

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO HEALTH AND HOUSING COMMITTEE

DECISION

Agenda Item No

meeting date: 20 JANUARY 2011
 title: REVISED CAPITAL PROGRAMME 2010/11 AND PROPOSED PROGRAMME 2011/16
 submitted by: DIRECTOR OF RESOURCES
 principal author: NEIL SANDIFORD

1 PURPOSE

1.1 To approve the revised programme for the current year and also the future five-year capital programme for this committee.

2 BACKGROUND

2.1 This report will review the following:

- i) The current year's programme.
- ii) Draft programme of schemes to be carried out in the following five years (2011/12 to 2015/16).

3 ORIGINAL PROGRAMME 2010/11 – CURRENT FINANCIAL YEAR

3.1 The original capital programme for the current year included schemes at a total estimated cost of £395,500.

3.2 Unfinished schemes from 2009/10 known as slippage, totalling £169,100, have been added to the original programme. There has also been additional approval to the programme of £119,700. These are shown in Annex 1.

4 REVISING THE CURRENT YEAR'S PROGRAMME

4.1 We have now discussed in some detail each scheme in the programme with budget holders and revised the programme to reflect likely expenditure this year. This is shown in Annex 1 (**BLUE**), alongside the original estimate.

4.2 Updated capital evaluation forms completed by the responsible officers, for all these schemes were reported to committees in the previous cycle. There is currently no expenditure against the Flood Protection Grants scheme for £119,700. The tendering exercise has recently been completed for this scheme and will be fully expended by the end of the financial year.

4.3 In summary, the revised programme together with the original programme and expenditure to date is shown below.

Budget Analysis					Expenditure Analysis
Original Estimate 2010/11 £	Slippage from 2009/10 £	Additional Approvals 2010/11 £	Total approved Budget 2010/11 £	Revised Estimate 2010/11 £	Actual to date 2010/11 £
395,500	169,100	119,700	684,300	679,300	201,630

4.4 Whilst there is just over two months remaining of the current financial year, only 30% of the budget has been spent. Excluding the above flood grant scheme there is still only 36% of the budget spent.

5 DRAFT PROGRAMME 2011/12 TO 2015/16

5.1 Officers have been asked to update the current 5 year programme and submit any new schemes for consideration. The attached Annex 2 (**YELLOW**) shows the additional proposed schemes for this Committee in detail and how each particular scheme links to the Council's ambitions. A total of 6 new proposals have been put forward for this committee.

5.2 Annex 3 (**PINK**) provides a summary of the previously approved schemes in the five year capital programme for this committee, together with the 6 new proposals that have been put forward. This is summarised in the table below:

	2011/12 £	2012/13 £	2013/14 £	2014/15 £	2015/16 £	Total £
Previously Approved Schemes	405,000	315,000	315,000	335,000	0	1,370,000
New Proposals	127,350	127,350	127,350	27,350	375,350	784,750
Total	532,350	442,350	442,350	362,350	375,350	2,154,750

5.3 It should be noted that this is a possible programme at this stage, which will require further consideration by the Budget Working Group and by Policy and Finance Committee who will want to make sure that both the capital and revenue costs are affordable.

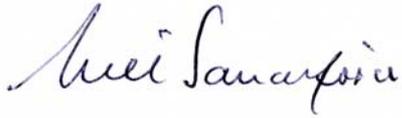
5.4 Particularly relevant to this committee is the reduction in housing capital resources that the council will receive for the next financial year 2011/12. As part of the Government Spending Review cuts the council will no longer receive grant as part of the Regional Housing Pot for housing capital investment. This will result in a loss of expected capital resources for this council of £126,000 for 2011/12 (£347,000 in 2009/10).

5.5 Disabled Facilities Grants (DFGs) will also now be allocated directly from the Department for Communities and Local Government rather than through Government Office North West. Although we do not have any details on the level of this funding for 2011/12, the Minister for Housing and Local Government, Grant Shapps, indicated in the Spending Review Settlement for Housing that the capital funding for Disabled Facilities Grants would be protected. DCLG have indicated that it is planned to announce the DFG allocation in mid February 2011, subject to Ministerial approval.

5.6 Members should therefore consider the forward programme as attached and put forward any amendments that they may wish to make at this stage.

6 RECOMMENDED THAT COMMITTEE

- 6.1 Approve the revised capital programme for 2010/11 as set out at Annex 1 **(BLUE)**.
- 6.2 Consider the future five-year programme for 2011/12 to 2015/16 as attached as Annex 2 **(YELLOW)** and 3 **(PINK)** with any amendments you wish to make, particularly in light of the substantially reduced capital resources that are available to the council.



