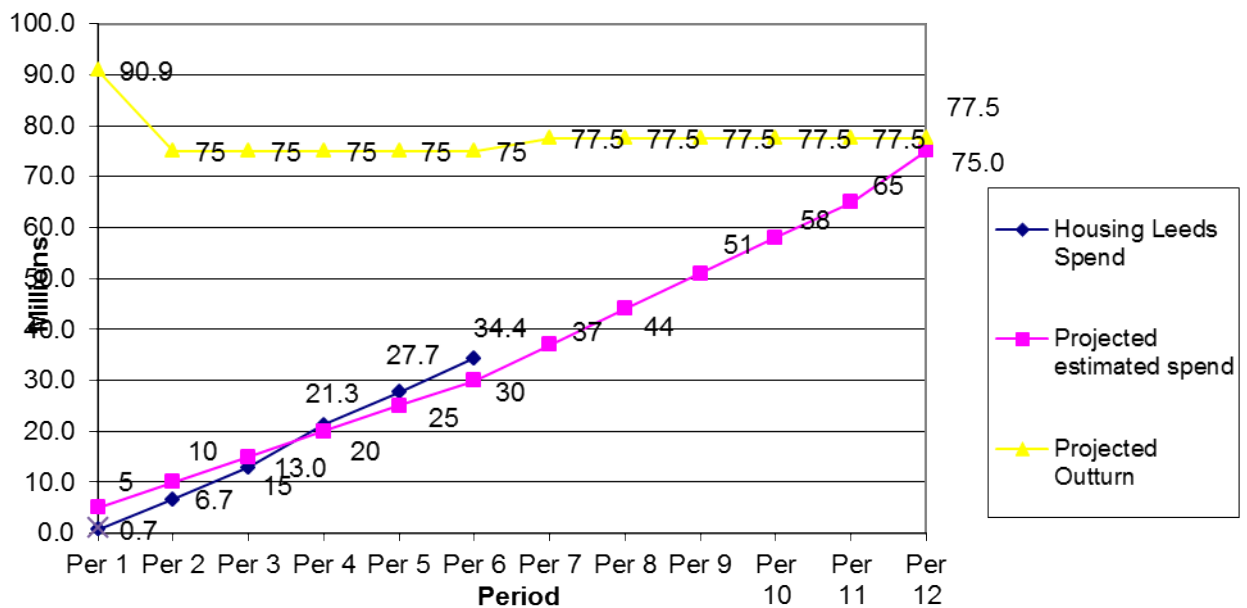
3.1 Housing Leeds Services & BITMO

3.2 Housing Leeds actual spend and commitments at period 6 is £38.4m equating to 49.5% of the revised available resources at period 6. The 2015/16 programme has been adjusted down from £90.9m to a more deliverable level on what can realistically be achieved within the year, circa £77.5m.

3.3 Housing Leeds 3 year latest estimated responsive and planned works programme at period 6 are detailed in the table below with a graphical rep of the actual and estimated outturn position for 2015/16 :-

Housing Leeds Capital Programme	Original 15/16 Budget	Revised Budget at Per 6	Total Actual and Committed 2015/16 Per 6	% spent to revised budget	Estimtaed 16/17 Budget	Estimated 17/18 Budget
Responsive Programme						
Voids	6,500.0	6,350.0	4,211.3	66.3%	6,500.0	6,000.0
Capital Repairs & Maintenance	2,400.0	2,400.0	2,242.3	93.4%	4,650.0	4,650.0
Equipments & Modifications for Disabled	5,225.8	5,053.0	1,856.0	36.7%	3,465.0	3,465.0
Total Responsive	14,125.8	13,803.0	8,309.6	60.2%	14,615.0	14,115.0
Planned						
Window & Door Replacement	1,842.8	1,837.8	638.5	34.7%	2,000.0	3,400.0
Heating & Energy Efficiency	14,681.6	14,570.0	6,969.6	47.8%	10,750.0	15,809.0
Community Safety	726.0	350.0	136.1	38.9%	481.0	160.0
Electrical	3,671.3	1,914.9	97.3	5.1%	3,130.6	1,770.0
Re-Roofing	4,459.3	5,513.1	1,722.4	31.2%	8,913.4	9,145.4
Kitchens & Bathrooms	12,379.6	11,055.6	4,180.4	37.8%	14,933.4	19,491.6
Environmentals	920.9	837.9	762.6	91.0%	0.0	0.0
Miscellaneous	50.0	286.4	21.1	7.4%	50.0	50.0
Structural Remedials & Insulation	8,511.3	2,928.4	2,277.4	77.8%	7,473.2	3,200.0
Communal Replacements	4,054.5	3,754.9	437.9	11.7%	2,455.5	250.0
Conversion/Regeneration Works	4,645.9	4,044.3	2,027.8	50.1%	3,000.0	2,000.0
Planned Capital Repairs	1,372.0	310.0	0.0	0.0%	0.0	0.0
Disabled Access Works	154.9	172.8	154.8	89.6%	0.0	0.0
Fire Safety Works	3,976.7	4,330.1	1,600.4	37.0%	1,620.1	2,817.5
Estate Shops & Leased Residential Prop	230.0	310.0	79.1	25.5%	150.0	230.0
Service Delivery Associated Costs	13,918.1	11,480.8	5,031.3	43.8%	12,427.8	9,561.5
Total Planned	75,594.9	63,697.0	26,137.0	41.0%	67,385.0	67,885.0
Total Housing Leeds 2015/16 Programme	89,720.7	77,500.0	34,446.6	44.4%	82,000.0	82,000.0

