

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

INFORMATION

Agenda Item No 9

meeting date: 29 NOVEMBER 2012
 title: CAPITAL MONITORING 2012/13
 submitted by: DIRECTOR OF RESOURCES
 principal author: NEIL SANDIFORD

1 PURPOSE

- 1.1 To provide members with information relating to the progress of the approved capital programme for the period April to October 2012 with regards schemes which fall under the responsibility of this committee.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – none identified
 - Corporate Priorities – to continue to be a well managed Council, providing efficient services based on identified customer need.
 - Other considerations – none identified

2 BACKGROUND

- 2.1 In total 3 new schemes for this committee were approved by Policy & Finance committee at their meeting in February 2012 totalling £285,000. Furthermore, £122,740 of the budget from 2011/12 was moved to the 2012/13 financial year at the time of setting the revised estimate. Also, not all planned expenditure for last year was spent by the end of the financial year and the balance of this, totalling £125,870 (which is known as slippage) was transferred into this financial year.
- 2.2 An additional approvals totalling £75,000 have also been approved relating to the Longridge Purchase and Repair Scheme for £45,000 and additional grant monies received for the repossession prevention fund of £30,000.
- 2.3 The total of all of these elements makes a total planned capital spend for this Committee for the current year of £608,610, which is shown at Annex 1.

3 SCHEMES

- 3.1 The table below summarises the total approved programme together with actual expenditure to date. Annex 1 shows the full programme by scheme along with the budget and expenditure to date.

BUDGET					EXPENDITURE	
Original Estimate 2012/13 £	Budget moved from 2011/12 £	Slippage from 2011/12 £	Additional Approvals £	Total Approved Budget £	Actual Expenditure as at end October 2012 (including commitments) £	Variance as at end October 2012 £
285,000	122,740	125,870	75,000	608,610	205,870	-402,740

- 3.2 To date only 36% of the annual capital programme for this Committee has been spent at 7 months in to the financial year.
- 3.3 The main variations to date are:
- **CMEXT – Clitheroe Cemetery Installation of Infrastructure.** The work anticipated to be completed this financial year is now not expected to be completed until spring/summer of next year. This year we will design the scheme, develop the specification and invite tenders for a start early next April. We will also divert public footpaths in the area. Some costs will therefore slip into the next financial year. At present this is anticipated to be in the order of £80,000.
 - **LANGR – Landlord/Tenant Grants.** To date all of the grant funding has been committed to the renovation of 13 properties. The owners of each property have been informed that the deadline for completion is March 2013.
 - **DISCP – Disabled Facilities Grants.** Currently twelve disabled facilities grants are in progress which, combined with the completions to date have a total value of £96,000. Therefore approximately 50% of the total approved budget has been committed six months into the scheme.
 - **LPREP - Longridge Purchase and Repair Scheme.** All three properties have been purchased and Adactus is registered as the owner. Awaiting invoices and proof of title and then the monies will be released.
 - **REPPF – Repossession Prevention Fund.** A press release was made on 8 November to publicise the scheme, however there are currently no applications for the fund.

4. CONCLUSION

- 4.1 Progress to date on the capital schemes is slow with only 36% of the annual capital programme having been spent or committed. However, much of the housing grant schemes have been committed
- 4.2 Additionally, a large proportion of the underspend relates to the Clitheroe cemetery scheme, which will now not be completed until into the next financial year.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH11-12/NS/AC
13 November 2012

For further background information please ask for Neil Sandiford extension 4498.

