

Report of:	Acting Head of Housing
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Portfolio Leader:	Housing
Key Decision:	No
Report Track:	Cabinet: 23/07/15

**CABINET
23 JULY 2015
HOUSING REVENUE ACCOUNT CAPITAL PROGRAMMES
2014-15 AND 2015-16**

1 Purpose of Report

- 1.1 To consider the outturn expenditure and use of resources in respect of the 2014-15 Housing Revenue Account (HRA) Capital Programme.
- 1.2 To review in accordance with the Council's agreed Capital Expenditure Control Procedures the 2015-16 Housing Revenue Account (HRA) Capital Programme in the light of the outturn expenditure and use of resources for 2014-15.

2 Recommendations

- 2.1 That the position with regard to actual expenditure in respect of the 2014-15 HRA Capital Programme be noted and approval be given to incur £164,170 of additional scheme costs met through the virement of existing resources in respect of the following schemes:-
- | | | | |
|------|---|---|----------|
| (i) | Void Properties (Decent Homes) | - | £162,450 |
| (ii) | Structural Reinstatement of PRC Dwellings | - | £1,720 |
- 2.2 That the reprogramming/slippage of £690,770 of expenditure from the 2014-15 HRA Capital Programme to the 2015-16 HRA Capital Programme, as agreed by the former Head of Housing and Waste Management, for the reasons detailed in Appendix 3 be noted.
- 2.3 That the £80,230 of expenditure which has been brought forward from the 2015-16 HRA Capital Programme, to the 2014-15 HRA Capital Programme, as agreed

by the former Head of Housing and Waste Management for the reason detailed in Appendix 3 be noted.

- 2.4 That the availability and use of resources in financing the 2014-15 HRA Capital Programme be noted including the £3,640,620 of resources carried forward to 2015-16.
- 2.5 That the current position with regard to estimated expenditure in respect of the 2015-16 HRA Capital Programme be noted and approval be given to incur £36,000 of additional scheme costs met through the virement of existing resources on the Replacement of Fire Alarms in sheltered housing schemes.
- 2.6 That the current position regarding the estimated availability of capital resources in 2015-16 is noted.

3 Key Issues and Reasons for Recommendation

- 3.1 This report presents the outturn expenditure and use of resources in respect of the 2014-15 HRA Capital Programme and reviews the 2015-16 HRA Capital Programme in the light of the outturn expenditure and use of resources for 2014-15.
- 3.2 Details of the outturn expenditure for 2014-15 are presented as part of Appendix 1. Actual expenditure at 31 March 2015 was £10,835,760 compared to the revised estimate of £11,483,760 reported to Cabinet on 29 January 2015. The reasons for this decrease of £648,000 are detailed in Appendix 3.
- 3.3 Details of the outturn resources for 2014-15 are presented as part of Appendix 2. A total of £14,476,380 was available at 31 March 2015 compared to £14,501,420 reported to Cabinet on 30 January 2015. The reasons for this decrease of £25,040 are detailed in Appendix 4.
- 3.4 A total of £3,640,620 of capital resources were available after financing the 2014-15 HRA Capital Programme. This compares to £3,017,660 reported to Cabinet on 29 January 2015, an increase of £622,960. A total of £3,640,620 of unused resources have therefore been carried forward to 2015-16.
- 3.5 Expenditure in respect of the 2015-16 HRA Capital Programme is now estimated to be £13,694,540. This compares to £12,624,000 when Council determined the programme on 11 February 2015. The reasons for this increase of £1,070,540 are detailed in Appendix 5 and includes £36,000 of additional expenditure for which approval is sought.
- 3.6 Estimated available resources in 2015-16 are now forecast to be £15,921,390. This compares to £14,580,000 when Council determined the programme on 11 February 2015. The reasons for this increase of £1,341,390 are detailed in Appendix 6.

- 3.7 Following the financing of the estimated 2015-16 HRA Capital Programme, £2,226,850 of resources are anticipated to be available and if not required during 2015-16 will be carried forward to 2016-17.

