

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 26th April 2016

Subject: HRA Capital Financial Position Period 11 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 11 for the financial year 2015/16.
2. The attached information has been provided for the Board's consideration in relation to:-
 - Housing Leeds & BITMO refurbishment programme (section 3)
 - Housing Leeds Newbuild Programme & Other (section 4)
 - Brief outline of Sub Categories (Appendix A)

3.0 HRA CAPITAL PROGRAMME

3.1 Housing Leeds Services & BITMO

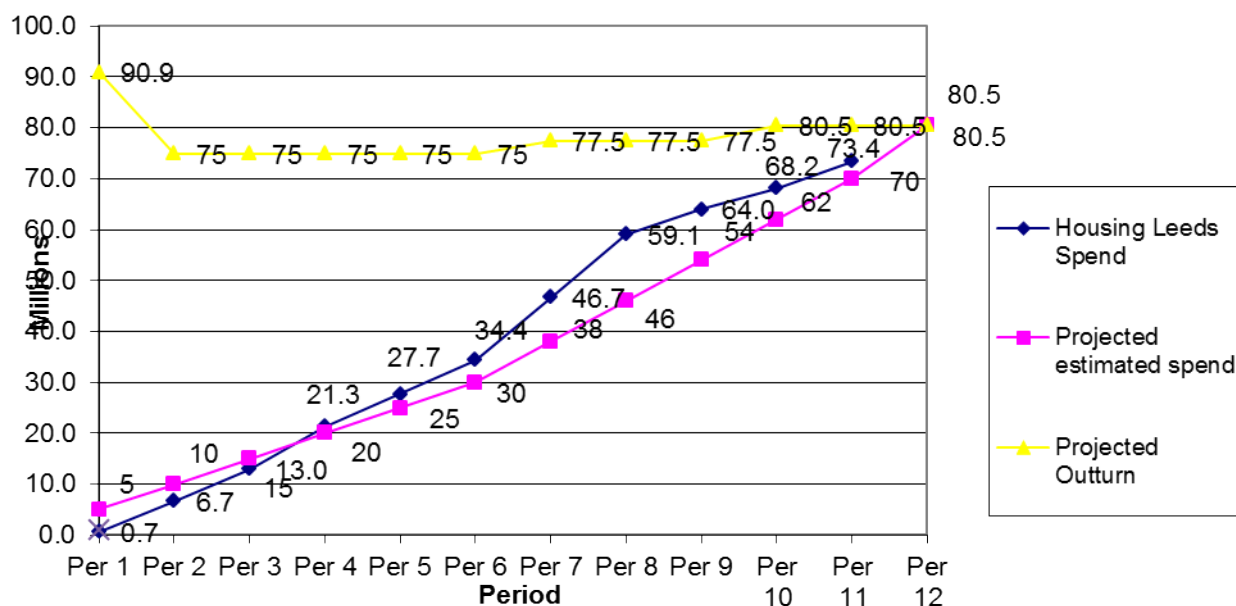
3.2 Housing Leeds actual spend and commitments at period 11 is £73.4m equating to 91.2% of the revised available resources at period 11. The 2015/16 programme has been adjusted down from the initial revised capital programme in June to £90.9m to a more deliverable level on what can realistically be achieved within the year, £80.5m however if the rate of spend and delivery continues to accelerate in the final month the projection will be amended upwards and we will bring back slipped resources to match.

3.3 Housing Leeds 3 year latest estimated responsive and planned works programme at period 11 are detailed in the table below with a graphical rep of

the actual and estimated outturn position for 2015/16. Also included at Appendix A is an explanation of sub categories :-