BACKGROUND PAPERS – None

Individual Scheme Details and Budget Holder Comments

Cost Centre	Schemes	Original Estimate 2012/13 £	Budget Moved from 2011/12 £	Slippage from 2011/12 £	Additional Approvals £	Total Approved Budget £	Actual Expenditure (including commitments) £	Variation to Date £
CMEXT	Cemetery Extension	90,000				90,000	0	-90,000
DISCP	Disabled Facilities Grant	120,000	69,180	13,590		202,770	77,725	-125,045
FLDGR	Flood Grants			100,460		100,460	108,530	8,070
LANGR	Landlord Tenant Grants	75,000	45,000	8,490		128,490	14,315	-114,175
LPREP	Longridge Purchase and Repair Scheme				45,000	45,000	0	-45,000
REPPF	Repossession Prevention Fund		8,560	3,330	30,000	41,890	5,300	-36,590
	Total Health and Housing Committee	285,000	122,740	125,870	75,000	608,610	205,870	-402,740

Individual Scheme Details and Budget Holder Comments

CMEXT Clitheroe Cemetery – Installation of Infrastructure

Service Area: Cemeteries

Head of Service: James Russell

Brief Description:

Provision of initial infrastructure to Clitheroe Cemetery extension.

Start Date, duration and key milestones:

As we obtained the land in 2010/11 it is necessary to commence structural work relatively quickly to enable the ground to recover and planting schemes to be put in place ready for when the current cemetery runs out of space.

Financial Implications – CAPITAL

	£	Actual and Commitments to end October £	Variance to end October £
Total Approved Budget 2012/13	90,000	0	-90,000
Actual Expenditure 2011/12	948		
Actual Expenditure 2010/11	75,914		
Actual Expenditure 2009/10	5,810		
ANTICIPATED TOTAL SCHEME COST	172,672		

Financial Implications – REVENUE

Unknown at present

Useful Economic Life

In excess of 60 years. The purchase of this land will ensure the long term security and provision of this service to Ribble Valley residents.

Progress - Budget Holder Comments

September 2012: The situation is still the same as at June 2012.

June 2012: For this financial year the plans are to finalise the design of the project and prepare a detailed specification for the work to be carried out. There will also be the requirement to divert public footpaths this financial year. The installation of necessary infrastructure works is to be scheduled for implementation during the spring/summer of 2013. A substantial part of the scheme cost will slip to next year.

October 2011: There has been no further progress in relation to the CPO since the July report. The landowner has six years to make an application for compensation after which the option lapses.

July 2011: The balance of this budget is to be held in Reserves for potential CPO purposes. English Heritage have withdrawn their objection to the Council's planning application.

August 2010: Final requisitions are with the vendors solicitors. Completion is expected September 2010.

March 2010: Legal section have written to the solicitor acting for the landowner asking for draft documents and evidence of title.

DISCP Disabled Facilities Grants

Service Area: Housing Services
Head of Service: Colin Hirst

Brief Description:

The scheme provides mandatory grant aid to adapt homes so that elderly and disabled occupants can remain in their home. The maximum grant is £30,000 and for adults is means tested. The grants can provide for minor adaption, for example, the installation of a stair lift up to the provision of bathroom and bedroom extension.

Start Date, duration and key milestones:

The disabled facilities grant budget operates on a financial year basis starting in April each year and concluding in March.

Financial Implications – CAPITAL

	£	Actual and Commitments to end October £	Variance to end October £
Total Approved Budget 2012/13	202,770	77,725	-125,045
ANTICIPATED TOTAL SCHEME COST	202,770		

Financial Implications – REVENUE

None given

Useful Economic Life

Not applicable

Progress - Budget Holder Comments

September 2012: There are currently twelve disabled facilities grants in progress which, combined with the completions to date have a total value of £96,000. Therefore approximately 50% of the approved budget has been committed six months into the scheme.

June 2012: To date eleven Disabled Facilities Grants have been approved totalling approximately £60,000. There are two maximum grants (£30,000) to be approved within the year.

FLDGR Flood Grants

Service Area: Environmental Services

Head of Service: James Russell

Brief Description:

Resources have been made available by DEFRA to provide flood protection to several properties in Ribchester which are under threat of flooding from nearby Boyce's Brook.

Start Date, duration and key milestones:

Start Date – January 2012

Original Anticipated Completion Date – July 2012

Latest Anticipated Completion Date – November 2012

Financial Implications – CAPITAL

	£	Actual and Commitments to end October £	Variance to end October £
Total Approved Budget 2012/13	100,460	108,530	8,070
Actual Expenditure 2011/12	790		
ANTICIPATED TOTAL SCHEME COST	101,250		

Financial Implications – REVENUE

None given

Useful Economic Life

Not applicable

Progress - Budget Holder Comments

September 2012: The contractor has completed the scheme and the works carried out have been checked by the Building Surveyor. A design fault has been identified with one design of door and work is currently ongoing to try and resolve the issue. The Housing Section are in the process of asking residents to sign that they are happy with the works that have been undertaken.

