

**Report of Head of Finance Environments and Housing**

**Report to Housing Advisory Board**

**Date: 2<sup>nd</sup> February 2016**

**Subject: HRA Capital Financial Position Period 9 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 9 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**

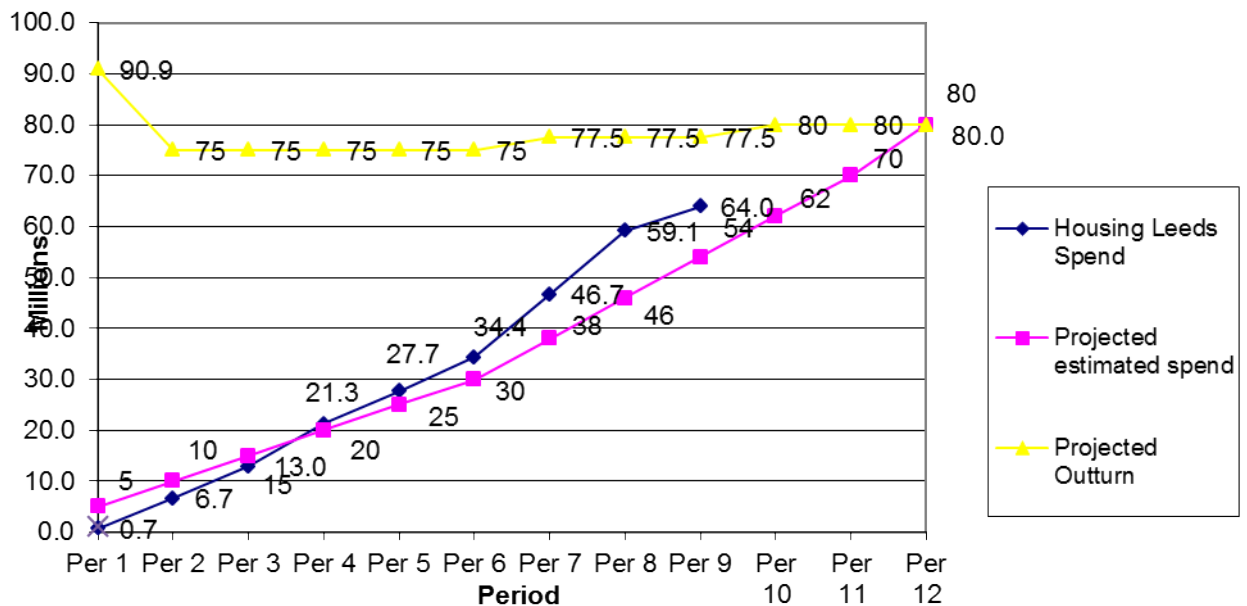
3.2 Housing Leeds actual spend and commitments at period 9 is £64m equating to 82.6% of the revised available resources at period 9. The 2015/16 programme has been adjusted down from the initial revised capital programme in June to £90.9m to a more deliverable level on what can realistically be achieved within the year, circa £77.5m however if the rate of spend and delivery continues to accelerate in period 10 the projection will be amended upwards.

3.3 Housing Leeds 3 year latest estimated responsive and planned works programme at period 9 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 9	Total Actual and Committed 2015/16 Per 9	% spent to revised budget	Estimaed 16/17 Budget	Estimated 17/18 Budget
<b>Responsive Programme</b>						
Voids	6,500.0	6,350.0	5,526.0	87.0%	6,500.0	6,000.0
Capital Repairs & Maintenance	2,400.0	2,458.9	2,971.5	120.8%	4,891.1	4,650.0
Equipments & Modifications for Disabled	5,225.8	5,047.9	5,185.8	102.7%	3,465.0	3,465.0
<b>Total Responsive</b>	<b>14,125.8</b>	<b>13,856.8</b>	<b>13,683.2</b>	<b>98.7%</b>	<b>14,856.1</b>	<b>14,115.0</b>
<b>Planned</b>						
Window & Door Replacement	1,842.8	1,837.8	1,331.2	72.4%	2,000.0	3,400.0
Heating & Energy Efficiency	14,681.6	14,810.0	13,799.1	93.2%	10,750.0	15,809.0
Community Safety	726.0	413.0	170.6	41.3%	481.0	160.0
Electrical	3,671.3	1,874.9	717.9	38.3%	3,170.6	1,770.0
Re-Roofing	4,459.3	5,435.1	3,270.5	60.2%	8,913.4	9,145.4
Kitchens & Bathrooms	12,379.6	11,055.6	7,582.1	68.6%	14,933.4	19,491.6
Environmentals	920.9	840.1	715.0	85.1%	0.0	0.0
Miscellaneous	50.0	291.5	78.6	27.0%	50.0	50.0
Structural Remedials & Insulation	8,511.3	2,659.2	2,191.1	82.4%	7,229.2	3,200.0
Communal Replacements	4,054.5	3,719.9	1,208.0	32.5%	2,455.5	250.0
Conversion/Regeneration Works	4,645.9	4,180.3	3,384.5	81.0%	2,889.0	2,000.0
Planned Capital Repairs	1,372.0	0.0	0.0	0.0%	0.0	0.0
Disabled Access Works	154.9	177.9	176.3	99.1%	0.0	0.0
Fire Safety Works	3,976.7	4,256.2	3,411.7	80.2%	1,694.0	2,817.5
Estate Shops & Leased Residential Prop	230.0	310.0	303.1	97.8%	150.0	230.0
Service Delivery Associated Costs	13,918.1	11,781.7	11,616.2	98.6%	12,427.8	9,561.5
<b>Total Planned</b>	<b>75,594.9</b>	<b>63,643.2</b>	<b>49,956.1</b>	<b>78.5%</b>	<b>67,143.9</b>	<b>67,885.0</b>
<b>* Environmental Improvement Programme</b>	<b>0.0</b>	<b>0.0</b>	<b>360.9</b>			
<b>Total Housing Leeds 2015/16 Programme</b>	<b>89,720.7</b>	<b>77,500.0</b>	<b>64,000.3</b>	<b>82.6%</b>	<b>82,000.0</b>	<b>82,000.0</b>
<b>Total Belle Isle TMO programme</b>	<b>2,157.9</b>	<b>3,023.9</b>	<b>1,811.0</b>	<b>59.9%</b>	<b>1,720.0</b>	<b>1,720.0</b>

