

CANNOCK CHASE COUNCIL

COUNCIL

28 JUNE 2006

REPORT OF THE DEPUTY CHIEF EXECUTIVE

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMMES 2005-06 AND 2006-07 TO 2008-09

1. Purpose of Report

- 1.1 To consider the outturn expenditure and use of resources in respect of the 2005-06 Housing Revenue Account (HRA) Capital Programme.
- 1.2 To review, in accordance with the Council's agreed Capital Expenditure Control Procedures, the Housing Revenue Account (HRA) Capital Programme for 2006-07 to 2008-09 in light of the outturn expenditure and use of resources in 2005-06 and revised estimates of capital expenditure and available resources during the period 2006-07 to 2008-09.

2. Recommendations

2.1 That the position with regard to actual expenditure in respect of the 2005-06 HRA Capital Programme be noted and approval is given to incur £33,608 of additional expenditure on the following schemes:-

(a)	Estate Security	£43
(b)	Replacement of Partial Central Heating Systems (2004-05 Programme)	£13,729
(c)	Upgrading of Electrical Systems (2004-05 Programme)	£19,836

2.2 That the expenditure transferred from the agreed 2005-06 HRA Revenue Budget to the 2005-06 HRA Capital Programme budget be noted and approval is given to the transfer of £280,860 of expenditure in respect of the following schemes:-

(a)	Disabled Facilities Grants	£ 20,000
(b)	Kitchen and Bathroom Replacement	£ 15,000
(c)	Replacement of Central Heating	£ 9,000
(d)	Void Properties (Decent Homes)	£212,860
(e)	External Envelope Works	£ 24,000

2.3 That the slippage of expenditure from the 2005-06 HRA Capital Programme to the 2006-07 HRA Capital Programme be noted and approval is given to the transfer of £250,000 of expenditure in respect of the following schemes:-

(a)	PRC Redevelopment (Bevan Lee Estate)	£157,970
(b)	Disabled Facilities Works (Council Dwellings)	£ 8,480
(c)	Replacement of Partial Central Heating Systems	£ 83,550

2.4 That the expenditure brought forward from the 2006-07 HRA Capital Programme to the 2005-06 HRA Capital Programme be noted and approval is given to the transfer of £14,730 of expenditure to the 2005-06 HRA Capital Programme in respect of the following schemes:-

(a)	Replacement of Kitchens and Bathrooms	£5,410
(b)	External Envelope Works	£9,320

2.5 That the availability and use of resources in financing the 2005-06 HRA Capital Programme be

noted and approval is given to increase the Revenue Contribution to Capital Outlay by £319,234 in 2005-06.

2.6 That the position with regard to estimated expenditure in respect of the 2006-07 HRA Capital Programme be noted and approval is given to incur £350,000 of additional expenditure on the following schemes:-

(a)	Home Loss and Disturbance Payments (Cherry Tree House and Cornwall House)	£200,000
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(b)	Void Properties (Decent Homes)	£150,000
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2.7 That the absence of any 2006-07 grant allocation from the Regional Housing Pot to part fund structural reinstatement schemes in respect of certain PRC properties be noted and:-

(a) Approval be given to undertake design and consultation work as part of the 2006-07 HRA Capital Programme with a budget of £48,000 being established for this purpose.

(b) £253,249 of 2006-07 uncommitted resources be carried forward to 2007-08 to part fund these schemes.

(c) Consideration be given to the implementation of these schemes as part of a future review of the 2007-08 HRA Capital Programme.

2.8 That the estimated availability of resources to finance the 2006-07 HRA Capital Programme be noted and

(a) Approval is given to increase the Revenue Contribution to Capital Outlay by £360,000 in 2006-07.

(b) The estimated availability of capital resources in 2007-08 is subject to a comprehensive review as part of the mid-year review of HRA revenue and capital resources and expenditure.

2.9 That the current position with regard to estimated resources and expenditure in respect of the HRA Capital Programmes for 2007-08 and 2008-09 be noted.

3. Key Issues

3.1 Outturn expenditure in respect of the 2005-06 Housing Capital Programme (HRA) was £7,975,914. This compares to the expenditure forecast of £7,922,380 reported to Council on 22 February 2006.

3.2 A total of £6,569,159 of housing capital resources remain uncommitted following financing the 2005-06 HRA Capital Programme and these have been carried forward to 2006-07.

3.3 Expenditure in respect of the 2006-07 HRA Capital Programme is now estimated to be £8,092,270. This compares to £8,107,000 when the programme was determined on 22 February 2006, a decrease of £14,730.

