

Report of Head of Finance Environments and Housing

Report to Housing Advisory Board

Date: 28th February 2017

Subject: HRA Capital Financial Position Period 9 2016/17

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 2016/17.
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 Council House Growth programme (section 4)

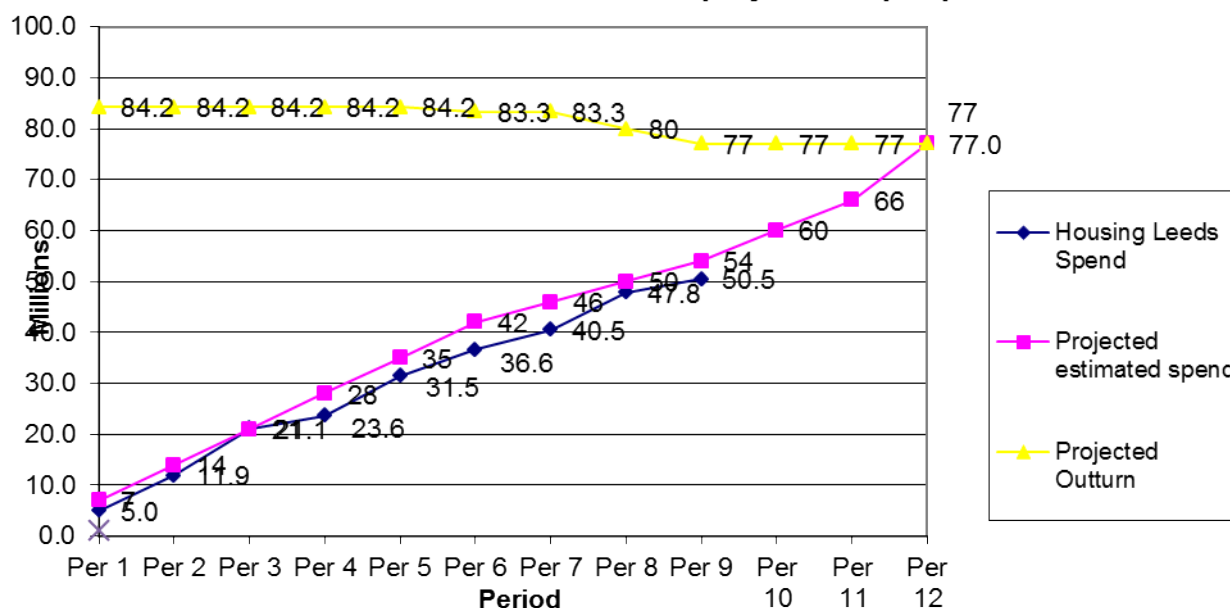
3.0 HRA CAPITAL PROGRAMME

3.1 Housing Leeds Services & BITMO

3.2 Housing Leeds actual spend and commitments at period 9 is £50.5m equating to 66% of the revised available resources at period 9. The 2016/17 Housing Leeds programme is currently projecting a revised £77.0m and this will be monitored throughout the coming months and revised to reflect the programme which Housing Leeds expect to deliver.

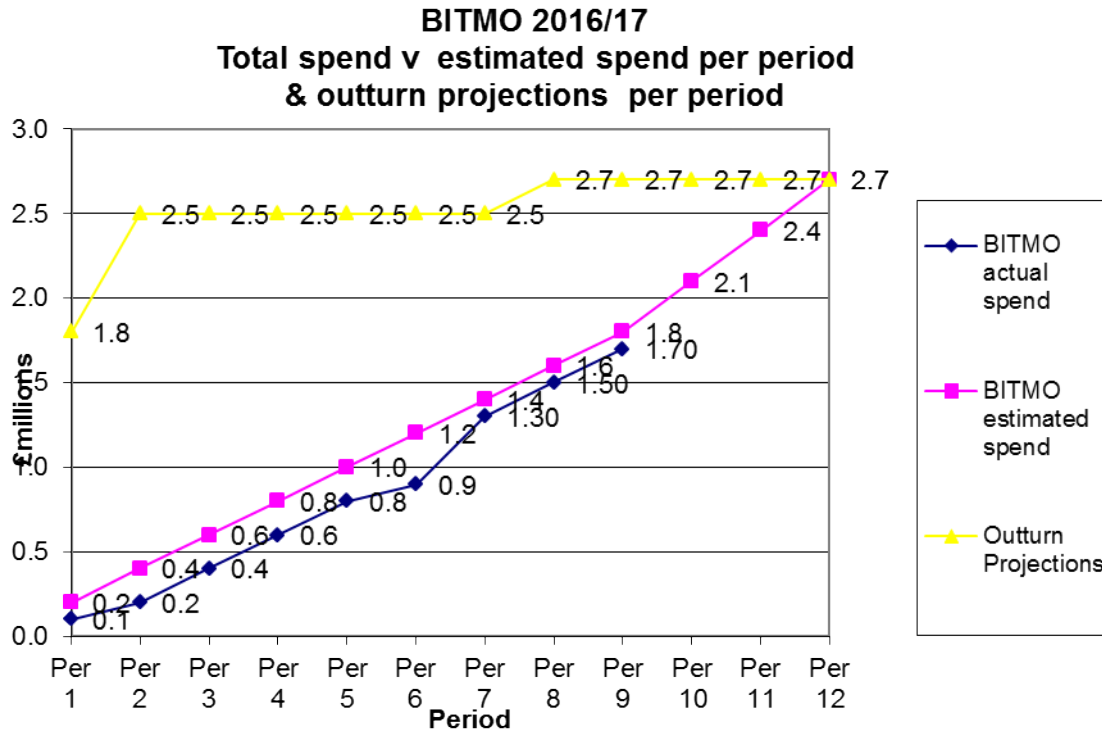
3.3 Housing Leeds 3 year latest estimated responsive and planned works programme at period 9 is detailed in the **Appendix A** attached with a graphical representation of the actual spend at period 9 and estimated outturn position for 2016/17 below :-