June 2012: Property completion inspections are scheduled for completion week commencing 16 July 2012. Following this the scheme should be completed by the end of July 2012. The council has been awarded a further £10,000 in grant aid and there is sufficient unused grant to meet identified overspend.

LANGR Landlord Tenant Grants

Service Area: Housing Services
Head of Service: Colin Hirst

Brief Description:

To offer grant aid for the renovation of private sector properties with the condition that units are affordable on completion and the council has nomination rights. The scheme has operated successfully for over 10 years. The scheme is essential to provide affordable accommodation for move on from temporary accommodation.

Start Date, duration and key milestones:

The grants run in line with the financial year starting in April to March. From approval of the grant the work must be completed within 12 months.

Financial Implications – CAPITAL

	£	Actual and Commitments to end October £	Variance to end October £
Total Approved Budget 2012/13	128,490	14,315	-114,175
ANTICIPATED TOTAL SCHEME COST	128,490		

Financial Implications – REVENUE

None given

Useful Economic Life

Not applicable

Progress - Budget Holder Comments

September 2012: All grant funding is committed to the renovation of 13 properties. The owners of each property have been informed that the deadline for completion is March 2013.

June 2012: Four grants have been approved to date and a further eight are close to approval stage. There is sufficient grant remaining to approve one more grant before year end. A number of small grants have been awarded which will allow a total of thirteen grants to be completed this year.

October 2011: Awaiting results of September's publicity.

July 2011: Take up of grant has been less than anticipated, as grant does not compensate rental reduction. Some publicity due in September edition of RV News to attempt to improve take up.

LPREP Longridge Purchase and Repair Scheme

Service Area: Housing Services
Head of Service: Colin Hirst

Brief Description:

Scheme approved to offer grant towards the purchase of 3 properties in Longridge. The properties will remain affordable and the rent level will be set within LHA rates.

Start Date, duration and key milestones:

Start Date - April 2012

Anticipated Completion Date - March 2013

Financial Implications – CAPITAL

	£	Actual and Commitments to end October £	Variance to end October £
Total Approved Budget 2012/13	45,000	0	-45,000
ANTICIPATED TOTAL SCHEME COST	45,000		

Financial Implications – REVENUE

None given

Useful Economic Life

Not applicable

Progress - Budget Holder Comments

September 2012: All three properties have been purchased and Adactus are registered as the owner. Awaiting invoice and proof of title and then monies can be released.

REPPF Repossession Prevention Fund

Service Area: Housing Services
Head of Service: Colin Hirst

Brief Description:

Financial assistance through small loans to assist with mortgage/rent arrears in order to prevent repossession and allow the household to remain in their own home.

Start Date, duration and key milestones:

The budget is available throughout the year and is used subject to demand.

Financial Implications – CAPITAL

	£	Actual and Commitments to end October £	Variance to end October £
Total Approved Budget 2012/13	41,890	5,300	-36,590
ANTICIPATED TOTAL SCHEME COST	41,890		

Financial Implications – REVENUE

None identified

Useful Economic Life

Not applicable

Progress - Budget Holder Comments

September 2012: The scheme is used to prevent homelessness. A press release was made 8 November to publicise the scheme; however, there are currently no applications for the fund. However we give advice to between five and eight households a week and this is a tool considered when appropriate circumstances are presented.

June 2012: An application for repossession prevention has been awarded and there is one further application to fund preventing eviction, which if approved will total £6,000.

October 2011: As July report.

July 2011: This was a government funded initiative. However, take up has been less than anticipated with this budget slipped forward over the last few years.

August 2010: A number of households have been identified as being eligible to access the scheme. Use of the scheme is as a last resort when all other options have been exhausted.