- 3.4 Estimated available resources in 2006-07 are now forecast to be £14,907,520. Following the deduction of 2006-07 expenditure commitments (£8,092,270) and the transfer of £6,562,000 of resources to part finance the agreed 2007-08 HRA Capital Programme (in accordance with the Council's agreed Decent Homes Investment strategy), £253,250 of available resources remain uncommitted in 2006-07.
- 3.5 Expenditure in respect of 2007-08 HRA Capital Programme is now estimated to be £9,013,000. This compares to £8,413,000, when the programme was determined on 22 February 2006, an increase of £600,000.
- 3.6 Estimated available resources in 2007-08 are now forecast to be £13,146,250. Following the deduction of 2007-08 expenditure commitments (£9,013,000) and the transfer of £5,030,000 of resources to part finance the agreed 2008-09 HRA Capital Programme (in accordance with the Council's agreed Decent Homes Investment strategy) there is a potential investment deficit of £896,750 in 2007-08.
- 3.7 However, the generation of capital receipts from the sale of Council houses and land are subject to a number of uncertainties and there is the potential for the estimated resources from these sources to increase in 2007-08. Furthermore, £600,000 of expenditure in relation to the 2007-08 HRA Capital Programme relates to the structural reinstatement of certain PRC properties and it is suggested that the implementation of these schemes is deferred pending further review of the 2007-08 HRA Capital Programme.
- 3.8 It is not considered appropriate or necessary to take any further action at this stage, although the potential availability of resources will continue to be monitored closely as part of the quarterly reviews of the HRA Capital Programme.
- 3.9 There have been no changes to the 2008-09 HRA Capital Programme since its formulation by Council on 22 February 2006.

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Section 1

1. Background

1.1 Council on 22 February 2006:-

- (a) Reviewed the 2005-06 HRA Capital Programme in accordance with the (then) revised position regarding estimated capital expenditure and available capital resources as at 31 December 2005.
- (b) Determined a 'stock retention' HRA Capital Programme for the 3-year period 2006-07 to 2008-09.

1.2 Details of the outturn expenditure and use of resources for 2005-06 are now available and in accordance with the Council's agreed Capital Expenditure Control Procedures, this report:-

- (a) Presents details of the outturn expenditure and use of resources in respect of the 2005-06 HRA Capital Programme.
- (b) Reviews the HRA Capital Programme for the period 2006-07 to 2008-09 in the light of the outturn expenditure and use of resources for 2005-06 and the latest estimates of capital expenditure and available resources for the period 2006-07 to 2008-09.

Section 2

2. Outturn Expenditure and Use of Resources in 2005-06

2.1 The 2005-06 HRA Capital Programme was determined by Council on 23 February 2005.

2.2 The agreed programme was subsequently:-

- (a) Reviewed by Council on 29 June 2005 in the light of the outturn expenditure and use of resources in respect of the 2004-05 programme and the (then) revised estimates of 2005-06 Capital Expenditure and use of resources when a net £138,800 re-programming of expenditure from 2005-06 to 2004-05 was approved.
- (b) Increased by £16,000 by Council on 17 August 2005 to provide two show homes in relation to the (then) proposed transfer of the Council's housing stock.
- (c) Reviewed by Council on 23 November 2005 in accordance with the revised position regarding estimated expenditure and available resources at 30 September 2005. Council approved £40,000 of additional expenditure in respect of the agreed programme and agreed to re-programme £7,000 of expenditure from 2005-06 to 2006-07.
- (d) Reviewed by Council on 22 February 2006 in accordance with the revised position regarding estimated expenditure and available resources at 31 December 2005. Council approved £30,000 of additional expenditure in respect of the agreed programme and agreed to re-programme £5,000 of expenditure from 2005-06 to 2006-07.

2.3 A revised estimate of the capital resources which were available in 2005-06 is presented as part of Annex 1, whilst the details of the outturn expenditure in relation to 2005-06 HRA Capital Programme is presented as part of Annex 2.

