

NORTH LANARKSHIRE COUNCIL

REPORT

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE	Subject: 2010/11 HRA CAPITAL PROGRAMME	
From: HEAD OF HOUSING AND SOCIAL WORK RESOURCES	BUDGET MONITORING REPORT	
Date: 5 AUGUST 2010	Ref: RP/UC/AN	

1. Introduction

This report reviews progress towards achieving agreed spending plans within the 2010/11 HRA Capital Programme and seeks approval to realign the programme to reflect slippage.

2. Working Programme

2.1 The Housing and Social Work Services Committee, on 4 February 2010, approved an outline programme for 2010/11 based on a target spend of £52.5m, with a further £270,000 CFCR allocated through the revenue estimates process, made up as follows:

	£000
Prudential borrowing	40,996
Capital receipts	5,413
CFCR	6,361
Total projected resources	<u>52,770</u>
Slippage allowance	5,230
Working programme	<u>58,000</u>

3. Budget Monitoring Report

3.1 A summary of the mainstream working programme and actual spend to 25 June 2010 (accounting period 3) is appended.

3.2 At 25 June 2010

- £37.266m (64% of the working programme) had been legally committed; and
- £9.593m (18% of the projected resources) had been spent.

3.3 Both legal commitment and spend are higher than at the same point last financial year, reflecting the relatively high commitment carried forward from 2009/10. The programme is on target to fully spend.

3.4 The programme will be subject to ongoing review with any adjustments required to approved spending plans subject to Committee approval.

4. Budget Virement

- 4.1 The following budget virements are requested to reflect programme slippage and realign resources to projects progressing more quickly than others:

Programme	Virement £000	Comments
Tower Blocks	- 1,500	Slippage is anticipated within the tower block refurbishment programme due to discussions ongoing with the new owners of Brandon Parade.
Non Trads	+ 1,200	Additional expenditure will enable acceleration of the programme and completion of the weir multicoms at Newarthill.
Roofing / Rendering	+ 300	To accelerate the roofing / rendering programme (approx 60 houses). This allocation is in addition to the £600,000 proposed from the HRA surplus (approx 120 houses).
Window Replacement	+ 750	To increase the number of window replacements by approx 250 houses.
Kitchens	+ 200	To accelerate the kitchen programme (approx 50 houses). This allocation is in addition to the £870,000 to be transferred from revenue repairs (approx 220 houses).
Decoration Allowances	- 150	Reduced requirement for allowances due to re-profiling of programme.
Grant / Recharge Income	- 800	Anticipated level of income to the HRA Capital Programme from grants and recharges to owners.
Total	0	

- 4.2 Subject to Committee's approval, these adjustments will be incorporated within the programme from Period 4.

5. New Build

- 5.1 A summary of projected spend on the new build programme is also contained in appendix 1. Projected spend currently totals £8m and is funded by CFCR and prudential borrowing.

6. Financial Concurrence

6.1 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.

7. Recommendation

It is recommended that the Housing and Social Work Services Committee:

- i) approve the budget virements detailed in section 4;
- ii) remit this proposal to the Policy and Resources Committee for approval; and
- iii) otherwise note the contents of this report.



R Paul
Head of Housing and Social Work Resources
21 July 2010

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

2010/11 HRA CAPITAL PROGRAMME
Budget Monitoring Report

Period 03 Summary

MAINSTREAM PROGRAMME	Working Programme £000	Legally Committed £000	Balance £000	Spend to Date £000
Estate Regeneration				
Back court programme	578	57	521	57
Demolitions	717	-	717	(10)
Sub Total	1,295	57	1,238	47
Energy Efficiency				
Heating	13,851	8,796	5,055	1,943
Tower Blocks	2,880	2,000	880	(149)
Window/Door Replacement	2,115	1,269	846	614
Sub Total	18,846	12,065	6,781	2,408
Major Repairs				
Major Repairs	987	13	974	(6)
Roofing/Rendering	9,918	5,169	4,749	1,823
Non Traditional Houses	1,605	1,398	207	263
Sub Total	12,510	6,580	5,930	2,080
Home Safety and Security				
Asbestos Removal/Lead Pipe Removal	112	110	2	57
Security/Entry Systems	395	141	254	3
Rewiring	5,198	2,363	2,835	895
High Rise Security	763	6	757	6
Sub Total	6,468	2,620	3,848	961
Internal Upgrading				
Kitchens	8,761	6,813	1,948	2,298
Bathrooms	4,247	3,358	889	1,513
Sub Total	13,008	10,171	2,837	3,811
Community Care				
Community Care	162	69	93	10
Sub Total	162	69	93	10
Property Management				
IT Development	259	259	-	-
Decentralisation	29	28	1	2
Sub Total	288	287	1	2
Miscellaneous				
Retentions/Allowances/Home Loans/ Homeless	1,114	1,114	-	260
Grant/Recharge Income	-	(6)	6	(6)
Fees	4,309	4,309	-	20
Sub Total	5,423	5,417	6	274
TOTAL (Mainstream Programme)	58,000	37,266	20,734	9,593
Financed by:				Projected Resources:
Borrowing	(40,996)			(40,909)
Capital Receipts	(5,413)			(5,500)
CFCR	(6,361)			(6,361)
Grants/Other	-			-
Slippage	(5,230)			-
TOTAL RESOURCES	(58,000)			(52,770)
Balance to Spend				(43,177)

NEW BUILD PROGRAMME	Programme £000	Legally Committed £000	Balance £000	Spend to Date £000
New Build				
New Build	7,396	7,396	-	94
Fees	604	604	-	69
TOTAL (New Build Programme)	8,000	8,000	-	163
Financed by:				Projected Resources:
Borrowing	(3,978)			(3,978)
CFCR	(4,022)			(4,022)
Scottish Government New Build Grant	-			-
Total	(8,000)			(8,000)
Balance to Spend				(7,837)

* Slippage has been adjusted to reflect additional growth applied to the programme during the 2010/11 revenue estimates process