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**Meeting of the Executive Members for  
Housing and Adult Social Services and  
Advisory Panel**

8<sup>th</sup> September 2008

Report of the Director of Housing and Adult Services

**Housing and Adult Social Services Capital Programme 2008/09  
Monitor 1**

**Summary**

1. This report presents the first quarter review of the 2008/09 Housing and Social Services Capital Programmes and the resources available to support them. The report also recommends that the Executive Members approve the variations.

**Background**

2. The approved Housing Capital Programme for 2008/09 is £8,953k with £4,934k funded through the MRA and the approved Social Services Capital Programme for 2008/09 is £281k. Annexes 1 and 2 set out the relevant detailed cost centres.
3. Staff have reviewed the programme of investment projects during the first quarter of the year and the resources needed to fund them. Any minor variations have been agreed within delegated powers.

**Consultation**

4. There has been no consultation carried out to produce this report.

**Options**

5. There are no options included in this report.

**Analysis – Housing Capital Programme**

6. This report would usually take members through the individual elements of the Housing Capital Programme by cost centre and report any variances however at this early stage of the financial year there are currently no projects that are suggesting variations due to increased project costs.

7. In January 2008 officers reported on a tender exercise to procure new materials for the housing capital programme which would result in reduced costs to the programme, to focus on the outturn figures the reductions in 2008/09 budgets were not reported in the 2007/08 outturn report.
8. Capital element savings are to be appreciated in the capital programme in reduced costs of kitchen units and central heating materials with savings on revenue on doors. The potential savings on electrical items will not be realised as due to the release of the new 17<sup>th</sup> Edition Electrical Regulations the financial implications for rewiring a home increases and offsets these savings.
9. The table below shows a condensed version of where these materials savings will be found resulting in a net saving of £78k on Capital and £58k on MRA.

Cost Centre	Scheme	Approved Budget 2008/09 £k	Revised Costs 2008/09 £k	(Under)/Overspend 2007/08 £k
F772	Installation and Replacement of Heating Systems	1,406	1,328	(78)
F700	Misc. Backfills	381	372	(9)
F765	Tang Hall TC	2,964	2,919	(45)
F708	Horseman Ave TC	331	327	(4)

10. For information whilst F760 Adaptations for the Disabled is on target to remain within budget that is due to a waiting list for applications being held. Also a waiting list is now being held for the E702 Mandatory Disabled Facilities Grants (DFG's) for the first time in recent history.

## **Analysis – Social Services Capital Programme**

11. There are currently no projected variations within the Social Services Capital Programme.

## **Corporate Objectives**

12. The Capital Programme contributes to the Corporate Aims of meeting and exceeding the Government's Decent Homes Standard by 2010 as well as improving the health, well being and independence of York residents through grants, adaptations and independent living.

## **Implications**

### **Financial**

13. The approved Housing capital programme for 2008/09 is £8,953k. As a result of the variations outlined in the report the revised programme now stands at £8,817k with £4,876k funded through the MRA. The Social Services capital programme remains at £332k gross offset by £51k capital grant to leave a net programme of £281k.
14. The resources available to fund the capital programme have also been reviewed and at the time of writing there have been no Right to Buy sales. The original estimate was for 30 sales at an average sale price of £80k, generating a usable capital receipt of £600k. This estimate has been revised down to just 6 sales at £80k which would result in a useable capital receipt of £120k, leaving a shortfall in resources of £480k.
15. This shortfall has been partly addressed by increasing the Revenue Contribution from the HRA by £149k and a reduction in expenditure of £136k through the savings outlined in paragraph 9. As the HRA programme already had a small surplus of £40k, this leaves the HRA programme in overall balance.
16. The reduction in resources remains a problem for the General Fund programme and this will be dealt with corporately in the overall report to the Executive in October.

**Human Resources (HR)** none

**Equalities** none

**Legal** none

**Crime and Disorder** none

**Information Technology (IT)** none

**Property** none

**Other** none

### **Risk Management**

17. This reports follows the due process and presents the projected outturn position and does not request decisions from a number of options hence does not contain risk.

## Recommendations

18. To inform the Executive Members who are requested to

- Note the progress on schemes
- approve variations in table 1

**Reason:** To ensure the continued delivery of the Housing Capital Programme within approved budgets.

## Contact Details

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**Chief Officer Responsible for the report:**

Steve Waddington  
Head of Housing Services

**Report Approved**  **Date**

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Head of Housing Services

**Report Approved**  **Date**

## Specialist Implications Officer(s)

*Financial*  
*Debbie Mitchell*  
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**Wards Affected:** *List wards or tick box to indicate all*

**All**

**For further information please contact the author of the report**

## Annexes

*Annex 1 – Housing Capital Programme 2008/09*  
*Annex 2 – Social Services Capital Programme 2008/09*