

**CANNOCK CHASE COUNCIL**

**CABINET**

**21 JULY 2011**

**JOINT REPORT OF THE CORPORATE DIRECTOR AND THE HEAD OF FINANCIAL  
MANAGEMENT**

**RESPONSIBLE PORTFOLIO LEADER: HOUSING**

**HOUSING REVENUE ACCOUNT CAPITAL PROGRAMMES 2010-11 AND 2011-12**

**KEY DECISION – NO**

**1. Purpose of Report**

- 1.1 To consider the outturn expenditure and use of resources in respect of the 2010-11 Housing Revenue Account (HRA) Capital Programme.
- 1.2 To review in accordance with the Council's agreed Capital Expenditure Control Procedures the 2011-12 Housing Revenue Account (HRA) Capital Programme in the light of the outturn expenditure and use of resources for 2010-11.

**2. Recommendations**

- 2.1 That the position with regard to actual expenditure in respect of the 2010-11 HRA Capital Programme be noted and approval be given to incur £9,682 of additional scheme costs met through the virement of existing resources in respect of the following schemes:-

(a)	PRC Redevelopment (Bevan Lee)	-	£1,290
(b)	Void Properties (Decent Homes Works)	-	£7,833
(c)	Asbestos Testing and Removal	-	£559
- 2.2 That the reprogramming/slippage of £212,090 of expenditure from the 2010-11 HRA Capital Programme to the 2011-12 HRA Capital Programme, as agreed by the Corporate Director, for the reasons detailed in Annex 4 be noted.
- 2.3 That the availability and use of resources in financing the 2010-11 HRA Capital Programme be noted and £926,410 of resources are carried forward to 2011-12.

- 2.4 That the current position with regard to estimated expenditure in respect of the 2011-12 HRA Capital Programme be noted and approval be given to:-
- (a) Establish a £150,000 budget for the Testing and Removal of Asbestos, met through the virement of existing resources.
  - (b) Increase the Disabled Facilities Works budget by £25,000 following the receipt of additional resources from South Staffordshire PCT.
- 2.5 That the current position regarding the estimated availability of capital resources in 2011-12 be noted and that the £235,322 of uncommitted resources are held as a contingency reserve.

### 3. Summary

#### 3.1 Summaries of the programmes are set out below:-

(a) Housing Revenue Account Capital Programme 2010-11

The 2010-11 HRA Capital Programme was determined by Council on 24 February 2010 and was subsequently reviewed by Cabinet on 22 July 2010 and 3 February 2011.

Details of the outturn resources are presented as part of Annex 1. A total of £6,006,678 was available at 31 March 2011 compared to the revised estimate of £6,009,601 reported to Cabinet on 3 February 2011. The reasons for this decrease of £2,923 are detailed in Annex 3.

Details of the outturn expenditure are presented as part of Annex 2. Actual expenditure at 31 March 2011 was £5,080,266 compared to the revised estimate of £5,519,900 reported to Cabinet on 3 February 2011. The reasons for this decrease of £439,633 are detailed in Annex 3.

A total of £926,412 of capital resources were available after financing the 2010-11 HRA Capital Programme. This compares to £489,701 reported to Cabinet on 3 February 2011, an increase of £436,711. A total of £926,412 of unused resources have therefore been carried forward to 2011-12.

(b) Housing Revenue Account Capital Programme 2011-12

The 2011-12 HRA Capital Programme was determined by Council on 16 February 2011. Estimated available resources in 2011-12 are now forecast to be £5,981,412 as shown in Annex 1. This compares to £5,519,700 when Council determined the programme on 16 February 2011. The reasons for the increase of £461,711 are detailed in Annex 5.

Expenditure in respect of the 2011-12 HRA Capital Programme is now estimated to be £5,746,090 as shown as part of Annex 2. This compares to £5,488,000 when Council determined the programme on 24 February 2010. The reasons for the increase of £258,090 are detailed in Annex 6.

Following the financing of the estimated 2011-12 HRA Capital Programme, £235,322 of resources are anticipated to be available, and it is proposed that these are held as a contingency reserve at this stage.

#### 4. Key Issues and Implications

4.1 The key issues arising from the programmes are set out below:-

##### (a) HRA Capital Programme 2010-11

Details of the capital resources which were available in 2010-11 are presented as part of Annex 1, whilst details of the outturn expenditure in relation to the 2010-11 HRA Capital Programme is presented as part of Annex 2.