2.4 The changes since the last report considered by Council on 22 February 2006 in relation to both available resources and outturn expenditure, are summarised below:-

Estimated Position Reported 22 February 2006

	£	£
Resources available		13,921,066
Less Estimated expenditure		7,922,380
Less Resources carried forward to 2006-07 *1		5,998,000
Uncommitted Resources (February 2006)		(i) <u>686</u> (+)

(Net) Changes in Resources

(a) Supported Capital Expenditure *2	45,000	(-)
(b) Capital receipts (sale of Council houses) *3	345,490	(+)
(c) Capital receipts (sale of land) *4	168,018	(-)
(d) Revenue contributions to capital outlay *5	319,234	(+)
(e) Major Repairs Allowance *6	49,986	(-)
(f) Energy Efficiency commitment monies *7	322	(+)
(g) Transfer of resources to General Fund Capital Programme for private sector housing schemes *8	221,965	(+)
		(ii) <u>624,007</u> (+)

(Net) Changes in Expenditure

(a) Budget savings (Annex 3)	25,660	(+)
(b) Additional scheme costs (Annex 4)	33,608	(-)
(c) Expenditure transferred from the Housing Revenue Account (Annex 5)	280,860	(-)
(d) Slippage in scheme costs 2005-06 to 2006-07 (Annex 6)	250,000	(+)
(e) Expenditure brought forward from 2006-07 to 2005-06 (Annex 7)	14,730	(-)

(f)	Adjustment for "rounding" of expenditure	4 (+)	
			(iii) <u>53,534</u> (-)
	Uncommitted Resources (June 2006) (i) + (ii) + (iii)		<u>571,159</u> (+)

Notes

- *1 Decrease in resources as a result of £45,000 of "kick-start" monies being carried forward into 2006-07 as part of the General Fund Capital Programme.
- *2 Transfer of resources to part resource the HRA Capital Programme in 2006-07 and future years.
- *3 Increase in resources due to additional Council house sales under the RTB during 2005-06.
- *4 Net decrease in resources due to the slippage of the Mavis Road, Cedar Close and North Street sites to 2006-07, offset by the sale of an additional site at Whitehorn Close.
- *5 Transfer of additional resources from the HRA budget to the HRA Capital Programme as a result of:-
- (i) A capitalisation of all internal fees (£68,000).
 - (ii) Additional expenditure regarding the provision of amenities to the decent homes standard in void properties (£212,860).
 - (iii) Savings in respect of the Housing Maintenance Budget (£38,374).
- *6 Decrease in resources to take account of depreciation in 2005-06.
- *7 Increase in resources as a result of additional Energy Efficiency Commitment monies under the Council's Funding Agreement with British Gas.
- *8 Increase in resources in 2005-06 as a result of slippage from 2005-06 to 2006-07 in respect of agreed expenditure on Renovation and Private Sector Disabled Facilities Grants within the General Fund Capital Programme.
- 2.5 Actual expenditure at 31 March 2006 was £7,975,914 which represents:-
- (a) 99.2% of the agreed expenditure target of £8,036,200 at 29 June 2005.
 - (b) 100.7% of the agreed expenditure target of £7,922,380 at 22 February, 2006.
- 2.6 Whilst the level of expenditure was above the pre-determined expenditure target, adequate resources were available to ensure this was fully financed.
- 2.7 A total of £6,569,159 of capital resources were available following the financing of the 2005-06 HRA Capital Programme. This sum includes £5,998,000 of resources which have been identified within the Council's Decent Homes Investment Strategy to part finance the HRA Capital Programme in 2006-07 and future years and this, together with the £571,159 of uncommitted resources identified in the table set out in paragraph 2.4 have been carried forward to 2006-07.

2.8 Details of the outputs (in terms of dwelling improvements) as a result of the implementation of the 2005-06 HRA Capital Programme are presented in the table below:-

	<u>Scheme</u>	<u>Target Outputs (Number of Dwellings)</u>	<u>Actual Outputs (Number of Dwellings)</u>	<u>Variance (Number of Dwellings)</u>
(a)	External Envelope Works	957	823	-134 ^{*1}
(b)	Replacement of Partial Central Heating Systems	335	344	+ 9
(c)	Replacement of Kitchens	360	366	+6
(d)	Replacement of Bathrooms	240	240	-
(e)	Electrical Upgrading Works	400	533	+133 ^{*2}

Notes

^{*1} Decrease in the number of dwelling improvements due to the deletion of properties following applications under the Right to Buy.

^{*2} Increase in the number of dwelling improvements due to an increase in the anticipated number of complete rewires.

2.9 In overall terms, the implementation of the 2005-06 HRA Capital Programme has reduced the proportion of Council properties which fail to meet the Decent Homes Standard to 39%.

Section 3

3. Estimated Resources and Expenditure for 2006-07

3.1 A revised estimate of the housing capital resources which are available in 2006-07 is presented as part of Annex 1, whilst details of the estimated expenditure commitments in relation to the 2006-07 HRA Capital Programme is presented as part of Annex 2.