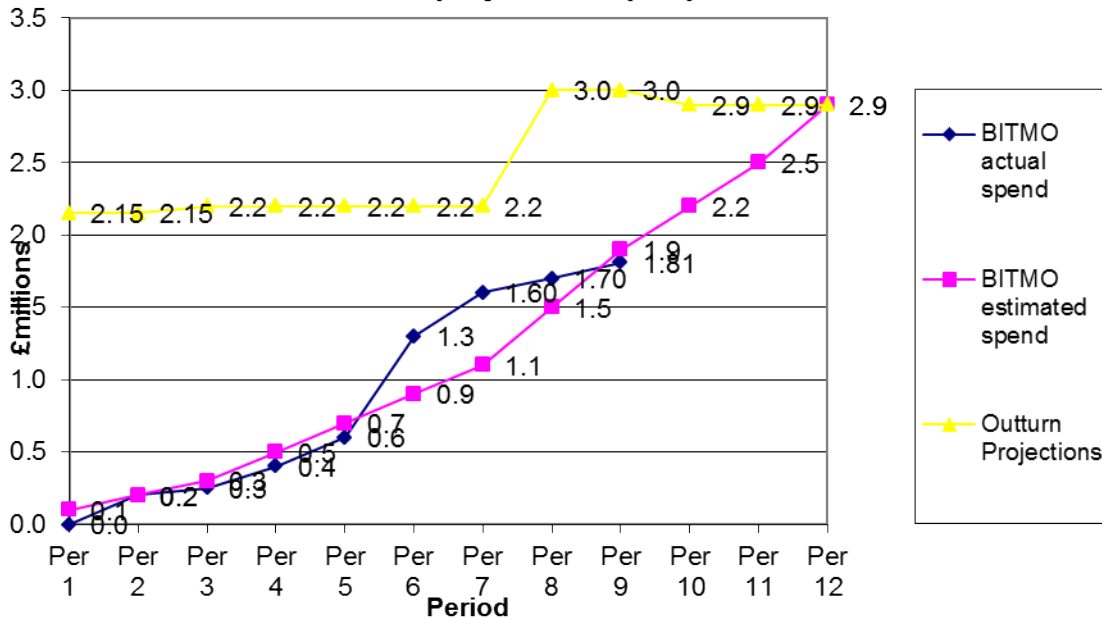
\* We have a £3m allocation from HRA reserves for the EIP programme together with external funding to be set up on the system.