The changes since the last report considered by Cabinet on 3 February 2011 are summarised below:-

##### Estimated Position Reported 3 February 2011

	£	£
Resources available		6,009,601
Less Estimated expenditure		5,519,900
Resources carried forward to 2010-11 (February 2010)		(A) 489,701 (+)

##### Net Changes in Resources

	£	£
(i) Resources brought forward from 2009-10 (Annex 3)	12,000 (-)	
(ii) Capital Receipts (sale of Council houses) (Annex 3)	12,078 (-)	
(iii) Capital Receipts (sale of land) (Annex 3)	433 (-)	
(iv) Compensation monies (M6 Toll) (Annex 3)	1,904 (+)	
(v) Major Repairs Allowance (Annex 3)	28,472 (+)	
(vi) Energy Efficiency commitment monies (Annex 3)	20,866 (-)	
(vii) Strategic Housing Priorities (Annex 3)	12,078 (+)	
		(B) 2,923 (-)

##### Net Changes in Expenditure

	£	£
(a) Budget savings (Annex 4)	237,225 (+)	
(b) Additional scheme costs (Annex 4)	9,682 (-)	

(c) Slippage in scheme costs 2009-10 to 2010-11 212,090 (+)  
(Annex 4)

(C) 439,633 (+)

Resources carried forward to 2011-12 (June 2011)  
(A) + (B) + (C)

926,412

The £926,412 of resources which have not been utilised in financing the 2010-11 programme have been carried forward to 2011-12.

Details of the outputs (in terms of dwelling improvements) which have resulted from the implementation of the 2010-11 HRA Capital Programme are detailed 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	475	644	+169
(b)	Replacement of Central Heating Systems	250	225	-25 *1
(c)	Replacement of Kitchens	300	343	+43
(d)	Electrical Upgrading Works	500	638	+138
(e)	Disabled Facility Works	95	53	-42 *2
(f)	Second Doors to Bungalows	95	56	-39 *3

#### Notes

\*1 Postponement of installation of replacement heating systems during poor weather conditions.

\*2 Delay by Spirita (the Council's agent) formulating specifications for the required works earlier in the year.

\*3 Reprogramming of works following liquidation of previous contractor and postponement of installation of second doors during poor weather conditions.

Following the implementation of the 2010-11 HRA Capital Programme, the Council's housing stock met the decent homes standard at 31 March 2011.

#### (b) HRA Capital Programme 2011-12

The 2011-12 HRA Capital Programme has been revised in the light of the outturn expenditure and use of resources for 2010-11. A revised estimate of the capital resources which are available in 2011-12 is presented as part of Annex 1, whilst details of the estimated expenditure commitments in relation to the 2011-12 HRA capital programme is presented as part of Annex 2.

The changes since the agreed programme was determined by Council on 16 February 2011 are summarised below:-

Estimated Position 16 February 2011

	£	£
Resources available		5,519,701
Less Estimated expenditure		5,488,000
Uncommitted Resources (February 2011)		<u>(A) 31,701</u> (+)

Net Changes in Resources

	£	£
(i) Resources brought forward from 2010-11 (Annex 5)	436,711	(+)
(ii) Disabled Facilities Works (contribution from South Staffs. PCT) (Annex 5)	25,000	(+)
		<u>(B) 461,711</u> (+)

Net Changes in Expenditure

	£	£
(a) Budget savings (Annex 6)	150,000	(+)
(b) Revised scheme costs (Annex 6)	175,000	(-)
(c) Additional authorised expenditure (Annex 6)	21,000	(-)
(d) Slippage in scheme costs 2010-11 to 2011-12 (Annex 4)	212,090	(-)
		<u>(C) 258,090</u> (-)
Uncommitted resources (July 2011) (A)+(B)+(C)		<u>235,322</u> (+)

With the exception of the Grace Moore Court lift refurbishment all agreed schemes within the agreed 2011-12 HRA Capital Programme are on site and it is expected that the agreed programme will be achieved in full. In particular, action has been taken to address the 2010-11 under performance with regard to implementing disabled facilities works. As a result, 2011-12 expenditure (as revised is now estimated to be £5,746,090.

Details of the estimated outputs (in terms of dwelling improvements) which will result of the implementation of the 2011-12 HRA Capital Programme are set out below:-

<u>Scheme</u>	<u>Target Outputs</u> <u>(Number of</u> <u>Dwellings)</u>
(a) External Envelope Works	660
(b) Central Heating	
- system replacement	
- boiler and appliance renewal	

(c)	Replacement of Kitchens	300
(d)	Electrical Upgrading	520
(e)	Disabled Facilities Works	110
(f)	Second doors to bungalows	70

The above works will ensure that the Council's housing stock continues to meet the decent homes standard.

**5. Conclusions and Reasons for Recommendations**

- 5.1 In accordance with the Council's agreed Capital Expenditure Control Procedures and Financial Regulations, this report presents the outturn position in respect of the 2010-11 HRA Capital Programme and in the light of this, reviews the 2011-12 HRA Capital Programme.
- 5.2 Reasons for variances are detailed in section 4 of the report and the accompanying Annexes.