3.2 The changes since the agreed programme was determined by Council on 22 February 2006, in relation to both available resources and estimated expenditure is summarised below:-

Estimated Position Reported 22 February 2006

	<u>£</u>	<u>£</u>
Resources available		14,669,000
Less Estimated expenditure		8,107,000
Less Resources carried forward to 2007-08 ^{*1}		6,562,000
Uncommitted Resources (February 2006)		(i) <u>0</u>

(Net) Changes in Resources

(a)	Resources brought forward from 2005-06 ^{*2}	571,159	(+)
(b)	Regional Housing Pot Allocation ^{*3}	500,000	(-)

(c)	Capital Receipts (sale of Council Houses) ^{*4}	154,200	(+)	
(d)	Capital Receipts (sale of land) ^{*5}	118,500	(-)	
(e)	Revenue Contributions to Capital Outlay ^{*6}	360,000	(+)	
(f)	Major Repairs Allowance ^{*7}	49,575	(-)	
(g)	Energy Efficiency Commitment Homes ^{*8}	1,800	(-)	
(h)	Transfer of resources to the General Fund Capital Programme for private sector housing schemes ^{*9}	176,965	(-)	
				(ii) <u>238,519</u> (+)
	<u>(Net) Changes in Expenditure</u>			
(a)	Expenditure deferred for further consideration in 2007-08 ^{*10}	600,000	(+)	
(b)	Additional scheme costs (Annex 8)	350,000	(-)	
(c)	Slippage in scheme costs 2005-06 to 2006-07 (Annex 6)	250,000	(-)	
(d)	Expenditure brought forward from 2006-07 to 2005-06 (Annex 7)	14,730	(+)	
				(iii) <u>14,730</u> (+)
	Uncommitted Resources (June 2006)			<u>253,249</u>
	(i) + (ii) + (iii)			

Notes

^{*1} Transfer of resources to part finance the HRA Capital Programme in 2006-07 in accordance with the Council's revised Decent Homes Investment Strategy as agreed on 23 November 2005.

^{*2} Increase in resources as a result of additional resources being carried forward from 2005-06.

^{*3} Reduction in resources following notification of Regional Housing Board grant allocations from the Regional Housing Pot. Note: The Council's grant allocation of £150,000 has been specifically allocated to private sector renewal activity and will therefore form part of the General Fund Capital Programme.

^{*4} Increase in resources as a result of an estimated increase in the number of Council house sales under the RTB during 2006-07.

^{*5} Increase in resources as a result of the slippage of the sale of the Mavis Road, Cedar Close and North Street sites from 2005-06 to 2006-07.

- *6 Transfer of additional resources from the HRA budget to the HRA Capital Programme as a result of:-
- (i) 'One-off' changes to the amount of rent rebate subsidy received by the Council in 2005-06 (£200,000).
 - (ii) £160,000 of HRA budget savings following the determination of the provisional outturn position in respect of employees (£74,000), tenancy services (£41,000) and provision for bad debts (£45,000).
- *7 Decrease in resources to take account of depreciation in 2006-07.
- *8 Decrease in resources as a result of a reduction in Energy Efficiency commitment monies under the Council's Funding Agreement with British Gas.
- *9 Decrease in resources in 2006-07 as a result of slippage from 2005-06 to 2006-07 in respect of agreed expenditure on Renovation and Private Sector Disabled Facilities Grants within the General Fund Capital Programme.
- *10 Expenditure for the implementation of structural reinstatement schemes in respect of the Council's PRC properties at Larch Road, Brereton and Braemar Road, Norton Canes. Note: Council on 22 February, 2006 deferred these schemes pending notification of Regional Housing Board grant allocations from the Regional Housing Pot. No allocation to support these schemes has been received and whilst financial resources enable design and consultation work to be undertaken during 2006-07, it is necessary to deter consideration of the implementation of the scheme to 2007-08.

3.3 As a result of these changes £253,249 of estimated available resources remain uncommitted in 2006-07 and it is suggested that these are carried forward to 2007-08 to part finance the implementation of the PRC structural reinstatement schemes at Larch Road, Brereton and Braemar Road, Norton Canes.

3.4 Details of the estimated outputs (in terms of dwelling improvements) which will result from the implementation of the 2006-07 HRA Capital Programme are presented in the table below:-

	<u>Scheme</u>	<u>Target Outputs (Number of Dwellings)</u>
(a)	External Envelope Works	800
(b)	Replacement of Partial Central Heating Systems	235
(c)	Replacement of Kitchens	440
(d)	Replacement of Bathrooms	480
(e)	Electrical Upgrading Works	600

Section 4

4. Estimated Resources and Expenditure for 2007-08

4.1 A revision of the preliminary estimate of capital resource availability for 2007-08 is presented a part of Annex 1, whilst details of the estimated expenditure in relation to the agreed 2007-08 HRA Capital Programme is presented as Annex 2.

