

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

**Report to Housing Advisory Board**

**Date: 20th June 2017**

**Subject: HRA Capital Financial Position Outturn 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 outturn 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)

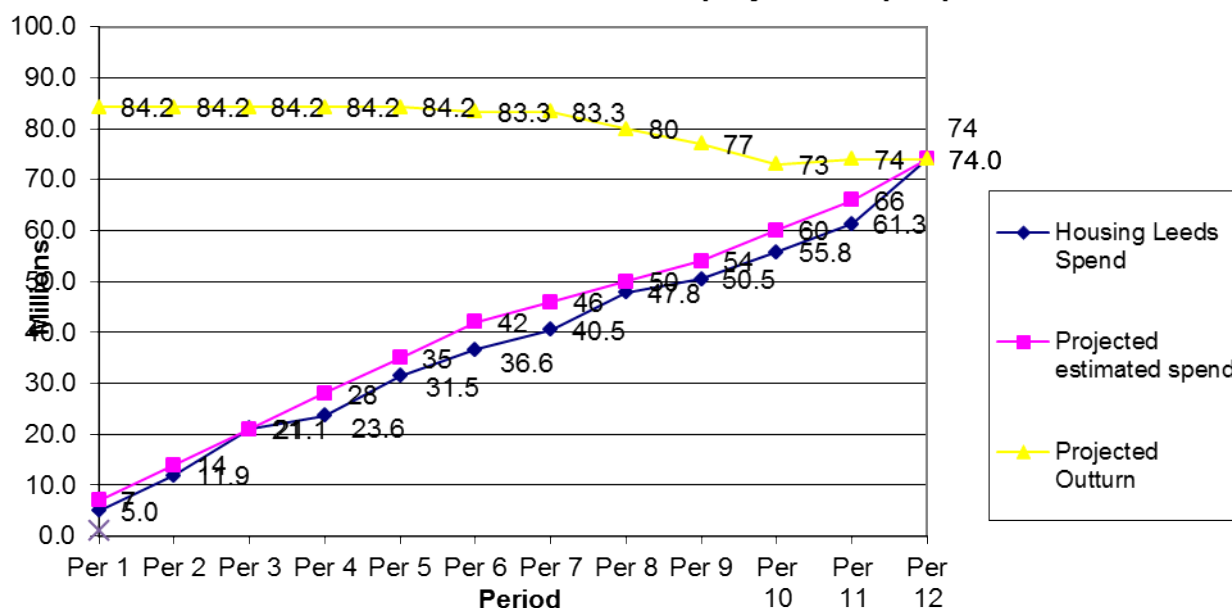
**3.0 HRA CAPITAL PROGRAMME**

**3.1 Housing Leeds Services & BITMO**

3.2 Housing Leeds actual spend at outturn is £74m equating to 96% of the projected outturn £77m at the setting of the capital programme in February 2017. This included an additional injection of £1.6m of RTB receipts which were utilised within the 2016/17 HL programme. The slippage within the 2016/17 programme to future years equated to £10m.

3.3 Housing Leeds actual 2016/17 and further two year estimated responsive and planned works programme at outturn is detailed in the **Appendix A** attached with a graphical representation of the actual spend at outturn compared to the in year projections for 2016/17 is set out below :-

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



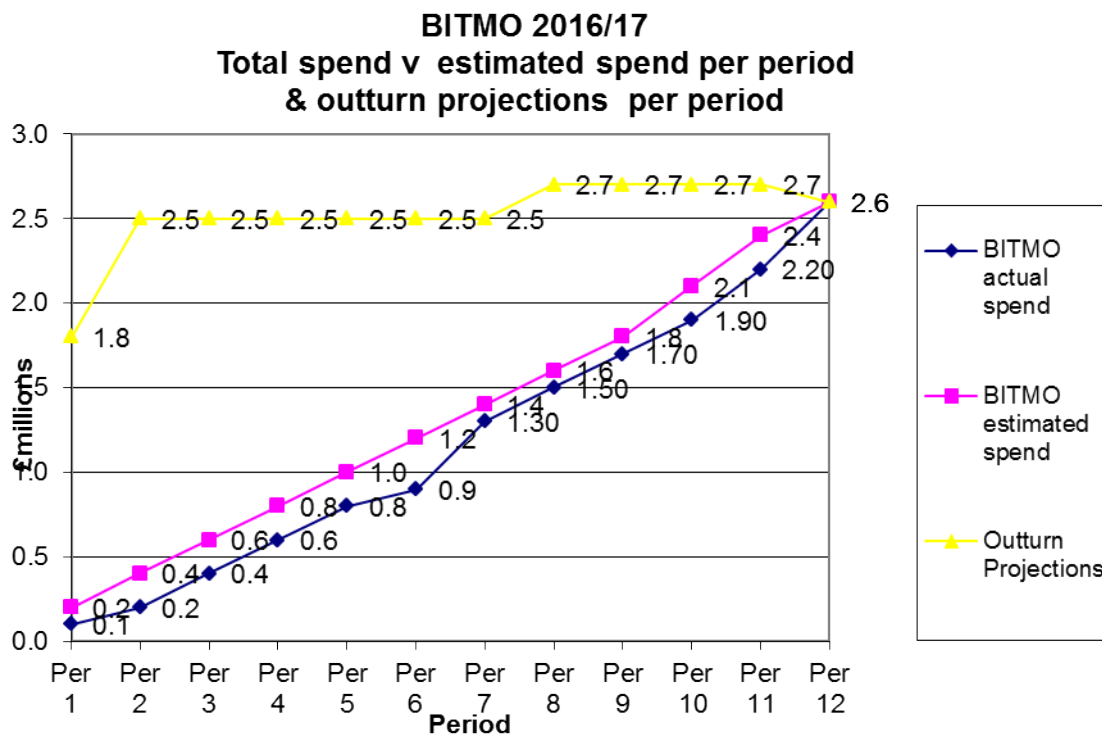
3.4 At outturn the planned works actual spend equated to £54.1m. Between capital programme setting in February 2016, planned works reduced by £15.6m from the approved £69.7m, which equates to a 21% reduction in the planned programme of works over the year.

