

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO HEALTH AND HOUSING COMMITTEE

INFORMATION

Agenda Item No 5

meeting date: 19 MARCH 2015
title: CAPITAL PROGRAMME 2015/16
submitted by: DIRECTOR OF RESOURCES
principal author: ANDREW COOK

1 PURPOSE

- 1.1 To inform members of the schemes which have been approved for inclusion in the capital programme for this committee for the 2015/16 financial year.

2 BACKGROUND

- 2.1 As members will be aware, this committee agreed a proposed three year capital programme for 2015/18 at its meeting on 22 January 2015. As it stood at that time the draft capital programme across all the committees was unaffordable. The proposals have since been reviewed by Budget Working Group and Corporate Management Team in order to arrive at an affordable programme for 2015/16.
- 2.2 Following recommendation by a special meeting of Policy and Finance Committee on 10 February 2015, Full Council considered and approved the three year capital programme for 2015/18 on 3 March 2015.
- 2.3 The recommended capital programme for the three year period 2015/18 totals £2,613,860 for all committees. The total for this committee is £858,000 over the three year life of the programme. £236,000 of this relates to the 2015/16 financial year.

3 CAPITAL PROGRAMME 2015/16 – APPROVED SCHEMES

- 3.1 For this committee there are two schemes approved in the 2015/16 capital programme, totalling £236,000. These are shown in the table below.

Scheme	Budget for 2015/16 £
Disabled Facilities Grants	161,000
Landlord/Tenant Grants	75,000
Total - Health and Housing Committee	236,000

- 3.2 The detailed information for each scheme is shown in **Annex 1**.
- 3.3 During the closure of our capital accounts there may be some slippage on schemes in the current year, 2014/15. One of the tasks of the Budget Working Group will be to review any requests for slippage on capital schemes within the 2014/15 capital programme. A report will be brought to this committee at a future meeting, giving details of any slippage.

3.4 Responsible officers will complete and update capital monitoring sheets for each scheme, which will be reported quarterly to members to give an indication of progress.

4 CONCLUSION

4.1 This committee has a capital programme for 2015/16 of £236,000. The programme consists of two schemes.

4.2 Any slippage on schemes in the 2014/15 capital programme would be added onto the 2015/16 capital programme.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH5-15/AC/AC
5 March 2015

For further background information please ask for Andrew Cook.

BACKGROUND PAPERS – None

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2015/16 Capital Programme

Disabled Facilities Grants

Service Area: Regeneration Services

Head of Service: Colin Hirst

Brief Description:

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

Overriding aim/ambition that the scheme meets:

To make people's lives safer and healthier.

Government or other imperatives to the undertaking of this scheme:

The grants are mandatory. The Council has a statutory duty to provide adaptations as instructed by the Occupational Therapist. Grant funding is provided by the Lancashire Better Care Fund from 2015/16 onwards to fund this scheme.

Improving service performance, efficiency and value for money:

Provision of an adequate Disabled Facilities Grant budget ensures households can be offered assistance once a referral has been received.

Consultation:

Bi-monthly meetings with Occupational Therapists and regular contact with technical staff.

Start date, duration and key milestones:

The Disabled Facilities Grant budget operates on a financial year basis, i.e. April – March.

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2015/16 Capital Programme

Financial Implications – CAPITAL:

Breakdown	2015/16 £
Grant payments	161,000
TOTAL	161,000
Sources of External Funding – from Better Care Fund budget	-161,000
NET COST TO THE COUNCIL	0

Financial Implications – ANNUAL REVENUE:

Breakdown	£
Existing Service – no change	-

Useful economic life:

No comment made.

Additional supporting information:

The provision of disabled facilities grants is a statutory function of the council. It helps address the housing needs of the borough, an ambition of the council.

Impact on the environment:

All equipment is maintained and kept in the ownership of social services to enable it to be recycled where possible.

Risk:

- **Political:** *The population age of Ribble Valley occupants is increasing and therefore demand for the service will continue.*
- **Economic:** *A high % of applicants pass the means test in the current economic climate.*
- **Sociological:** *Increased expectation that disabled applicants will remain at home through adaptation of the property.*
- **Technological:** *Improvements in technology allow the specific needs of the applicants to be met.*
- **Legal:** *N/A.*
- **Environmental:** *N/A.*

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2015/16 Capital Programme

Landlord/Tenant Grants

Service Area: Regeneration Services

Head of Service: Colin Hirst

Brief Description:

The scheme match funds a landlord's investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set rent 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.

Overriding aim/ambition that the scheme meets:

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

Government or other imperatives to the undertaking of this scheme:

We have a statutory duty to find homeless households affordable housing and without this scheme we would be reliant on social housing.

Improving service performance, efficiency and value for money:

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

Consultation:

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

Start date, duration and key milestones:

The scheme runs through the financial year and has run successfully for over 15 years.

Financial Implications – CAPITAL:

Breakdown	2015/16 £
Grant payments	75,000
TOTAL	75,000

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2015/16 Capital Programme

Financial Implications – ANNUAL REVENUE:

Breakdown	£
Existing Service – no change	-

Useful economic life:

No comment made.

Additional supporting information:

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

Impact on the environment:

In renovating the property we ensure energy saving measures are installed.

Risk:

- **Political:** *The scheme has had very positive political support and has been highlighted as good practice by a DCLG Homeless Specialist Advisor.*
- **Economic:** *Encourages investment in properties in the lowest council tax bands.*
- **Sociological:** *Choice of tenure for low income households is required.*
- **Technological:** *No comment made.*
- **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 rent.*
- **Environmental:** *No comment made.*