4 Relationship to Corporate Priorities

- 4.1 The delivery of the 2014-15 HRA Capital Programme contributed to the following service aims, which formed part of the Housing Portfolio section within the 2013-14 "Place" Priority Delivery Plan:-
- (i) Increase the supply of affordable housing.
 - (ii) Maintain and improve the facilities and energy efficiency of the Council's housing stock.
 - (iii) Support vulnerable Council tenants to live independently in their own homes.
- 4.2 The delivery of the 2015-16 HRA Capital Programme will contribute to the strategic objective "Improving the Council's social housing stock and raising standards in the private rented sector" which forms part of the proposed corporate plan and is also included as a specific action within the 2015-16 Priority Delivery Plan for "More and better housing".

5 Report Detail

Housing Revenue Account Capital Programme 2014-15

- 5.1 The 2014-15 HRA Capital Programme was determined by Council on 12 February 2014 and was subsequently reviewed by Cabinet on 17 July 2014, 20 November 2014 and 29 January 2015.
- 5.2 Details of the outturn expenditure in relation to the 2014-15 HRA Capital Programme is presented as part of Appendix 1, whilst details of the capital resources which were available in 2014-15 are presented as part of Appendix 2.
- 5.3 The changes since the last report considered by Cabinet on 29 January 2015 in relation to both estimated available resources and estimated expenditure are summarised below:-

Estimated Position 29 January 2015

	£		£	
Resources available			14,501,420	
Less estimated expenditure			11,483,760	
Resources carried forward (January 2015)			(A) 3,017,660	(+)

Net Changes in Resources

	£		£
(i) RTB sales (Allowable Attributable Debt) (Appx 4)	254,100	(+)	
(ii) RTB sales (1-4-1 Replacement) (Appendix 4)	126,120	(+)	
(iii) Capital Receipts (Land Sales) (Appendix 4)	55,630	(+)	
(iv) Major Repairs Allowance (Appx 4)	66,900	(-)	
(v) Energy Company Obligation Monies (Appendix 4)	234,470	(-)	
(vi) Transfer from Reserves (Appendix 4)	192,510	(-)	
(vii) Renewal Heat Premium Payment Grant (Appendix 4)	10	(-)	
(viii) Affordable Housing Grant (Appx 4)	33,000	(+)	
			(B) 25,040 (-)

Net Changes in Expenditure

	£		£
(i) Budget Savings (Appendix 3)	201,630	(+)	
(ii) Additional Scheme Costs (Appx 3)	164,170	(-)	
(iii) Expenditure brought forward from 2015-16 (Appendix 3)	80,230	(-)	
(iv) Slippage and reprogramming of Expenditure to 2014-15 (Appx 3)	690,770	(+)	
			(C) 648,000 (+)
0 Resources carried forward (31 March 2015) (A) + (B) + (C)			3,640,620 (+)

5.4 Following the financing of the 2014-15 HRA Capital Programme £3,640,620 of resources have been carried forward to 2015-16.

5.5 Details of the achievements against the targets in respect of dwelling improvements which resulted from the implementation of the 2014-15 HRA Capital Programme are detailed below:-

	Scheme	Target Outputs 2014-15	Actual Outputs (31 March)	Variance
(a)	External Works	830	840	+10
(b)	Central Heating	350	359	+9
(c)	Replacement of Kitchens	65	103	+38 ^{*1}
(d)	Replacement of Bathrooms	310	340	+30 ^{*2}
(e)	Electrical Upgrading	580	604	+24
(f)	Double Glazing and Window Replacement	1090	1055	-35

Notes ^{*1} Includes 39 kitchens in respect of void dwellings

^{*2} Includes 18 bathrooms in respect of void dwellings.

Housing Revenue Account Capital Programme 2015-16

5.6 The 2014-15 HRA Capital Programme was determined by Council on 11 February 2015 and has now been revised in the light of the 2014-15 outturn expenditure and use of resources.

5.7 A revised estimate of expenditure commitments in relation to the 2014-15 HRA Capital Programme is presented as part of Appendix 1, whilst details of the estimated capital resources expected to be available in 2015-16 is presented as part of Appendix 2.