TECHNICAL ACCOUNTANT

HH1-11/NS/AC
6 JANUARY 2011

REVISED CAPITAL PROGRAMME 2010/11 – HEALTH AND HOUSING COMMITTEE

Cost Centre	Scheme Description	BUDGET ANALYSIS					EXPENDITURE ANALYSIS
		Original Estimate 2010/11 £	Slippage £	Additional Approvals £	Total Approved Budget £	Revised Estimate £	Expenditure to Date
CMEXT	Clitheroe Cemetery Extension	80,500			80,500	80,500	77,939
DISCP	Disabled Facilities Grants	180,000	85,360		265,360	265,360	85,967
EEGRT	Energy Efficiency Grant		6,210		6,210	6,210	420
EQUIT	Equity Release	30,000	10,820		40,820	40,820	14,908
FLDGR	Flood Protection Grant			119,700	119,700	119,700	0
LANGR	Landlord/Tenant Grants	100,000	31,240		131,240	131,240	20,000
REPPF	Repossession Prevention Fund		18,260		18,260	18,260	2,396
RESGT	Renewable Energy Source Grants	5,000	12,210		17,210	17,210	0
TENPR	Tenancy Protection Scheme		5,000		5,000	0	0
	Total Health and Housing Committee	395,500	169,100	119,700	684,300	679,300	201,630



RIBBLE VALLEY BOROUGH COUNCIL
Capital Scheme Appraisal Form: Proposal 1

1 Capital Scheme Title

Replacement of roller shutter doors at Clitheroe Market

(submitted by: John Heap)

2 Brief Description of the Scheme

The market site includes a number of cabins which are leased to local businesses, although the Council retains the external repairing obligations. The cabins were built 14 years ago and while the structures are in a functional condition, the roller shutter doors are becoming an increasing maintenance burden on the Council. The proposed scheme is to replace 35 of the 41 roller shutter doors on the market cabins over a 5 year period. The existing manually operated units would be replaced with automatic roller shutter doors.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost	7,350	7,350	7,350	7,350	7,350

4 Financial Implications - REVENUE

Annual Revenue Implications

None identified

5 Please indicate the start date and duration of the project including key milestones.

The renewal of the shutters would begin in June 2011. The annual project duration would be 2 weeks. The programme would conclude in 2016.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

The expected useful economic life of a roller shutter door is 15-18 years.

7 Please detail any additional information in support of your bid

We are not proposing to replace all of the roller shutters as some cabins are vacant and have experienced less wear and tear.

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

CDM regulations may be applicable.

9 Link to the Council's Ambitions

To help make peoples lives safer and healthier by improved security and to improve the overall environmental appearance of the market.

10 Performance Management

None

11 In which ways would this scheme improve the efficiency or value for money of the service?

This will reduce the number of specialist reactive call outs for shutter doors and associated costs.

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

The cabin holders have raised the condition of the shutters on a number of occasions.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: None.

Economic: None .

Sociological: None

Technological: Automatic rollershutter doors are proposed as they are a similar cost to the manual alternative.

Legal: None.

Environmental: None.

15 What would be the impact if the Scheme was DELAYED or DELETED

A continuing decline in the appearance of the market and potential loss of traders.



1 Capital Scheme Title

Landlord/tenant grants
(submitted by: Rachael Stott)

2 Brief Description of the Scheme

The scheme match funds a landlord investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set level in line with LHA. The scheme is crucial for move on accommodation for families in the hostel as the social housing waiting list is so long. The scheme is also used to bring empty properties back into use.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost					120,000

4 Financial Implications - REVENUE

Annual Revenue Implications None identified

5 Please indicate the start date and duration of the project including key milestones.

The scheme runs annually from the start of the financial year and has run successfully for over 10 years.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

Not applicable.

7 Please detail any additional information in support of your bid

The scheme has become popular with landlords and the number of properties the council has nomination rights to through the scheme increases annually. These properties are essential in providing a Housing Needs Service.

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

The Council has a statutory responsibility to find homeless households affordable housing and without this scheme would be reliant on social housing.

9 Link to the Council's Ambitions

To match the supply of homes in our area with the identified housing needs.

10 Performance Management

The scheme improves service performance in that the length of time families' stay in temporary accommodation is reduced. The service is improved in that the Council is able to offer a housing choice through the scheme.

11 In which ways would this scheme improve the efficiency or value for money of the service?

Not applicable

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

Landlords are consulted through a newsletter and discussions about the scheme are held at the Housing Forum.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

In renovating the property the council ensures that energy savings measures are installed.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: The scheme has had very positive political support and has been highlighted as good practice by DCLG Homeless Specialist Advisor in 2009

Economic: Encourages investment in properties in the lowest council tax bands.

