

<b>To:</b> HOUSING AND SOCIAL WORK SERVICES COMMITTEE	<b>Subject:</b> 2008/09 HRA CAPITAL PROGRAMME
<b>From:</b> HEAD OF HOUSING AND SOCIAL WORK RESOURCES	BUDGET MONITORING REPORT
<b>Date:</b> 25 FEBRUARY 2009	<b>Ref:</b> RP/UC/AN

## 1. Introduction

The purpose of this report is to review progress towards achieving agreed spending plans within the 2008/09 HRA Capital programme and to seek approval to re-align the programme for 2008/09 to reflect revised expenditure projections.

## 2. Budget Monitoring Report

2.1 A summary of the working programme and actual spend to 2 January 2009 (accounting period 10) is attached at Appendix 1.

2.2 At 2 January 2009:

- £43m (88% of the working programme) had been legally committed; and
- £27.1m (61% of the projected resources) had been spent.

2.3 Whilst these figures are low in comparison to the position at the same point in 2007/08 (which reflected a high level of carry forward from 2006/07), the programme is still on target to fully spend.

2.4 A review of the programme is however required to ensure that spending plans are re aligned to reflect revised expenditure and resource projections.

2.5 The position will continue to be closely monitored and the projections updated accordingly.

## 3. Proposals / Considerations

3.1 Revised spending proposals, which includes an 8.5% slippage allowance, have been prepared for Committee's consideration and are outlined at Appendix 2.

- 3.2 Since the August review levels of right to buy sales have reduced further. Table 1 shows the revised make up of resources in line with current projections.

	<b>Approved</b>	<b>Proposed</b>	
	<b>Aug 08</b>	<b>Jan 09</b>	<b>Variance</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>
Prudential borrowing	16,319	21,104	4,785
Capital receipts	17,186	12,401	(4,785)
Revenue contribution	10,663	10,663	
<b>Total resources</b>	<b>44,168</b>	<b>44,168</b>	-
Slippage allowance	4,132	4,132	-
<b>Working programme</b>	<b>48,300</b>	<b>48,300</b>	-

Table 1: Capital Resources 2008/09


#### 4. Financial Concurrence

- 4.1 The Executive Director of Finance and Customer Services concurs with the financial information contained in this report and has been fully involved in its preparation.

#### 5. Recommendation

It is recommended that the Committee:

- (i) note the period 10 position as outlined in Appendix 1
- (ii) approve the revised 2008/09 Programme as set out at Appendix 2; and
- (iii) remit the report to the Policy and Resources Committee for consideration
- (iv) otherwise note the contents of the report.



**Ronnie Paul**  
**Head of Housing and Social Work Resources**  
**12 February 2009**

For further information on this report, please contact Aileen Nakhaei, Service Manager Finance, on (01698) 332788

**2008/09 HRA CAPITAL PROGRAMME  
Budget Monitoring Report**
**Period 10 Summary**

PROGRAMME	Working * Programme £000	Legally Committed £000	Balance £000	Spend to Date £000
<b>Capital Programme</b>				
Coltneß refurbishment	141	147	(6)	60
Sikeside	22	4	18	(11)
Back court programme	1,211	1,076	135	1,056
Demolitions	1,058	656	402	437
<b>Sub Total</b>	<b>2,432</b>	<b>1,883</b>	<b>549</b>	<b>1,542</b>
<b>Energy Efficiency</b>				
Heating	8,742	8,268	474	6,402
Tower Blocks	1,174	248	926	(193)
Window/Door Replacement	1,154	1,478	(324)	730
<b>Sub Total</b>	<b>11,070</b>	<b>9,994</b>	<b>1,076</b>	<b>6,939</b>
<b>Major Repairs</b>				
Major Repairs	707	369	338	266
Roofing/Rendering	6,429	6,119	310	4,253
Non Traditional Houses	1,239	720	519	186
<b>Sub Total</b>	<b>8,375</b>	<b>7,208</b>	<b>1,167</b>	<b>4,705</b>
<b>Home Safety and Security</b>				
Asbestos Removal/Lead Pipe Removal	303	256	47	210
Security/Entry Systems	512	327	185	197
Rewiring	4,332	2,387	1,945	1,748
Laundries	20	60	(40)	25
High Rise Security	106	-	106	-
<b>Sub Total</b>	<b>5,273</b>	<b>3,030</b>	<b>2,243</b>	<b>2,180</b>
<b>Kitchen/Bathrooms</b>				
Kitchens	9,847	10,010	(163)	6,666
Bathrooms	4,257	4,759	(502)	2,947
<b>Sub Total</b>	<b>14,104</b>	<b>14,769</b>	<b>(665)</b>	<b>9,613</b>
<b>Community Care</b>				
Community Care	731	226	505	113
<b>Sub Total</b>	<b>731</b>	<b>226</b>	<b>505</b>	<b>113</b>
<b>IT/IT Management</b>				
IT Development	250	250	-	204
Decentralisation	35	5	30	1
<b>Sub Total</b>	<b>285</b>	<b>255</b>	<b>30</b>	<b>205</b>
<b>Miscellaneous</b>				
Retentions/Allowances/Home Loans/ Homeless	1,030	929	101	605
Grant/Recharge Income	-	(541)	541	(541)
Fees	4,300	4,300	-	1,712
New Build	700	700	-	41
<b>Sub Total</b>	<b>6,030</b>	<b>5,388</b>	<b>642</b>	<b>1,817</b>
<b>2008/09 Accruals incorporated above</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Sub Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>5,300</b>	<b>7,466</b>	<b>2,167</b>	<b>7,467</b>