Housing Leeds Capital Programme	Original 15/16 Budget	Revised Budget at Per 11	Total Actual and Committed 2015/16 Per 11	% spent to revised budget	Estimtaed 16/17 Budget	Estimated 17/18 Budget
Responsive Programme						
Voids	6,500.0	6,500.0	6,609.2	101.7%	6,500.0	6,000.0
Capital Repairs & Maintenance	2,400.0	2,458.9	3,310.4	134.6%	4,891.1	4,650.0
Equipments & Modifications for Disabled	5,225.8	5,225.8	4,783.5	91.5%	3,465.0	3,465.0
Total Responsive	14,125.8	14,184.7	14,703.1	103.7%	14,856.1	14,115.0
Planned						
Window & Door Replacement	1,842.8	1,837.8	1,590.7	86.6%	2,000.0	3,400.0
Heating & Energy Efficiency	14,681.6	16,716.0	16,423.3	98.2%	10,750.0	15,809.0
Community Safety	726.0	283.0	262.7	92.8%	481.0	160.0
Electrical	3,671.3	1,273.9	1,087.6	85.4%	3,170.6	1,770.0
Re-Roofing	4,459.3	5,435.1	3,719.8	68.4%	8,913.4	9,145.4
Kitchens & Bathrooms	12,379.6	10,905.6	8,634.2	79.2%	14,933.4	19,491.6
Environmentals	920.9	840.1	701.4	83.5%	0.0	0.0
Miscellaneous	50.0	113.6	104.6	92.1%	50.0	50.0
Structural Remedials & Insulation	8,511.3	2,659.2	2,505.3	94.2%	7,229.2	3,200.0
Communal Replacements	4,054.5	4,584.3	2,524.2	55.1%	2,455.5	250.0
Conversion/Regeneration Works	4,645.9	4,180.3	3,905.5	93.4%	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	3,961.4	93.1%	1,694.0	2,817.5
Estate Shops & Leased Residential Prop	230.0	310.0	308.1	99.4%	150.0	230.0
Service Delivery Associated Costs	13,918.1	11,781.7	12,223.7	103.8%	12,427.8	9,561.5
Total Planned	75,594.9	65,354.7	58,128.7	88.9%	67,143.9	67,885.0
Environmental Improvement Programme						
EIP - Parent Pot	0.0	0.0	0.0		2,200.0	345.9
EIP - Salaries	0.0	0.0	22.9		0.0	0.0
EIP - Parking	0.0	163.5	230.9	141.2%	0.0	0.0
EIP - Play	0.0	69.0	69.9	101.2%	0.0	0.0
EIP - Landscaping	0.0	39.0	31.4	80.5%	0.0	0.0
EIP - Community Safety	0.0	513.0	125.2	24.4%	0.0	0.0
EIP - Waste	0.0	153.3	111.2	72.5%	591.4	0.0
* Environmental Improvement Programme	0.0	937.8	591.5	63.1%	0.0	0.0
Total Housing Leeds 2015/16 Programme	89,720.7	80,477.2	73,423.3	91.2%	82,000.0	82,000.0
Total Belle Isle TMO programme	2,157.9	2,493.9	1,999.7	80.2%	1,720.0	1,720.0