**6. Other Options Considered**

- 7.1 There are no other options in relation to this report.

**7. Report Author Details**

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**SCHEDULE OF ADDITIONAL INFORMATION**

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**Section 1**

**Contribution to Council Priorities (i.e. CHASE, Corporate Plan)**

The implementation of the 2010-11 and 2011-12 HRA Capital Programmes have/will contribute to a key outcome in the Housing/Place Priority Delivery Plan.

**Section 2**

**Contribution to Promoting Community Engagement**

The outturn position in respect of the 2010-11 HRA Capital Programme has been discussed with the Chase Tenants' and Residents' Federation.

**Section 3**

**Financial Implications**

The financial implications have been referred to throughout the report.

**Section 4**

**Legal Implications**

The legal implications are set out throughout the report.

**Section 5**

**Human Resource Implications**

There are no human resource implications arising from this report.

**Section 6**

**Section 17 (Crime Prevention)**

The provision of replacement doors (with improved security) to certain dwellings (as part of the external envelope works programme) has or will result in positive implications for crime prevention.

**Section 7**

**Human Rights Act Implications**

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

**Section 8**

**Data Protection Act Implications**

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



**Section 9**

**Risk Management Implications**

Inadequate management of the HRA Capital Programme has been identified in the Council's risk register. The potential problems include:-

- (a) Uncertainties regarding the generation of capital resources, particularly capital receipts from the sale of Council dwellings under the RTB.
- (b) Potential delays regarding the size of the receipt and 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.

As a result:-

- (a) Expenditure in respect of the agreed HRA Capital Programme could exceed estimated resources, thus placing the council beyond its legal powers.

or

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

The score rating for the gross risk is 20 which falls within the high risk category. However, 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. It is considered that these actions reduce the risk score to 4, placing it within the tolerable risk category.

**Section 10**

**Equality and Diversity Implications**

The implementation of a number of the schemes included within the 2010-11 and 2011-12 HRA Capital Programmes provide specific assistance to people with disabilities and this has positive equality and diversity implications. These include:-

- (a) Specific budgets to provide disabled facilities works to Council dwellings and second doors to Council bungalows.
- (b) The provision of specialised smoke alarms for people with hearing difficulties as part of the electrical upgrading works.
- (c) The provision of kitchens with low worktops to facilitate access by people in wheelchairs as part of the kitchen replacement programme.

**Section 11****List of Background Papers**

None.

**Section 12****Report History**

<u>Title</u>	<u>Meeting</u>	<u>Date</u>
Housing Revenue Account Capital Resources and Housing Revenue Account Capital Expenditure Requirements 2010-11	Cabinet	11 February 2010

(Note: 2010-11 HRA Capital Programme subsequently determined by Council on 24 February 2010)

Housing Revenue Account Capital Programmes 2009-10 and 2010-11	Cabinet	22 July 2010
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Housing Revenue Account Capital Programme 2011-12 Review	Cabinet	3 February 2011
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Housing Revenue Account Capital Resources and Housing Revenue Account Capital Expenditure Requirements 2011-12	Cabinet	3 February 2011
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(Note: The 2011-12 HRA Capital Programme subsequently determined by Council on 16 February 2011)

Grace Moore Court Sheltered Housing – Lift Refurbishment	Cabinet	23 June 2011
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**Annexes**

- Annex 1: HRA Capital Resources 2010-11 and 2011-12
- Annex 2: HRA Capital Expenditure 2010-11 and 2011-12
- Annex 3: 2010-11 HRA Capital Programme – Resource Variations
- Annex 4: 2010-11 HRA Capital Programme – Expenditure Variations
- Annex 5: 2011-12 HRA Capital Programme – Resource Variations
- Annex 6: 2011-12 HRA Capital Programme – Expenditure Variations