4.2 The changes since the agreed programme was determined by Council on 22 February 2006 in relation to both available resources and estimated expenditure are summarised below:-

Estimated Position Reported 22 February 2006

	<u>£</u>	<u>£</u>
Resources available		13,443,000
Less Proposed Expenditure Programme		8,413,000
Less Resources carried forward to 2008-09		5,030,000
Uncommitted Resources (February 2006)	(i)	<u>0</u>

Changes in Resources

(a)	Resources brought forward from 2006-07 *1	253,249	(+)	
(b)	Regional Housing Pot Allocation *2	500,000	(-)	
(c)	Major Repairs Allowance *3	50,000	(-)	
				(ii) <u>296,751</u> (-)

(Net) Changes in Expenditure

(a)	Expenditure deferred for further consideration in 2007-08 *4	600,000	(-)	
				(iii) 600,000 (-)
	Resource Deficit (June 2006) (i) + (ii) + (iii)			<u>(896,751)</u>

Notes

*1 Subject to the agreement of Council, an increase in uncommitted resources carried forward from 2006-07 to part fund the structural reinstatement of PRC properties at Larch Road, Brereton and Braemar Road, Norton Canes.

*2 Potential reduction in resources following notification that grant allocations from the Regional Housing Pot are likely to be further reduced in 2007-08 as a result of 'pressures on ODPM investment programmes'.

*3 Decrease in resources to take account of depreciation in 2007-08.

*4 Expenditure for the implementation of structural re-instatement schemes in respect of the

Council's PRC properties at Larch Road, Brereton and Braemar Road, Norton Canes.

- 4.3 As a result of these changes there is a potential investment deficit of £896,751 in 2007-08. There are however, a number of uncertainties regarding the generation of capital resources from the sale of Council houses and land. In particular, there has been a notable increase in the number of Council house sales in recent months and should this trend continue additional capital resources (which have not been included within the revised capital resource estimate at this stage) could be generated in 2007-08. There is also the potential for additional receipts to be generated from 2007-08 land sales.
- 4.4 Furthermore, £600,000 of expenditure in relation to the 2007-08 HRA Capital Programme relates to the implementation of structural reinstatement schemes to the Council's PRC properties at Larch Road, Brereton and Braemar Road, Norton Canes. It is therefore suggested that the implementation of these schemes is deferred pending further reviews of the 2007-08 HRA Capital Programme.
- 4.5 It is not considered appropriate or necessary to take any further action at this stage, although the potential availability of resources in 2007-08 will continue to be monitored closely as part of the quarterly reviews of the agreed HRA Capital Programme.

Section 5

5. Estimated Resources and Expenditure for 2008-09

- 5.1 The preliminary estimate of capital resource availability for 2008-09 is presented as part of Annex 1, whilst details of the estimated expenditure in relation to the agreed 2008-09 HRA Capital Programme is presented as part of Annex 2.
- 5.2 There have been no changes to the 2008-09 HRA Capital Programme since its formulation by Council on 22 February 2006.

Section 6

6. Contributions to CHASE

- 6.1 The implementation of the HRA Capital Programme will contribute to CHASE by ensuring that the Council's housing stock meets the decent homes standard by 2010.

Section 7

7. Section 17 (Crime Prevention) Implications

- 7.1 The renewal of door entry systems which were provided through the 2005-06 Estate Security budget have positive implications for crime prevention.

Section 8

8. Human Rights Act Implications

- 8.1 There are no identified implications in respect of the Human Rights Act 1998 arising from this report.

Section 9

9. **Data Protection Act Implications**

- 9.1 There are no identified implications in respect of the Data Protection Act arising from this report.

Section 10

10. **Risk Management Implications**

- 10.1 There are a number of risks associated with the delivery of the three year HRA Capital Programme, which include:-

- (a) Uncertainties regarding the generation of capital resources, particularly capital receipts from the sale of Council dwellings.
- (b) Potential delays regarding the financial year when capital receipts from agreed land sales will be received.
- (c) Potential delays in implementing agreed schemes on site as a result of tenant refusals, delays in utility suppliers providing the necessary connections, inclement weather conditions and skill shortages in the building industry.

- 10.2 As a result:-

- (a) Expenditure in respect of the agreed HRA Capital Programme could exceed estimated resources, thus placing the Council in an ultra vires position;

or
- (b) The agreed expenditure targets may not be met as a result of slippage in respect of agreed schemes.