5.8 The changes since the agreed programme were determined by Council on 11 February 2015 are summarised below:-

Estimated Position 11 February 2015

	£	£
Resources available		14,580,000
Less Estimated expenditure		12,624,000
Resources carried forward (Feb 2015)		(A) 1,956,000

Net Changes in Resources

	£		£
(i) Resources carried forward from 2014-15 (Appendix 6)	622,620	(+)	
(ii) Capital Receipts (sale of land) (Appendix 6)	55,250	(+)	
(iii) Energy Efficiency Obligation Monies (Appendix 6)	150,010	(+)	
(iv) Transfer from Reserves (Appx 6)	342,510	(+)	
(v) Affordable Housing Grant (Appx 6)	29,000	(-)	
(vi) Right to Buy Social Mobility Fund Grant (Appendix 6)	200,000	(+)	
			(B) 1,341,390 (+)

Net Changes in Expenditure

	£		£
(i) Additional scheme costs (Appx 5)	36,000	(-)	
(ii) Additional Authorised Expenditure (Appendix 5)	375,000	(-)	
(iii) Expenditure brought forward to 2014-15 (Appendix 3)	80,230	(+)	
(iv) Slippage and Reprogramming of Expenditure from 2014-15 (Appendix 3)	690,770	(+)	
(v) Expenditure brought forward from 2016-17 (Appendix 5)	110,000	(-)	
(vi) Virement of resources from 2014-15 (Appendix 5)	36,000	(-)	
(vii) Virement of Resources in 2014-15	25,000	(+)	
			(C) 1,070,540 (-)
Resources carried forward (23 July 2015) (A) + (B) + (C)			2,226,850

5.9 Details of the dwelling improvements which will arise from the 2015-16 programme (as detailed in the proposed “More and better housing” Priority Delivery Plan) are set out below:-

	Target Outputs (Number of Dwellings)
External and Environmental Works	950
Kitchen Improvements	70
Bathroom Improvements	340
Central Heating Improvements	305
Electrical Upgrades	610
Window Refurbishment and Double Glazing	1,130
Provision of Council Dwellings	26

6 Implications

6.1 Financial

The financial implications are set out throughout the report.

6.2 Legal

The legal implications are set out throughout the report.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention)

The External and Environmental works programme includes improvements to areas of communal open space which has positive implications for the prevention of crime and anti-social behaviour.

6.5 Human Rights Act

None

6.6 Data Protection

None

6.7 Risk Management

There are a number of risks associated with the management of the HRA Capital Programme. The Council’s agreed Capital Expenditure Control Procedures seek to minimise these risks and include the provision of quarterly monitoring reports to Cabinet.

6.8 Equality & Diversity

This report presents the outturn position in respect of the agreed 2014-15 HRA Capital Programme and a review of the agreed 2015-16 HRA Capital Programme and as such do not require a full Equality Impact Assessment as these were undertaken (as part of the HRA Business Plan) when the agreed programmes were determined.

6.9 Best Value

None

7 Appendices to the Report

- Appendix 1: HRA Actual Expenditure 2014-15 and Estimated Expenditure 2015-16
- Appendix 2: HRA Capital Resources 2014-15 and 2015-16
- Appendix 3: 2014-15 HRA Capital Programme – Expenditure Variations
- Appendix 4: 2014-15 HRA Capital Programme – Resource Variations
- Appendix 5: 2015-16 HRA Capital Programme – Expenditure Variations
- Appendix 6: 2015-16 HRA Capital Programme – Resource Variations

Previous Consideration

Housing Revenue Account Capital Programmes 2014-15 to 2016-17	Cabinet	30 January 2014 (agreed by Council 12 February 2014)
Housing Revenue Account Capital Programmes 2013-14 and 2014-15	Cabinet	17 July 2014
Review of the Housing Revenue Account Capital Programme 2014-15	Cabinet	20 November 2014
Review of the Housing Revenue Account Capital Programme 2014-15	Cabinet	29 January 2015
Right to Buy Social Mobility Fund	Cabinet	23 April 2015
Extension of the Green Lane Housing Scheme	Cabinet	23 April 2015

Background Papers

APPENDIX 1

Housing Revenue Account Capital Programme Actual Expenditure 2014-15 and Estimated Expenditure 2015-16