3.5 A number of planned schemes have slipped throughout the year as set out below :-

Scheme	Slippage (£M)
MSF Heat & Hot Water	3.7
MSF Parapet & Wall repairs	2.0
MSF Highways	1.7
Housing IT	1.1
MSF Communal Electrical scheme	0.8
Sheltered – Halliday Court	0.6
CCTV	0.5
<b>Total Slippage on 7 schemes</b>	<b>10.4</b>

The Multi Storey Flat related schemes circa £8.2m account for the majority of slippage within the planned programme. This programme has impacted on projections throughout the year and a review is being undertaken to address the issues surrounding some of the more complex schemes. Our ability to deliver a realistic in year programme is dependant on providing realistic delivery timelines on these complex schemes .

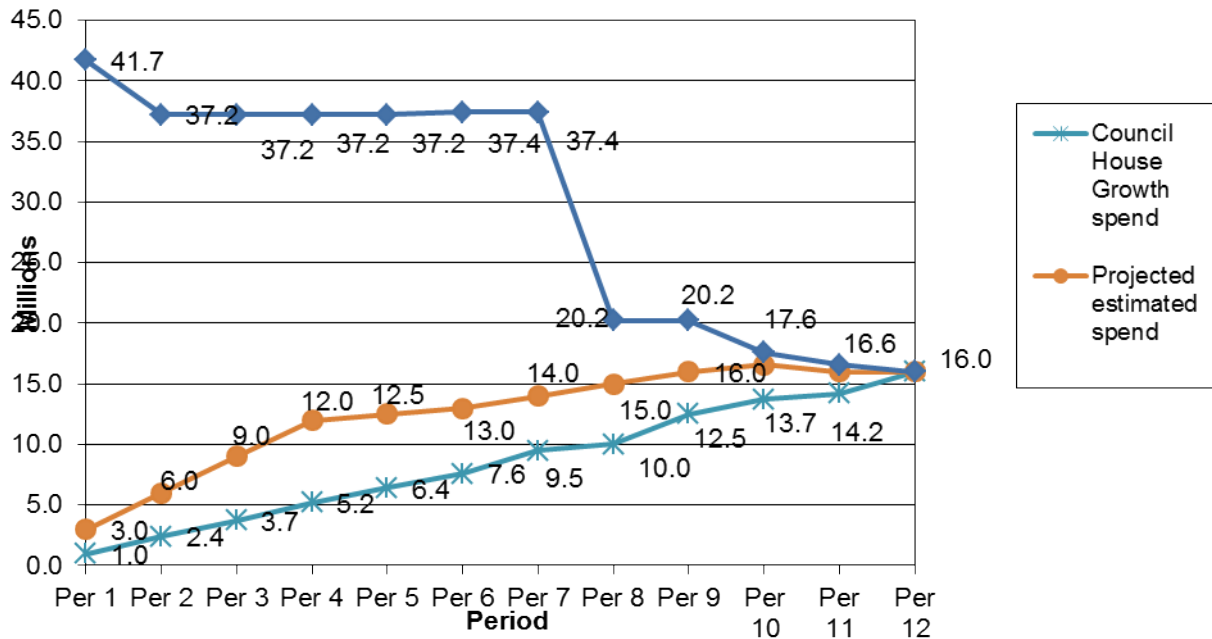
- 3.6 At outturn the responsive works actual spend equated to £18.8m. Between capital programme setting in February 2016, responsive works increased by £5.9m from the approved £12.9m. Of this, £3.8m relates to adaptations which spent more than double its initial budget of £3.6m with a year-end spend of £7.4m. The adaptations budget for future years is being scrutinised in light of the demand pressures on this service.
- 3.7 At outturn the Environmental Improvement Programme achieved £1.1m of expenditure on a number of schemes across the city. A further £2.2m is available to spend in future years.
- 3.8 Despite a general reduction of 1%, the HRA capital council Housing Leeds refurbishment programme has been prioritised to deliver circa £82m over the coming 2 year period 2017-19, as set out in the HRA Financial Plan November 2016. This investment 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 at outturn is £2.6m equating to 96% of the projected outturn at the setting of the capital programme in February. Allocations of £1.72m are provided for in each of the next 3 years to 2019/20. The 2016/17 programme delivered 30 schemes across Belle Isle in 2016/17.



#### 4.0 Council House Growth Programme

- 4.1 At outturn the spend on the Council Housing Growth and new build programme is £16m against a revised outturn projection at the setting of the programme in February of £17.6m. Total Spend on the whole programme including previous years is £31.9m against available resources of £108.3m.
- 4.2 The programme has £76m cashflowed over future 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 presentation on the progress of the individual schemes within the programme is provided for on the agenda of this Board meeting.

**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 outturn and detailed summary headings at Appendix A.
- 5.3 Note the Housing Leeds Council House Growth programme financial position at outturn, 2016/17 and that a more detailed Council House Growth update presentation on the progress of the individual schemes is included within this agenda pack.

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