**Housing Leeds 2015/16
Total Spend v Estimated spend per period
& Outturn projections per period**



3.4 The planned works are now estimated at £63.7m with spend and commitments to period 6 of £26.1m representing 41% of the revised available resources. As at period 6 the Housing Leeds planned programme is reporting additional delivery of the new revised projection in 2015/16.

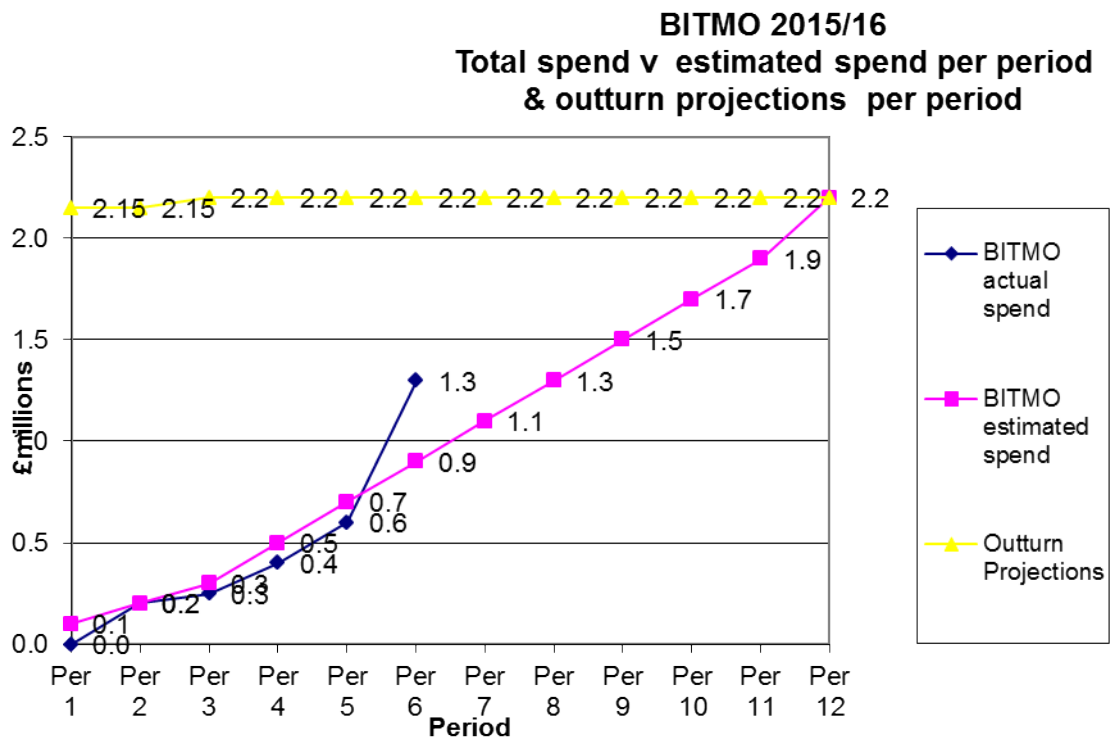
3.5 The responsive works are now estimated at £13.8m with spend and commitments to date of £8.3m representing 60% of revised resources at period 6. Civic Enterprise Leeds/Property Maintenance and Housing Leeds construction services transferred to E&H on 31st July 2015.

3.6 Main Issues – As a result of additional capitalisations in year to accommodate increased capacity for the delivery of the 15/16 programme and future years, provision will be made from existing resources and budgets increased where necessary.

Pressures of £1m+ within the Capital repairs and Voids budgets continue to be monitored and a strategy to bring these within available resources is now in place.

To compensate for some of the (£12.9m) slippage from the 2015/16 programme to 2016/17, a £4m budget has been set aside to accelerate renewal of heating systems to housing stock in 2015/16.

3.7 **BITMOs** actual spend and commitments at period 6 £1.3m are exceeding expectations £1.3m equating to 59% of available resources of £2.22m. The 2015/16 programme will deliver 25+ schemes across Belle Isle in 2015/16. There are no current concerns on the delivery of the BITMO 2015/16 programme.



4.0 Council House Growth Programme

4.1 Latest position attached as **Appendix A “Briefing to Council House Growth Programme Board”**

5.0 Recommendation

5.1 Housing Advisory Board are asked to note the Housing Leeds and BITMO refurbishment programme and Housing Leeds Council House Growth programme position at period 6, 2015/16.

6.0 Background documents¹ No documents referred to.