CODE	Scheme Detail	2014-15 Programme Feb 14 £	2014-15 Programme Jan 15 £	2014-15 Programme Actual £	2014-15 Actual Variance £	2015-16 Programme Feb 15 £	2015-16 Programme Jul 15 £	2015-16 Variance £
	<u>SUMMARY - HOUSING</u>							
	Enabling Role	3,500,000	1,482,000	1,343,140	(138,860)	4,628,000	5,216,460	588,460
	Mandatory Expenditure	496,000	494,910	448,220	(46,690)	505,000	551,690	46,690
	Improvements	3,058,000	3,156,850	3,171,610	14,760	3,235,000	3,244,000	9,000
	Enhancements	5,912,000	6,350,000	5,872,790	(477,210)	4,256,000	4,682,390	426,390
	TOTAL	12,966,000	11,483,760	10,835,760	(648,000)	12,624,000	13,694,540	1,070,540

CODE	Scheme Detail	2014-15 Programme Feb 14 £	2014-15 Programme Jan 15 £	2014-15 Programme Actual £	2014-15 Actual Variance £	2015-16 Programme Feb 15 £	2015-16 Programme Jul 15 £	2015-16 Variance £
	<u>ENABLING ROLE</u>							
C705	Demolition of Garages	20,000	0	0	0	40,000	40,000	0
C721	Redevelopment of PRC Dwellings (Reema flats Moss Road Estate)	100,000	150,000	137,600	(12,400)	0	2,000	2,000
C752	Repurchase of Vacant former Council Dwellings	840,000	587,000	566,000	(21,000)	177,000	198,000	21,000
C753	Housing Management System	0	440,000	254,310	(185,690)	260,000	595,690	335,690
C733	Moss Road Estate New Build	2,540,000	305,000	385,230	80,230	2,171,000	2,090,770	(80,230)
C757	Green Lane New Build	0	0	0	0	1,980,000	2,040,000	60,000
NEW	Development of former Garage sites	0	0	0	0	0	50,000	50,000
NEW	Right to Buy Social Mobility Scheme	0	0	0	0	0	200,000	200,000
	Sub-Total	3,500,000	1,482,000	1,343,140	(138,860)	4,628,000	5,216,460	588,460

CODE	Scheme Detail	2014-15 Programme Feb 14 £	2014-15 Programme Jan 15 £	2014-15 Programme Actual £	2014-15 Actual Variance £	2015-16 Programme Feb 15 £	2015-16 Programme Jul 15 £	2015-16 Variance £
	<u>MANDATORY EXPENDITURE</u>							
C029	Disabled Facilities Works - Council Dwellings	491,000	494,910	448,220	(46,690)	500,000	546,690	46,690
C031	Right to Compensation - Tenants Improvements	5,000	0	0	0	5,000	5,000	0
	Sub-Total	496,000	494,910	448,220	(46,690)	505,000	551,690	46,690

CODE	Scheme Detail	2014-15 Programme Feb 14 £	2014-15 Programme Jan 15 £	2014-15 Programme Actual £	2014-15 Actual Variance £	2015-16 Programme Feb 15 £	2015-16 Programme Jul 15 £	2015-16 Variance £
	<u>IMPROVEMENTS</u>							
C680	Replacement of Kitchens	463,000	360,000	341,150	(18,850)	367,000	367,000	0
C724	Bathroom Replacement	1,203,000	1,203,000	1,083,680	(119,320)	1,315,000	1,315,000	0
C699	Central Heating Upgrades:	892,000	983,850	972,610	(11,240)	1,041,000	1,050,000	9,000
C695	Void Properties - Decent Homes	500,000	550,000	712,450	162,450	512,000	512,000	0
C610	Structural Reinstatement of PRC Dwellings	0	60,000	61,720	1,720	0	0	0
	Sub-Total	3,058,000	3,156,850	3,171,610	14,760	3,235,000	3,244,000	9,000

