

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO HEALTH AND HOUSING COMMITTEE

INFORMATION

Agenda Item No 8

meeting date: 21 JULY 2011
 title: CAPITAL MONITORING 2011/12
 submitted by: DIRECTOR OF RESOURCES
 principal author: NEIL SANDIFORD

1 PURPOSE

1.1 To inform members of the progress with the capital programme for the first quarter of this financial year.

2 BACKGROUND

2.1 The original schemes put forward for the Council's five-year capital programme exceeded the finance that was available. As a result a capital programme was approved for 2011/12 only, with the remaining schemes for the 2012/16 period being set aside.

2.2 In line with recommendations at Budget Working Group and also at Policy and Finance Committee on 8 February, a Capital Working Group is to be set up to agree a future programme for the years 2012/13 to 2015/16 which is affordable and achievable and ties in with the outcomes of service reviews, which are currently underway.

3 SCHEMES

3.1 Within the approved capital programme for 2011/12 there are 2 schemes for this Committee which total £280,000. These are shown in the table below and also individual appraisal forms for both schemes are attached at Annex 1. The forms give a summary of expenditure to the end of June and comments of the responsible officer regarding progress to date for each scheme.

3.2 In addition to these schemes there is considerable slippage for this committee (6 schemes totalling £119,230) which is considered as a separate report elsewhere on this agenda. If approved these schemes will be incorporated into this committee current programme and further monitoring reports will be brought to in the future.

3.3 The Capital Working Group will consider all future schemes and also critically evaluate any slippage where schemes have not got underway for whatever reason.

HEALTH AND HOUSING COMMITTEE - Capital Programme 2011/12				
Cost Centre	Scheme Title	Approved Budget 2011/12 £	Actual expenditure £	Variation £
LANGR	Landlord/Tenant Grants	100,000	3,400	-96,600
DISCP	Disabled Facilities Grants (DFG's)	180,000	38,196	-141,804
Total for Health and Housing Committee		280,000	41,596	-238,404

4 CONCLUSION

- 4.1 There is a large amount of slippage on housing schemes, which if approved will increase the current year's total programme to almost £400,000.

NEIL SANDIFORD
TECHNICAL ACCOUNTANT

HH5-11/NS/AC
8 July 2011



RIBBLE VALLEY BOROUGH COUNCIL
Capital Scheme Appraisal Form. Scheme: 1

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. 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.

3 Financial Implications – CAPITAL

	Approved budget £	Actual expenditure £	Variation £
Scheme Cost	100,000	3,400	-96,600

4 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.

5 Useful economic life

Not applicable.

6 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.

7 Link to the Council's Ambitions

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

8 Improving efficiency or value for money

Not applicable

9 Consultation that has taken place with local people, partners, or any other stakeholders

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

10 Minimising the Impact on the Environment
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In renovating the property the council ensures that energy savings measures are installed.
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11 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
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Economic: Encourages investment in properties in the lowest council tax bands.

Sociological: Choice of tenure for low income households is required.
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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.
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Environmental: None.

12 Comments of responsible officer

Approval has been given for 5 schemes to be completed at a cost of £70,000 and a further 2 applications have been made for grant aid of £32,000.
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RIBBLE VALLEY BOROUGH COUNCIL
Capital Scheme Appraisal Form. Scheme: 2



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.

3 Financial Implications – CAPITAL

	Approved budget £	Actual expenditure £	Variation £
Scheme Cost	180,000	38,196	141,804

4 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.

5 Useful economic life

Not applicable.

6 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.

7 Link to the Council's Ambitions

To make peoples lives safer and healthier.

8 Improving efficiency or value for money

Not applicable

9 Consultation that has taken place with local people, partners, or any other stakeholders

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

10 Minimising the Impact on the Environment

Renewed/recycled equipment is used where possible.

11 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 households will expect some reduction in funding but not be informed that they will have to wait for assistance.

12 Comments of responsible officer

To date approval has been given to 13 applicants at a cost of £74,000 of which 4 have been completed. Further applications are anticipated.