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



- 3.4 The planned works are now estimated at £63.6m with spend and commitments to period 8 of £50m representing 73% of the revised available resources. As at period 9 the HL planned programme is reporting delivery of the revised available resources in 2015/16. At period 10 we may need to bring forward some of the slipped funding we actioned in previous months if spend and delivery continues at this rate.
- 3.5 The responsive works are now estimated at £13.9m with spend and commitments to date of £13.6m representing 97.8% of revised resources at period 9. Spend is well ahead of projections at period 9. Capital finance will meet with HL Mgt team with a view to adjusting the responsive budget for period 10 and overall projection for 2015/16.
- 3.6 While the overall spend and commitments of £64m are currently ahead of the projected 2015/16 outturn position of £77.5m at period 9, HL are awaiting the period 10 figures before amending the outturn target. The 2014/15 HL outturn of £57.1m has already been surpassed at period 9 and we are currently projecting a 36% increase which will rise dependant on the period 10 figures.
- 3.7 As previously agreed at Exec Board, and in line with the revised Business Plan, the Housing Leeds capital programme has been smoothed over several years to give an annual programme of £82m across 2016/17, 2017/18 and 2018/19. This was based on an anticipated outturn of £77.5m in 2015/16. Once the actual outturn position is known, the 2016/17 and future years programmes will be adjusted to take account of this.
- 3.8 Housing Leeds are currently developing a Members Portal to provide updates to Ward Members for Capital Work being carried out in their individual ward.
- 3.9 The initial draft of the HL Capital Programme which will be brought to Executive Board in February shows the estimated HL capital Programme to be £250m over the next 3 years. This includes the injection of the EIP programme of £3m. This programme will deliver on investment in our council housing stock and will fulfil a number of LCCs key priorities;
- Delivering statutory investment in order for Housing Leeds to comply with its statutory responsibilities, including investment in fire precautionary measures and adaptations.
  - Undertaking essential investment, including works to maintain housing stock to meet the new Leeds homes maintenance standard.
  - Additional investment in insulation and heating in order to improve the energy efficiency of housing stock.
  - Additional investment in specific property types, such as multi storey flats and sheltered housing, improving facilities for tenants and increasing the long term sustainability of these properties.
  - Delivering an Environmental Improvement programme.
- 3.10 **BITMOs** actual spend and commitments at period 9 are £1.81m representing 60% of revised available resources of £3.0m. The 2015/16 programme will deliver 25+ schemes across Belle Isle in 2015/16. At period 8 we injected an additional £800k from BITMOs revenue into the 2015/16 programme.

**BITMO 2015/16**  
**Total spend v estimated spend per period**  
**& outturn projections per period**

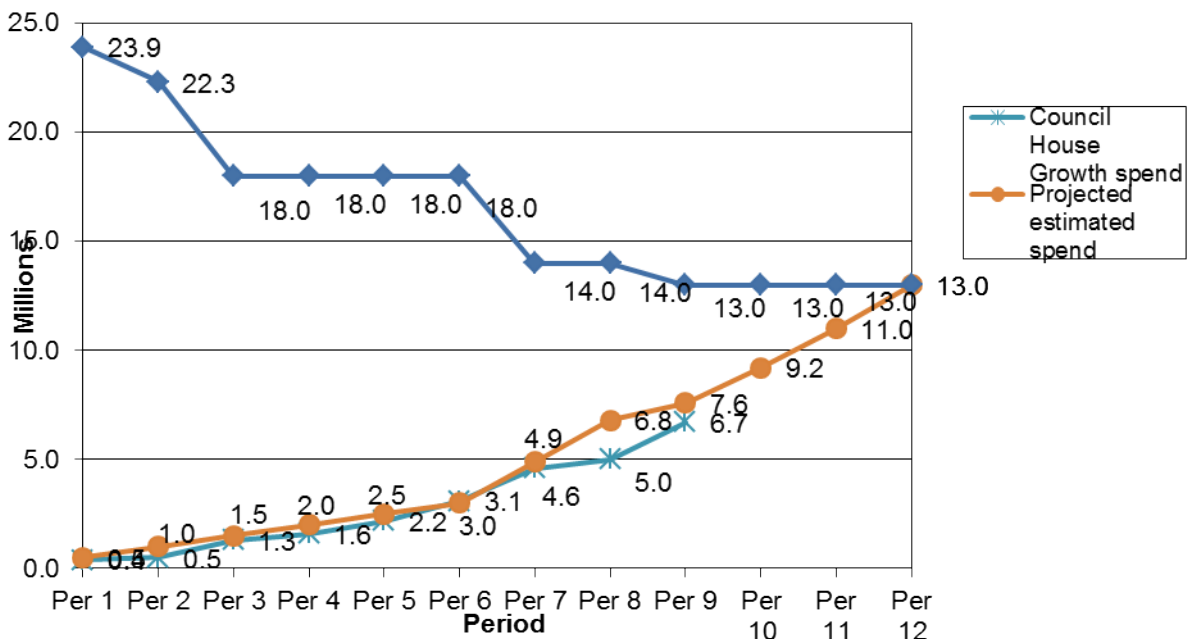


**4.0 Council House Growth Programme**

4.1 The total funding injected and available for the Council House Growth Programme is £99.37m. Overall spend to period 9 2015/16 is £6.7m (£5.32m in previous years) a total of £12.02m for the programme to date.

**See separate agenda item “Council House Growth Programme progress update ”**

**Council House Growth Programme 2015/16**  
**Total spend v Estimated spend per period**  
**& outturn projections per period**



**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 9, 2015/16.

**6.0 Background documents<sup>1</sup>** No documents referred to.