Housing Leeds 2016/17 Total Spend v Estimated spend per period & Outturn projections per period



- 3.4 The planned works are estimated at £57.4m with spend and commitments to period 9 of £35.9m representing 62% of the revised available resources. The HL planned programme is reporting delivery of the revised programme within the available resources in 2016/17. From the setting of the capital programme in February 2016 to period 9 slippage of £7.2m has been actioned into future years.
- 3.5 The responsive works are estimated at £17.5m with spend and commitments to date of £13.5m representing 77% of revised resources at period 9. Spend is well ahead of projections at period 9.
- 3.6 The Environmental programme being delivered by HL, actual spend and commitments at period 9 is £1.0m against an outturn projection of £2.1m representing 49%. 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 of £50.5m are slightly below the projected spend position at this stage however HL are expecting to deliver the projection at period 9 of £77m at outturn. HL will adjust and review the outturn position to reflect any material issues in the last quarter.
- 3.8 Despite a general reduction of 1%, the HRA capital council housing refurbishment programme has been prioritised to deliver £246.6m over the coming 3 year period 2017-20, as set out in the HRA Financial Plan November 2016. This investment will allow an average of £82+m in each of the next 3 years which will fulfil 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.

3.14 **BITMOs** actual spend and commitments at period 9 are £1.7m representing 63% of revised available resources of £2.7m. The 2016/17 programme will deliver 25+ schemes across Belle Isle in 2016/17. Allocations of £1.72m are provided for in each of the next 3 years to 2019/20.



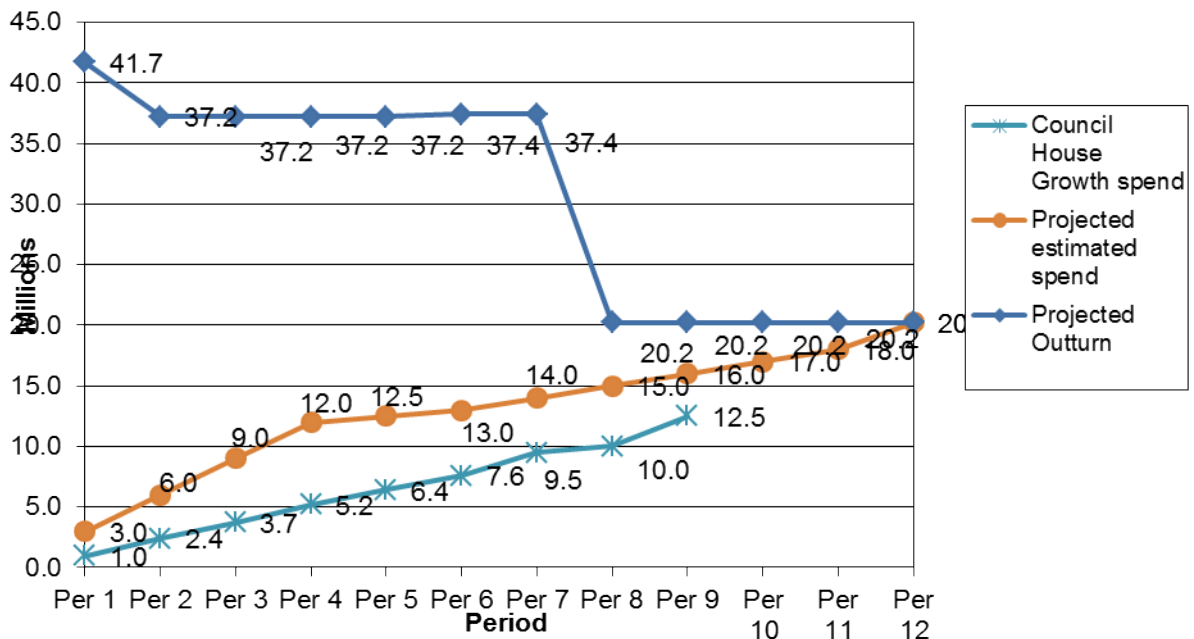
4.0 Council House Growth Programme

4.1 At period 9 2016/17 the spend on the Council Housing Growth and new build programme is £12.5m against a revised outturn projection of £20.2m in 2016/17. Total Spend on the whole programme including previous years is £28.7m against a revised current budget of £108.3m. The £4m headroom borrowing which was approved by government in 2015/16 and has a spend criteria deadline of March 2017 has been removed from the programme as the schemes identified are no longer viable.

4.2 Committed spend on schemes within the programme is now £67.7m leaving £40.6m unallocated. The programme has £37m cashflowed for each of the next two years and delivery of this will be dependant on when the programme detail for additional Extra Care provision is identified, funding of £30m is now included within the programme for additional Extra Care provision.

4.3 A more detailed Council House Growth update on the progress of the individual schemes will be provided on the agenda at the next Board meeting. The board is also asked to note that an Executive Board report to 8th February 2017 provided an update on the overall Housing Growth programme including the Council Housing programme.

**Council House Growth Programme 2016/17
Total spend v Estimated spend per period
& outturn projections per period**



5.0 Recommendation

5.1 Housing Advisory Board are requested to :-

5.2 Note the Housing Leeds and BITMO refurbishment programmes position at period 9 and detailed summary headings at Appendix A.

5.3 Note the Housing Leeds Council House Growth programme financial position at period 9, 2016/17 and that a more detailed Council House Growth update on the progress of the individual schemes will be provided at the next meeting.

6.0 Background documents¹ No documents referred to.