Sociological: Choice of tenure for low income households is required.

Technological: None.

Legal: Changes to Local Housing Allowance will impact on the scheme any reduction will have a negative impact as landlords will not agree to lower rents.

Environmental: None.

15 What would be the impact if the Scheme was DELAYED or DELETED

There would be a build up of families in temporary accommodation.



1 Capital Scheme Title

Equity release/repayment grant

(submitted by: Rachael Stott)

2 Brief Description of the Scheme

The scheme provides loans to owner-occupiers living in properties in need of repair. The works are agreed and then a loan of up to £15,000 is approved. On completion a charge is registered on the property to be repaid on sale. The scheme is aimed at equity rich, cash poor households who are living in unsatisfactory housing with no access to alternative funding.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost					40,000

4 Financial Implications - REVENUE

Annual Revenue Implications

None identified

5 Please indicate the start date and duration of the project including key milestones.

The scheme runs annually from the start of the financial year.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

Not applicable.

7 Please detail any additional information in support of your bid

Availability of some form of financial assistance for homeowners is essential. Without this option usually elderly households are forced to move out of their home.

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

For any household found to be living in unfit housing the council has a responsibility to enforce repair. The scheme enables us to offer a way for the owner-occupier to finance the necessary repairs.

9 Link to the Council's Ambitions

To match the supply of homes in our area with the identified housing needs.

10 Performance Management

The scheme provides an option for homeowners and by offering a loan the grant money can be recycled at some future date.

11 In which ways would this scheme improve the efficiency or value for money of the service?

Not applicable

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

The scheme has been discussed at Housing Committee and at the Housing Forum.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

Energy efficiency measures are included in the renovation.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: Pressure will develop to find new solutions to deliver affordable housing.

Economic: Due to the economic downturn the Council is likely to experience more homeowners in a position where they cannot afford to maintain their home. A waiting list has been established.

Sociological: None.

Technological: None.

Legal: None.

Environmental: Using existing stock rather than relying on new stock to deliver affordable housing.

15 What would be the impact if the Scheme was DELAYED or DELETED

There would be a build up of unfit housing and increased demand for affordable stock.



1 Capital Scheme Title

Disabled facilities grants

(submitted by: Rachael Stott)

2 Brief Description of the Scheme

The provision of disabled facilities is a mandatory function of the Council. The grant allows households with a disability to apply for assistance to adapt their home to enable them to remain at home. The grants vary from provision of a stair lift to extending a house with ground floor bedroom and bathroom facilities. A capital scheme is contained in the approved programme and this request is to increase this budget.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost	20,000	20,000	20,000	20,000	200,000

4 Financial Implications - REVENUE

Annual Revenue Implications

None identified

5 Please indicate the start date and duration of the project including key milestones.

The start date would be from the date the additional finance was received. Key milestones would be the completion of grants additional o the current programme.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

Not applicable.

7 Please detail any additional information in support of your bid

Although this year's budget is not yet fully spent it is fully committed as a number of large adaptations are being processed. Ribble Valley has been a flagship Council for the delivery of DFG schemes in that we have been able to deal with each request immediately and within budget. Without extra resources this is unlikely to remain the case.

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

The provision of disabled facilities area mandatory function of the Council.

9 Link to the Council's Ambitions

To make peoples lives safer and healthier.

10 Performance Management

Additional funding for the scheme would reduce the likelihood of a waiting list developing. Currently applications are dealt with as they are received within the approved budget. This is unlikely to be the case in the future.

11 In which ways would this scheme improve the efficiency or value for money of the service?

Not applicable

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

The scheme is delivered in partnership with occupational therapists, social services and housing providers. All organisations agree that the funding requirement should be increased.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

Renewed/recycled equipment is used where possible.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: Pressure to deliver adaptations on receipt of a request and to not make applicants wait for what is a mandatory service.

Economic: failure to provide adaptations could result in households requesting rehousing.

Sociological: There is an expectation from society that the disabled will receive the assistance required to enable them to remain at home.

Technological: Technology is improving all the time ensuring that new forms of equipment are available to help people.

Legal: None.

Environmental: The economic downturn means that housholds will expect some reduction in funding but not be informed that they will have to wait for assistance.

15 What would be the impact if the Scheme was DELAYED or DELETED

There would be a build up of applicants waiting for this mandatory service.



1 Capital Scheme Title

Ribble Valley Home Buy
(submitted by: Rachael Stott)

2 Brief Description of the Scheme

Assistance to first time buyers in the form of an interest free loan to enable them to get onto the property ladder. The loan up to a maximum of £25,000 would be registered on the property. The scheme ran successfully in 2004 and monies recovered could potentially be recycled through the new scheme.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost	100,000	100,000	100,000	0	0

4 Financial Implications - REVENUE

Annual Revenue Implications

None identified

5 Please indicate the start date and duration of the project including key milestones.

The scheme is to run for 3 years from 2011/12.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

Not applicable.