- 10.3 The Council's agreed Capital Expenditure Control Procedures seek to minimise the risks identified above, through regular monitoring of both available housing capital resources and actual and forecast expenditure, which include quarterly reports to Council.

Section 11

11. **Legal Implications**

- 11.1 The legal implications are set out throughout the report.

Section 12

12. **Financial Implications**

12.1 The financial implications have been referred to throughout the report.

Section 13

13. **Human Resource Implications**

13.1 There are no human resource implications arising from this report.

Section 14

14. **Conclusions**

14.1 That the recommendations set out in Section 2 of the preceding report are agreed.

Section 15

Background Papers

- Letter from the Government Office for the West Midlands – Regional Housing Pot: Local Authority Grant Allocations 2006/07.

Statement of Housing Capital Resources as at June 2006

	<u>2005-06</u>		<u>2006-07</u>		<u>2007-08</u>		<u>2008-09</u>
	<u>Feb-06</u>	Actual 31/03/2006	<u>Feb-06</u>	<u>Jun-06</u>	<u>Feb-06</u>	<u>Jun-06</u>	<u>Jun-06</u>
	£	£					
<u>AVAILABLE HOUSING RESOURCES</u>							
Resources Brought Forward	7,669,176	7,669,176	5,998,000	6,569,160	6,562,000	6,815,250	5,030,000
<u>New Resources</u>							
Supported Capital Expenditure	863,000	818,000	420,000	420,000	420,000	420,000	420,000
Regional Housing Pot Allocation			500,000	0	500,000	0	0
Section 106 Contribution	42,000	42,000		0			
Capital Receipts - Sale of Council Ho	872,000	1,217,490	1,077,000	1,231,200	1,098,000	1,098,000	1,118,000
Capital Receipts - Sale of Land (Net)	765,000	596,982	1,208,000	1,089,500	135,000	135,000	135,000
Revenue Contributions	1,082,000	1,401,234	2,283,000	2,643,000	1,534,000	1,534,000	1,448,000
Major Repairs Allowance	3,174,680	3,124,694	3,133,000	3,083,420	3,144,000	3,094,000	3,150,000
Energy Efficiency Commitment	70,000	70,322	50,000	48,200	50,000	50,000	50,000
Resources Available	- 14,537,856	14,939,898	14,669,000	15,084,480	13,443,000	13,146,250	11,351,000
Adjustments re General Fund Housin	-616,790	-394,825	0	-176,960	0	0	0
Total Resources Available	- 13,921,066	14,545,073	14,669,000	14,907,520	13,443,000	13,146,250	11,351,000
Less Committed Expenditure - (HRA Schemes)	7,922,380	7,975,914	8,107,000	8,092,270	8,413,000	9,013,000	7,185,000
Resources carried	- 5,998,000	6,569,159	6,562,000	6,815,250	5,030,000	5,030,000	4,166,000
Uncommitted Resources	- 686						
Potential Resource Deficit						-896750	

ENCLOSURE 12.15

ANNEX 1

Housing Revenue Account Capital Programme Expenditure June 2006

CODE NAVISION	Scheme Detail	2005-06 Programme 26 January 2005	2005-06 Programme June 2005	2005-06 Programme September 2005	2005-06 Programme February 2006	2005-06 Programme Outturn	2005-06 Variance	2006-07 Programme 22 February 2006	2006-07 Programme Anticipated June 2006	2006-07 Variance	2007-08 Programme Commitments June 2006	2008-09 Programme Commitments June 2006
	<u>SUMMARY - HOUSING</u>	£	£	£	£	£	£	£	£	£	£	£
	Enabling Role	490,000	572,740	413,000	413,000	255,027	-157,973	298,000	655,970	357,970	309,000	0
	Mandatory Expenditure	305,000	305,000	303,000	303,000	311,701	8,701	323,000	331,480	8,480	339,000	356,000
	Improvements	4,375,000	4,333,250	4,389,250	4,351,170	4,523,660	172,490	4,812,000	4,440,140	-371,860	5,669,000	4,784,000
	Enhancements	3,005,000	2,825,210	2,825,210	2,855,210	2,885,526	30,316	2,674,000	2,664,680	-9,320	2,696,000	2,045,000
	Contingency											
	TOTAL	8,175,000	8,036,200	7,930,460	7,922,380	7,975,914	53,534	8,107,000	8,092,270	-14,730	9,013,000	7,185,000