CODE	Scheme Detail	2014-15 Programme Feb 13 £	2014-15 Programme Jan 14 £	2014-15 Programme Actual £	2014-15 Actual Variance £	2015-16 Programme Feb 15 £	2015-16 Programme Jul 15 £	2015-16 Variance £
	<u>ENHANCEMENTS</u>							
C692	Upgrading of Electrical Systems:	597,000	597,000	592,070	(4,930)	608,000	608,000	0
C681	External and Environmental Works	3,599,000	3,829,000	3,788,200	(40,800)	1,473,000	1,513,800	40,800
C437	Asbestos Testing and removal	75,000	120,000	105,540	(14,460)	100,000	110,000	10,000
C728	Contingency for Unforeseen Works	100,000	76,000	0	(76,000)	106,000	106,000	0
C706	Replacement of Housing Service Vehicles	209,000	230,000	39,890	(190,110)	115,000	305,110	190,110
C729	Provision of Double Glazing	1,332,000	1,270,000	1,211,340	(58,660)	1,467,000	1,525,660	58,660
C740	Replacement of Fire Alarms (Sheltered)	0	40,000	0	(40,000)	0	101,000	101,000
C755	Replacement of Social Alarms	0	120,000	113,180	(6,820)	180,000	161,820	(18,180)
C693	Provision of Dropped Kerbs	0	44,000	0	(44,000)	70,000	114,000	44,000
C694	Resurfacing of Service Roads	0	24,000	22,570	(1,430)	0	0	0
NEW	Resurfacing of Driveways	0	0	0	0	100,000	100,000	0
C758	Future Enhancements	0	0	0	0	37,000	37,000	0
	Sub-Total	5,912,000	6,350,000	5,872,790	(477,210)	4,256,000	4,682,390	426,390

APPENDIX 2

HOUSING REVENUE ACCOUNT CAPITAL RESOURCES 2014-15

	2014-15				2015-16		
	February 2014 £	January 2015 £	Outturn £	Variance £	February 2015 £	June 2015 £	Variance £
Resources B/F	3,929,024	3,875,110	3,875,110	0	3,018,000	3,640,620	622,620
Borrowing	3,022,000	0	0	0	0	0	0
RTB Sales (Allowable Attributable Debt)	300,000	300,000	554,100	254,100	300,000	300,000	0
RTB sales (1-4-1 Replacement)	0	0	126,120	126,120	0	0	0
Section 106 monies	0	0	0	0	100,000	100,000	0
Capital Receipts (Sale of Land)	50,000	50,000	105,630	55,630	0	55,250	55,250
Capital Receipts (Bungalows)	0	0	0	0	250,000	250,000	0
Revenue Contributions to Capital Outlay	4,541,000	4,591,000	4,591,000	0	7,072,000	7,072,000	0
Major Repairs Allowance	3,203,000	3,053,000	2,986,100	(66,900)	3,223,000	3,223,000	0
Energy Efficiency Obligation Monies	1,299,000	1,200,310	965,840	(234,470)	137,000	287,010	150,010
Transfer from Reserves:							
(i) IT Reserve		440,000	254,310	(185,690)	260,000	595,690	335,690
(ii) Social Alarms		120,000	113,180	(6,820)	180,000	186,820	6,820

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Renewal Heat Premium Payment Grant	26,000	26,000	25,990	(10)	0	0	0
Affordable Housing Grant	176,000	846,000	879,000	33,000	40,000	11,000	(29,000)
Right to Buy Social Mobility Fund Grant	0	0	0	0	0	200,000	200,000
Resources Available	16,546,024	14,501,420	14,476,380	25,040	14,580,000	15,921,390	1,341,390
Less Committed Expenditure (HRA Schemes)	12,966,000	11,483,760	10,835,760	648,000	12,624,000	13,694,540	(1,070,540)
Resources Carried Forward	3,580,024	3,017,660	3,640,620	622,960	1,956,000	2,226,850	270,850

2014-15 HRA CAPITAL PROGRAMME – EXPENDITURE VARIATIONS1. Budget Savings

	<u>Scheme</u>	<u>Budget Saving</u>	<u>Reason</u>
1.1	Redevelopment of PRC Dwellings. (Reema Flats, Moss Road Estate)	£10,400	Budget savings in respect of home loss and disturbance payments
1.2	Replacement of kitchens	£18,850	Budget savings in respect of internal and external fees.
1.3	Bathroom Replacement	£119,320	Budget savings as a result of tenant refusals, reduced requests for showers and a reduction in the number of dwellings requiring bathroom replacement work on estates included in the 2014-15 programme
1.4	Central Heating upgrades	£2,240	Budget savings in respect of external fees.
1.5	Up-grading of Electrical Systems	£4,930	Budget savings in respect of internal and external fees
1.6	Asbestos Testing and Removal	£4,460	Reduced need for asbestos testing and removal in 2014-15
1.7	Contingency for Unforeseen Works	£40,000	Reduced need for the contingency reserve during 2014-15.
1.8	Resurfacing of Service Roads	£1,430	Budget savings following completion of works
		<u>£201,630</u>	