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

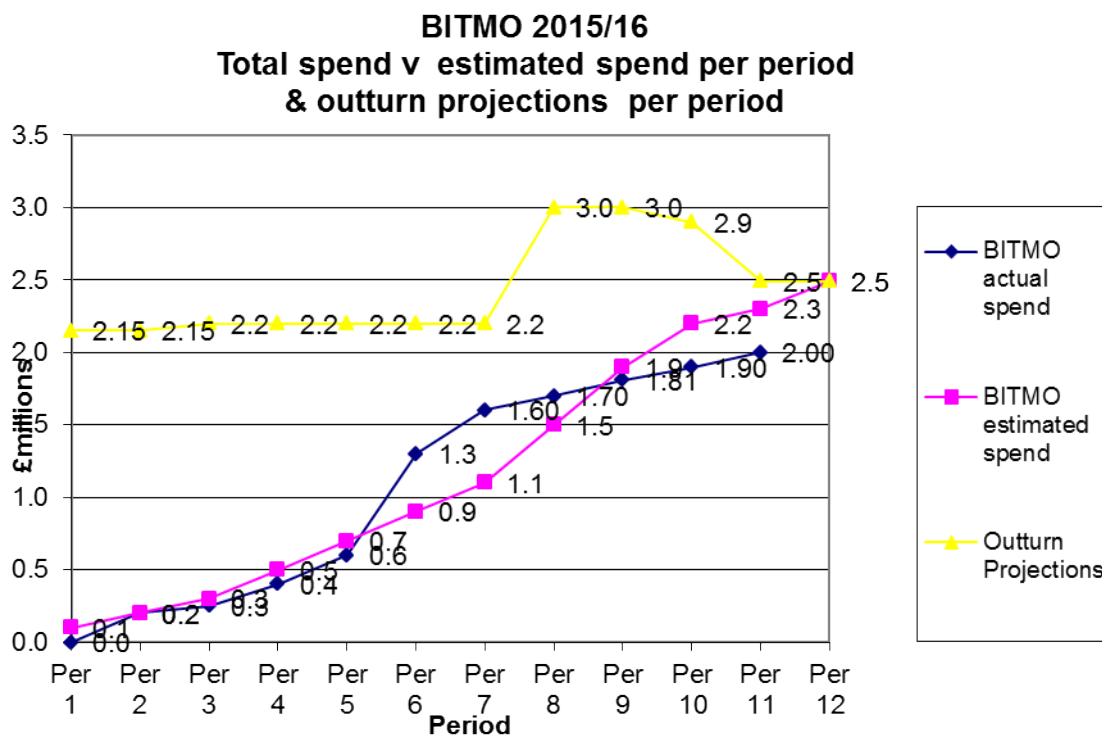


- 3.4 The planned works are now estimated at £65.4m with spend and commitments to period 11 of £58.1m representing 89% of the revised available resources. As at period 11 the HL planned programme is reporting delivery of the revised available resources in 2015/16. At outturn we may need to bring forward 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 over the estimated outturn projection of £14.2m, with spend and commitments to date of £14.7m. This overspend needs addressed and Capital finance will meet with HL mgt team to adjust the responsive budget for the final month of 2015/16. We do have the resources to bring back some of the already slipped funding by cashflowing the overall HL programme in year and this needs actioned at closedown.
- 3.6 While the overall spend and commitments of £73.4m are currently ahead of the projected cashflow in 2015/16 at period 11, HL are awaiting the period 12 figures before amending the outturn target.
- 3.7 As previously agreed at Exec Board, and in line with the revised Business Plan, the future 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 at period 10 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 continue to develop a Members Portal to provide updates to Ward Members for Capital Work being carried out in their individual ward.
- 3.9 Full Council approved the estimated HL capital Programme in February at £250m over the next 3 years. This includes the injerction 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 11 are £2m representing 80% of revised available resources of £2.49m. The 2015/16 programme will deliver 25+ schemes across Belle Isle in 2015/16.



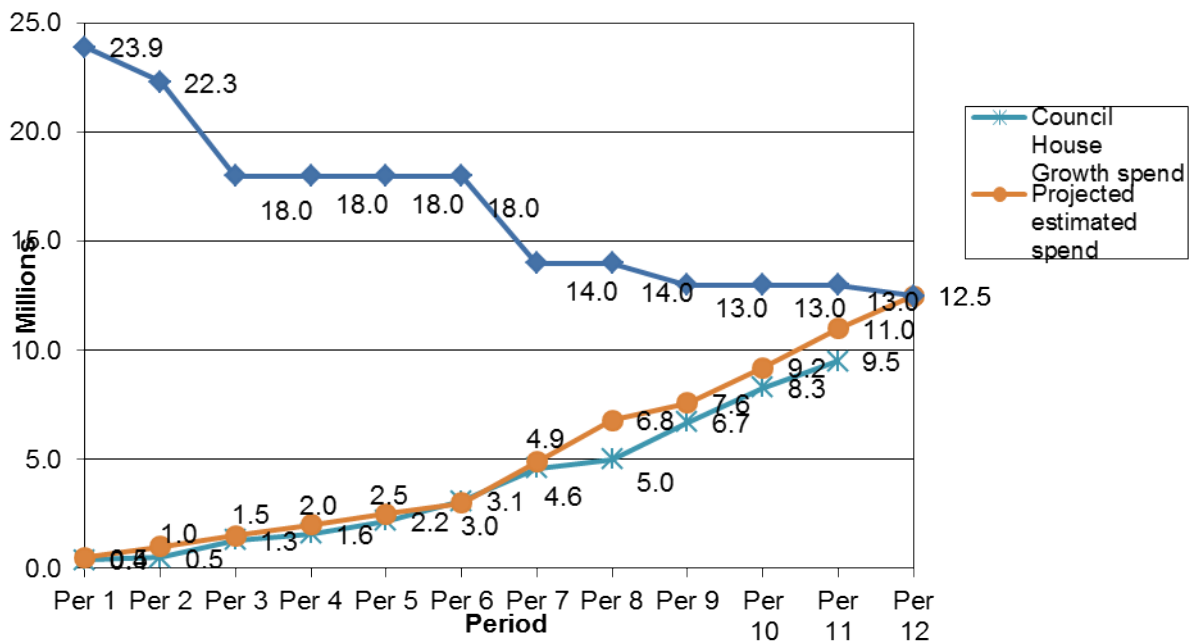
4.0 Council House Growth Programme (CHGP)

4.1 The total funding injected and available for the Council House Growth Programme is £99.37m along with £42m to fund the Beeston Hill & Holbeck PFI regeneration scheme. Overall spend on the CHGP to period 11 2015/16 is £9.5m (£5.32m in previous years) a total of £14.82m for the programme to date.

4.2 The Council House Growth Programme seeks to deliver c1,000 new homes over the coming years. To date the programme has delivered:

- 320 new build homes including those delivered through the Little London, Beeston Hill and Holbeck regeneration scheme, Thorn Walk 23 and 55 homes via the purchase of long terms empty homes
- In addition, there are c240 units currently on site and due to be completed 2016/17, 180 units are in procurement and a further 200 in the programme up to 2018/19.
- The registered provider right to buy grant element of the programme has current commitments of £1.4m delivering 52 units – this is supporting both new build and refurbishment schemes. Alongside the agreed registered provider grant programme, there is currently an indicative programme to deliver 37 units, on named sites, with a potential utilisation of a further £1.1m RtB funding.
A number of longer terms schemes are also in the pipeline which would deliver 128 units that could utilise £4.6m RtB

**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 11, 2015/16.

6.0 Background documents¹ No documents referred to.