CODE NAVISION	Scheme Detail	2005-06 Programme 26 January 2005	2005-06 Programme June 2005	2005-06 Programme September 2005	2005-06 Programme February 2006	2005-06 Programme Outturn 2006	2005-06 Variance	2006-07 Programme 22 February 2006	2006-07 Programme Anticipated June 2006	2006-07 Variance	2007-08 Programme Commitments June 2006	2008-09 Programme Commitments June 2006
	<u>ENABLING ROLE</u>											
C371	- Coulthwaite Way Housing - Phase 1	0	42,000	42,000	42,000	42,000	0	0	0	0		
C469	- Jerome Road	0	42,000	42,000	42,000	42,000	0			0		
C683	- PRC re-development (Bevan Lee Estate)	490,000	488,740	329,000	329,000	171,027	-157,973	298,000	455,970	157,970	309,000	0
	- Home Loss and Disturbance Payments (Cherry Tree House and Cornwall House)	0	0	0	0	0	0	0	200,000	200,000	0	0
	Sub-Total	490,000	572,740	413,000	413,000	255,027	-157,973	298,000	655,970	357,970	309,000	0

CODE NAVISION	Scheme Detail	2005-06 Programme 26 January 2005	2005-06 Programme June 2005	2005-06 Programme September 2005	2005-06 Programme February 2006	2005-06 Programme Outturn 2006	2005-06 Variance	2006-07 Programme 22 February 2006	2006-07 Programme Anticipated June 2006	2006-07 Variance	2007-08 Programme Commitments June 2006	2008-09 Programme Commitments June 2006
	<u>MANDATORY EXPENDITURE</u>											
	Disabled Facilities Works											
C029	- Council Dwellings	300,000	300,000	300,000	300,000	311,522	11,522	318,000	326,480	8,480	334,000	351,000
	Right to Compensation:											
C031	- Tenants Improvements	5,000	5,000	3,000	3,000	179	-2,821	5,000	5,000	0	5,000	5,000
	Sub-Total	305,000	305,000	303,000	303,000	311,701	8,701	323,000	331,480	8,480	339,000	356,000

ENCLOSURE 12.17

CODE NAVISION	Scheme Detail	2005-06	2005-06	2005-06	2005-06	2005-06	2005-06	2006-07	2006-07	2006-07	2007-08	2008-09
		Programme 26 January 2005	Programme June 2005	Programme September 2005	Programme February 2006	Programme Outturn 2006	Variance	Programme 22 February 2006	Programme Anticipated June 2006	Variance	Programme Commitments June 2006	Programme Commitments June 2006
	IMPROVEMENTS											
	Reinstatement of PRC Dwellings *	0	0	0	0	0	0	648,000	48,000	-600,000	1,282,000	158,000
C680	Replacement of Kitchens & Bathrooms - 2005-06 to 2008-09	2,400,000	2,364,150	2,364,150	2,364,150	2,384,561	20,411	2,956,000	2,950,590	-5,410	3,124,000	3,300,000
	Central Heating Programmes:											
C679	- Replacement of Partial 2004-05	1,550,000	0	0	50,000	72,729	22,729	0	0	0	0	0
C691	- Conversion of Existing - 2004-05	0	11,730	11,730	0	0	0	0	0	0	0	0
C699	- Replacement of Partial 2005-06 to 2008-09	0	1,507,020	1,507,020	1,457,020	1,373,468	-83,552	1,044,000	1,127,550	83,550	1,096,000	1,151,000
C684	Estate Security 2004-05 to 2007-08	125,000	150,350	150,350	124,000	124,043	43	5,000	5,000	0	0	0
C695	Void Properties - Decent Homes	300,000	300,000	356,000	356,000	568,860	212,860	159,000	309,000	150,000	167,000	175,000
	Sub-Total	4,375,000	4,333,250	4,389,250	4,351,170	4,523,660	172,490	4,812,000	4,440,140	-371,860	5,669,000	4,784,000

* Scheme deferred pending capital grant allocations

CODE NAVISION	Scheme Detail	2005-06	2005-06	2005-06	2005-06	2005-06	2005-06	2006-07	2006-07	2006-07	2007-08	2008-09
		Programme 26 January 2005	Programme June 2005	Programme September 2005	Programme February 2006	Programme Outturn 2006	Variance	Programme 22 February 2006	Programme Anticipated June 2006	Variance	Programme Commitments June 2006	Programme Commitments June 2006
	ENHANCEMENTS											
	Upgrading of Electrical Systems:											
C682	- 2004-05 Programme	30,000			30,000	49,836	19,836	0	0	0	0	0
C692	- 2005-06 to 2008-09 Programmes	500,000	467,520	467,520	467,520	444,681	-22,839	605,000	605,000	0	635,000	667,000
	External Envelope Works											
C681	- 2005-06 to 2008-09 Programmes	2,475,000	2,357,690	2,357,690	2,357,690	2,391,010	33,320	2,069,000	2,059,680	-9,320	2,061,000	1,378,000
	Sub-Total	3,005,000	2,825,210	2,825,210	2,855,210	2,885,526	30,316	2,674,000	2,664,680	-9,320	2,696,000	2,045,000