2. Additional Scheme Costs

	<u>Scheme</u>	<u>Additional Scheme Cost</u>	<u>Reason</u>
2.1	Void Dwellings (Decent Homes)	£162,450	Additional void dwellings requiring decent homes works during 2014-15
2.2	Structural Reinstatement of PRC Dwellings	£1,720	Re-measurement of works on payment of final account
		£164,170	

3. Expenditure Brought forward from 2015-16

	<u>Scheme</u>	<u>Expenditure Brought Forward</u>	<u>Reason</u>
3.1	Moss Road Estate (new build)	£80,230	Additional works achieved on site during 2014-15.
		£80,230	

4. Slippage and Re-programming of scheme costs to 2015-16

	<u>Scheme</u>	<u>Slippage/Re- programming of Scheme Costs</u>	<u>Reason</u>
4.1	Redevelopment of PRC Dwellings (Reema Flats Moss Road Estate)	£2,000	Re-programming of budget to meet the estimated costs of one outstanding Disturbance Allowance.
4.2	Repurchase of vacant former Council Dwellings	£21,000	Reduced cost in dwelling purchases during 2014-15
4.3	Housing Management System	£185,690	Reduced expenditure in 2014-15 following the decision to re-programme "go live" to 2015-16. (As reported to Cabinet on 12/3/15)

4.4	Disabled Facilities Works (Council Dwellings)	£46,690	Reduction in anticipated contract payments in 2014-15.
4.5	Central Heating up-grades	£9,000	Reduction in anticipated contract payments in 2014-15
4.6	External and Environmental Works	£40,800	Reduction in anticipated contract payments in 2014-15
4.7	Asbestos Testing and Removal Works	£10,000	Reduction in anticipated payments in 2014-15
4.8	Contingency for Unforeseen Works	£36,000	Funding carried forward to 2015-16 to meet the additional cost of replacing the five alarms in the Council's sheltered housing schemes.
4.9	Replacement of Housing Service Vehicles	£190,110	Delay in receiving the replacement vehicles.
4.10	Provision of Double Glazing	£58,660	Reduction in anticipated contract payments in 2014-15
4.11	Replacement of Fire Alarms. (Sheltered Housing Schemes)	£40,000	Delay in tendering the scheme as a result of other work commitments.
4.12	Replacement of Social Alarms	£6,820	Balance of 2014-15 profiled budget carried forward to 2015-16
4.13	Provision of Dropped Kerbs	£44,000	Delay in Staffordshire County Council implementing the required works
		<hr/> £690,770 <hr/>	

2014-15 HRA CAPITAL PROGRAMME – RESOURCE VARIATIONS1. Increase in Resources

	<u>Resource</u>	<u>Increase</u>	<u>Reason</u>
1.1	RTB Sales (Allowable Attributable Debt)	£254,100	Additional RTB dwelling sales during 2014-15.
1.2	RTB Sales (1-4-1 Replacement)	£126,120	Additional RTB resources retained by the Council for the provision of affordable housing in accordance with “Reinvigorating the RTB”
1.3	Capital Receipts (Sale of Land)	£55,630	Additional sales of small areas of land in 2014-15
1.4	Affordable Housing Grant	£33,000	Additional grant from the Homes and Communities Agency for the repurchase of vacant former Council houses
		<u>£468,850</u>	

2. Decrease in Resources

	<u>Resource</u>	<u>Decrease</u>	<u>Reason</u>
2.1	Major Repairs Allowance	£66,900	Adjustment to the major repairs allowance to account for depreciation.
2.2	Energy Efficiency Obligation Monies	£234,470	Reduction in the amount of Energy Efficiency Obligation Monies (£84,460) as a result of carbon saving adjustments and re-programming of additional monies (£150,010) for payment in 2015-16.