**Financed by:**

Borrowing	(16,319)
Capital Receipts	(17,186)
CFCR **	(10,663)
Grants/Other	0
Slippage **	(4,132)
<b>Total</b>	<b>(48,300)</b>

**Projected Resources:**

	(21,104)
	(12,401)
	(10,663)
	0
	(44,168)
<b>Balance to Spend</b>	<b>(17,054)</b>

## HOUSING CAPITAL PROGRAMME (HRA) 2008/09

	Existing Aug-08 £000	Proposed Feb-09 £000	Comments
<b>Estate Regeneration</b>			
Coltness	141	147	To complete demolition programme of 3 blocks
Sikeside	22	4	To complete refurbishment of remaining phase.
Backcourt Programme	1,211	1,259	Completion of work to Flemington Phase 2 and project surrounding Glen and Millbrae Towers in Coatbridge.
Demolitions	1,058	859	To undertake various demolition works including Forgewood.
	<b>2,432</b>	<b>2,269</b>	
<b>Energy Efficiency</b>			
Heating	8,742	9,033	To progress replacement heating programme for properties based on chronological ordering including heating systems in multi-storey blocks and ad hoc replacement systems
Tower Blocks	1,174	398	To complete works to Anderson, Oakfield and Albion Towers and to commence works to Whammond and Airbles Towers
Window/Door Replacement	1,154	1,578	To progress upgrading of single to double glazing as required.
	<b>11,070</b>	<b>11,009</b>	
<b>Major Repairs</b>			
Major Repairs	707	673	To progress lift replacement programme; floor coverings to common areas in multi-storeys in the South area; structural repair work in Jerviston; replacement of refuse chutes at Merryton and Muirhouse Towers; completion of work for adaptation of houses in Pine Court
Roofing/Rendering	6,429	7,162	Amalgamated budget to commence chronological programme of roofing, render and drydash replacement including allowance for loft and cavity wall insulation.
Non Traditional Houses	1,239	858	To progress remedial structural work to Weir Multicom houses; refurbishment of Whitsun Fairhurst houses at Condorrat and Cumbernauld and tenanted blocks of ministry houses at Thankerton Avenue.
	<b>8,375</b>	<b>8,693</b>	
<b>Home Safety and Security</b>			
Lead Pipe Renewal	303	291	To continue planned lead pipe renewal programme based on priority ordering from consultants survey.
Security/Entry Systems	512	546	To progress door entry programmes.
Rewiring	4,332	4,664	To progress rewiring programme based on chronology and IRS programme for tenants with communal aerial systems.
Laundries	20	60	To complete replacement of laundry equipment to Glen Tower and Phylis Jane Court.
High Rise Security	106	106	To commence programme of prioritised works based on health and safety risk assessments for multi storey flats.
	<b>5,273</b>	<b>5,667</b>	
<b>Internal Upgrading</b>			
Kitchens	9,847	10,210	To continue kitchen renewal in chronological or modernised order.
Bathrooms	4,257	4,877	To continue bathroom replacement programme.
	<b>14,104</b>	<b>15,087</b>	
<b>Community Care</b>			
	731	460	To upgrade alarm systems to sheltered housing complexes and complete common room facilities in Kilsyth; undertake major adaptations.
<b>Housing Management</b>			
ICT Development	250	250	To develop ICT systems.
Office Upgrade	35	5	To upgrade office accommodation and First Stop Shops.
	<b>285</b>	<b>255</b>	
<b>Miscellaneous</b>			
Retentions/Decoration Allowances/ Home Loans/Homelessness	1,030	929	
Grants	-	(1,110)	Grant income from owner occupiers.
New Build		41	
Fees	5,000	5,000	
	<b>6,030</b>	<b>4,860</b>	
<b>Total</b>	<b>48,300</b>	<b>48,300</b>	