ENCLOSURE 12.18

ANNEX 3BUDGET SAVINGS 2005-06

<u>Scheme</u>	<u>Budget Saving</u> £	<u>Reason</u>
(a) Right to Compensation for Tenants' Improvements	2,821	Reduction in demand for compensation under the Right to Compensation for Tenants' Improvements Scheme
(b) Upgrading of Electrical Systems (2005-06 to 2008-09)	22,839	Decrease in the value of works undertaken on site during 2005-06 to compensate for the additional expenditure in respect of retention payments for the 2004-05 programme
	<hr/> £25,660 <hr/>	

ANNEX 4ADDITIONAL SCHEME COSTS 2005-06

<u>Scheme</u>	<u>Additional Costs £</u>	<u>Reason</u>
(a) Estate Security	43	Adjustments to payments made in 2005-06
(b) Replacement of Partial Central Heating Systems (2004-05 Programme)	13,729	Additional expenditure following the re-measurement of works prior to the payment of the final account.
(c) Electrical upgrading (2004-05 Programme)	19,836	Additional Expenditure following the re-measurement of works prior to payment of the final account.
	<hr/> £33,608 <hr/>	

ANNEX 5**EXPENDITURE TRANSFERRED FROM THE HOUSING REVENUE ACCOUNT**

	<u>Scheme</u>	<u>Expenditure Transferred</u> £	<u>Reason</u>
(a)	Disabled Facilities Works	20,000	Capitalisation of all internal fees at the end of the financial year
(b)	Replacement of Kitchens and Bathrooms	15,000	Capitalisation of all internal fees at the end of the financial year
(c)	Replacement of Central Heating (2004-05)	9,000	Capitalisation of all internal fees at the end of the financial year
(d)	Void Properties (Decent Homes)	212,860	Capitalisation of bringing void properties to the decent homes standard.
(e)	External Envelope Works (2005-06 to 2007-08)	24,000	Capitalisation of all internal fees at the end of the financial year.
		<hr/> £280,860 <hr/>	

ANNEX 6**SLIPPAGE IN SCHEME COSTS 2005-06 TO 2006-07**

	<u>Scheme</u>	<u>Slippage</u> <u>£</u>	<u>Reason</u>
(a)	PRC Redevelopment (Bevan Lee Estate)	157,970	Delay in the Beth Johnson Housing Association commencing Phase I of the redevelopment scheme on site
(b)	Disabled Facilities Works (Council Dwellings)	8,480	Reduction in the anticipated value of works undertaken during 2005-06
(c)	Replacement of Partial Central Heating Systems (2005-06 to 2008-09)	83,550	Reduction in the anticipated value of works undertaken during 2005-06 as a result of tenant refusals and delays in the installation of gas connections by TRANSCO
		<hr/> £250,000 <hr/>	

ANNEX 7EXPENDITURE BROUGHT FORWARD 2006-07 TO 2005-06

<u>Scheme</u>	<u>Expenditure Brought Forward £</u>	<u>Reason</u>
(a) Replacement of Kitchens and Bathrooms (2005-06 to 2008-09)	5,410	Increase in the anticipated value of works completed on site during 2005-06
(b) External Envelope Works (2005-06 to 2008-09)	9,320	Increase in the anticipated value of works completed on site during 2005-06
	<hr/>	
	£14,730	

ANNEX 8**ADDITIONAL SCHEME COSTS 2006-07**

<u>Scheme</u>	<u>Budget Saving</u> £	<u>Reason</u>
(a) Home Loss and Disturbance Payments (Cherry Tree House and Cornwall House)	200,000	Payment of home loss and disturbance payments in accordance with the statutory scheme in respect of tenants vacating the Cherry Tree House and Cornwall House Sheltered Housing Schemes
(b) Void Properties (Decent Homes)	150,000	Additional resources to meet the cost of providing decent homes standard amenities to an increased number of void properties during 2006-07
	<hr/> <u>£350,000</u>	