2.3	Transfer from Reserves	£195,510	Reduction in the amount of resources transferred from the IT and Social Alarms reserves to match expenditure on these schemes in 2014-15
2.4	Renewal Heat Premium Payment Grant	£10	Minor adjustment to the grant payment
		<hr/>	
		£493,890	
		<hr/>	

2015-16 HRA CAPITAL PROGRAMME – EXPENDITURE VARIATIONS1. Additional Scheme Costs

	<u>Scheme</u>	<u>Additional Scheme Cost</u>	<u>Reason</u>
1.1	Replacement of Fire Alarms. (Sheltered Housing Schemes)	£36,000	Additional costs following receipt of tenders to meet specification requirements of Staffordshire Fire and Rescue. (Meet through virement of contingency budget carried forward from 2014-15).
		£36,000	

2. Additional Authorised Expenditure

	<u>Scheme</u>	<u>Additional Authorised Expenditure</u>	<u>Reason</u>
2.1	Housing Management System	£150,000	Capitalisation of all costs in accordance with accounting guidelines.
2.2	Right to Buy Social Mobility Scheme	£200,000	Introduction of a Right to Buy Social Mobility Scheme as agreed by Cabinet on 23/04/2015
2.3	Replacement of Fire Alarms (Sheltered Housing)	£25,000	Additional cost integrating the replacement fire alarm systems with social alarms. (Met through virement from the Replacement of Social Alarms budget)
		£375,000	

3. Expenditure Brought Forward to 2014-15

As detailed in Appendix 3.

4. Slippage and Reprogramming of Scheme Costs from 2014-15

As detailed in Appendix 3

5. Expenditure brought forward from 2016-17

<u>Scheme</u>	<u>Expenditure Brought Forward</u>	<u>Reason</u>
5.1 Green Lane New Build	£60,000	Expenditure brought forward from 2016-17 (through virement from the development of former garage sites budget) to meet the additional costs of two additional bungalows (As agreed by Cabinet on 23/4/15)
5.2 Development of Former Garage Sites	£50,000	Expenditure brought forward from 2016-17 to meet the costs of ground investigations.
	<hr/> £110,000 <hr/>	

6. Virement of Resources from 2014-15

<u>Scheme</u>	<u>Virement of Resources</u>	<u>Reason</u>
6.1 Replacement of Fire Alarms (Sheltered Housing Schemes)	£36,000	Virement of resources from 2014-15 contingency budget to meet the additional costs of the replacement of fire alarms

7. Virement of Resources in 2014-15

<u>Scheme</u>	<u>Virement of Resources</u>	<u>Reason</u>
7.1 Replacement of Social Alarms	£25,000	Virement of resources for the Replacement of Fire Alarms (Shelter Housing Scheme) budget to meet the costs of system integration.
	<hr/> £25,000 <hr/>	

2015-16 HRA CAPITAL PROGRAMME – RESOURCE VARIATIONS1. Increase in Resources

	<u>Resource</u>	<u>Increase</u>	<u>Reason</u>
1.1	Resources carried forward from 2014-15	£622,620	Increase in resources carried forward as a result of the 2014-15 outturn.
1.2	Capital Receipts (Sale of Land)	£55,250	Additional receipts from the sale of the former shops at Calving Hill
1.3	Energy Efficiency Obligation Monies	£150,010	Re-programming of additional Energy Efficiency obligation monies for payment in 2015-16
1.4	Transfer from Reserves	£342,510	Increase in the amount of resources transferred from the IT and Social Alarm reserves to match estimated expenditure during 2015-16
1.5	Right to Buy Social Mobility Fund Grant	£200,000	Additional resources from the Department for Communities and Local Government for the operation of a RTB social mobility scheme
		<u>£1,370,390</u>	

2. Decrease in Resources

	<u>Resource</u>	<u>Decrease</u>	<u>Reason</u>
2.1	Affordable Housing Grant	£29,000	Nett decrease in affordable housing grant to be received in 2015-16. Results from the re-programming of £40,000 of final grant payments in respect of the Moss Road New Build to 2017-18 (in accordance with HCA requirements) and £11,000 of additional grant for the purchase of vacant former Council dwellings
		<u>£29,000</u>	