7 Please detail any additional information in support of your bid

The scheme provides affordable housing and mixed tenures as the properties are chosen by the applicant and are therefore pepper potted across the Ribble Valley.

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

Provision of affordable housing is a key ambition of the council and this form of assistance provides an immediate housing solution with no delay in the build process.

9 Link to the Council's Ambitions

To match the supply of homes in our area with the identified housing need.

10 Performance Management

A key target is the number of households assisted into affordable housing. This is a capital scheme that can quickly deliver assistance for households in housing need.

11 In which ways would this scheme improve the efficiency or value for money of the service?

Not applicable

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

Discussions at Housing Forums and Housing Committee of the merits of the scheme.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

The scheme has a positive effect on the environment maintaining the balanced housing market in the Borough.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: The scheme contributes towards addressing housing needs.

Economic: due to the economic climate there is a need to assist first time buyers onto the housing market.

Sociological: None

Technological: None

Legal: None.

Environmental: None

15 What would be the impact if the Scheme was DELAYED or DELETED

A build up of housing needs pressure.



1 Capital Scheme Title

Energy efficiency grants
(submitted by: Rachael Stott)

2 Brief Description of the Scheme

The scheme is used to assist households improve the energy efficiency of their home through the installation of loft and cavity wall insulation. The scheme will also assist households install renewable energy sources.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost					8,000

4 Financial Implications - REVENUE

Annual Revenue Implications	None identified
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5 Please indicate the start date and duration of the project including key milestones.

At the start of each financial year.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

Not applicable.

7 Please detail any additional information in support of your bid

Energy efficiency is an issue for all rural parishes who are not on mains gas and are reliant on unregulated fuel sources. The grant aid will in the majority of cases be match funded by an energy provider so the scheme will achieve value for money

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

Climate change and energy efficiency are a priority for all households. As a council it is important to demonstrate our commitment to this.

9 Link to the Council's Ambitions

To match the supply of homes in our area with identified housing needs

10 Performance Management

Offer of some form of grant aid is essential in achieving improved energy efficiency in the Borough.

11 In which ways would this scheme improve the efficiency or value for money of the service?

The assistance for loft and cavity wall insulation will be match funded by energy providers.

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

Discussions at Housing Forums and Housing Committee of the merits of the scheme.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

The scheme will reduce energy use by households.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: It is important that the Council is able to offer some form of energy efficiency assistance.

Economic: As fuel costs continue to increase energy efficiency is becoming a priority for everyone.

Sociological: None

Technological: Improvements in technology will provide greater choice in renewable energy and should reduce the cost of installation.

Legal: None.

Environmental: Climate change will remain a priority.

15 What would be the impact if the Scheme was DELAYED or DELETED

Energy efficiency targets for the Borough will take longer to achieve.

PROPOSED FIVE YEAR CAPITAL PROGRAMME – HEALTH AND HOUSING COMMITTEE

	2011/12 £	2012/13 £	2013/14 £	2014/15 £	2015/16 £	Total £	New Scheme Proposal Number
<u>Clitheroe Cemetery</u>							
Installation of Infrastructure at Clitheroe Cemetery	90,000					90,000	
<u>Clitheroe Market</u>							
NEW PROPOSAL: Replacement Roller Shutters	7,350	7,350	7,350	7,350	7,350	36,750	1
<u>Dog Warden and Pest Control</u>							
Replacement of Vehicle PE56 EFB				10,000		10,000	
Replacement of Vehicle PE07 WPD				10,000		10,000	
<u>Housing</u>							
Landlord/Tenant Grants	100,000	100,000	100,000	100,000		400,000	
NEW PROPOSAL: Landlord/Tenant Grants					120,000	120,000	2
Equity Release	30,000	30,000	30,000	30,000		120,000	
NEW PROPOSAL: Equity Release					40,000	40,000	3
Disabled Facilities Grants	180,000	180,000	180,000	180,000		720,000	
NEW PROPOSAL: Disabled Facilities Grants	20,000	20,000	20,000	20,000	200,000	280,000	4
Renewable Energy Source Grants	5,000	5,000	5,000	5,000		20,000	
NEW PROPOSAL: Home Buy	100,000	100,000	100,000			300,000	5
NEW PROPOSAL: Energy Efficiency Grants					8,000	8,000	6
TOTAL HEALTH AND HOUSING COMMITTEE	532,350	442,350	442,350	362,350	375,350	2,154,750	