Statement of Housing Capital Resources

	2010-11				Variance £	2011-12		
	<u>Feb-10</u> £	<u>Jun-10</u> £	<u>Feb-11</u> £	<u>Mar-11</u>		<u>Feb-11</u> £	<u>Jul-11</u>	Variance £
<u>AVAILABLE HOUSING RESOURCES</u>								
<u>Resources Brought Forward</u>	259,860	441,060	441,060	429,060	(12,000)	489,701	926,412	436,711
<u>New Resources</u>								
Supported Capital Expenditure	420,000	420,000	420,000	420,000	0	-	-	0
Capital Receipts - Sale of Council Houses (Net)	170,400	170,400	142,800	130,722	(12,078)	173,000	173,000	0
Capital Receipts - Vacant Bungalows (Net)	0	0	-	-	0	-	-	0
Capital Receipts - Sale of Land (Net)	2,185,000	2,185,000	260,000	259,567	(433)	50,000	50,000	0
Contribution from South Staffs PCT - Disabled Facility Grant works	0	0	-	-	0	-	25,000	25,000
Compensation Monies - M6 Toll (Norton Canes)	0	38,666	38,666	40,570	1,904	-	-	0
Compensation Monies - M6 Toll (Bridgtown)	0	4,875	4,875	4,875	0	-	-	0
Revenue Contributions	1,596,000	1,596,000	1,546,000	1,546,000	0	1,650,000	1,650,000	0
Major Repairs Allowance	3,200,000	3,193,000	3,193,000	3,221,472	28,472	3,255,000	3,255,000	0
Energy Efficiency Commitment	75,000	156,000	156,000	135,134	(20,866)	75,000	75,000	0
Resources Available	7,906,260	8,205,001	6,202,401	6,187,400	(15,001)	5,692,701	6,154,412	461,711
<u>Less Contributions to the General Fund Capital Programme</u>								
Strategic Housing Priorities	(170,400)	(170,400)	(192,800)	(180,722)	12,078	(173,000)	(173,000)	0
Elizabeth Road Area Redevelopment	0	0	-	-	0	-	-	0
<b>Total Resources Available</b>	<b>7,735,860</b>	<b>8,034,601</b>	<b>6,009,601</b>	<b>6,006,678</b>	<b>(2,923)</b>	<b>5,519,701</b>	<b>5,981,412</b>	<b>461,711</b>
<b>Less Committed Expenditure - (HRA Schemes)</b>	<b>5,770,000</b>	<b>5,997,700</b>	<b>5,519,900</b>	<b>5,080,266</b>	<b>(439,634)</b>	<b>5,488,000</b>	<b>5,746,090</b>	<b>258,090</b>
<b>Resources carried forward</b>	<b>1,965,860</b>	<b>2,036,901</b>	<b>489,701</b>	<b>926,412</b>	<b>436,711</b>	<b>31,701</b>	<b>235,322</b>	<b>203,621</b>

**HRA CAPITAL EXPENDITURE 2010-11 AND 2011-12**

Scheme Detail	2010-11 Programme Feb 10 £	2010-11 Programme June 10 £	2010-11 Programme Feb 11 £	2010-11 Actual Expenditure March 11 £	2010-11 Variance £	2011-12 Programme Feb 11 £	2011-12 Programme Jul 11 £
<b><u>SUMMARY HOUSING</u></b>							
Enabling Role	20,000	45,890	58,000	48,498	(9,502)	20,000	30,792
Mandatory Expenditure	555,000	572,910	350,000	266,099	(83,901)	505,000	613,901
Improvements	3,008,000	2,952,000	2,735,000	2,409,296	(325,704)	2,858,000	2,858,000
Enhancements	2,187,000	2,426,900	2,376,900	2,356,373	(20,527)	2,105,000	2,243,397
<b>TOTAL</b>	<b>5,770,000</b>	<b>5,997,700</b>	<b>5,519,900</b>	<b>5,080,266</b>	<b>(439,634)</b>	<b>5,488,000</b>	<b>5,746,090</b>

Scheme Detail	2010-11 Programme Feb 10 £	2010-11 Programme June 10 £	2010-11 Programme Feb 11 £	2010-11 Actual Expenditure March 11 £	2010-11 Variance £	2011-12 Programme Feb 11 £	2011-12 Programme Jul 11 £
<b><u>ENABLING ROLE</u></b>							
Demolition of Garages	20,000	20,000	15,000	4,208	(10,792)	20,000	30,792
PRC re-development (Bevan Lee)	0	25,890	43,000	44,290	1,290	0	0
<b>Sub Total</b>	<b>20,000</b>	<b>45,890</b>	<b>58,000</b>	<b>48,498</b>	<b>(9,502)</b>	<b>20,000</b>	<b>30,792</b>

Scheme Detail	2010-11 Programme Feb 10 £	2010-11 Programme June 10 £	2010-11 Programme Feb 11 £	2010-11 Actual Expenditure March 11 £	2010-11 Variance £	2011-12 Programme Feb 11 £	2011-12 Programme Jul 11 £
<b><u>MANDATORY EXPENDITURE</u></b>							
Disabled Facilities Works – Council Dwellings	550,000	567,910	350,000	266,099	(83,901)	500,000	608,901
Right to compensation – Tenants Improvements	5,000	5,000	0	0	0	5,000	5,000
<b>Sub Total</b>	<b>555,000</b>	<b>572,910</b>	<b>350,000</b>	<b>266,099</b>	<b>(83,901)</b>	<b>505,000</b>	<b>613,901</b>

Scheme Detail	2010-11 Programme Feb 10 £	2010-11 Programme June 10 £	2010-11 Programme Feb 11 £	2010-11 Actual Expenditure March 11 £	2010-11 Variance £	2011-12 Programme Feb 11 £	2011-12 Programme Jul 11 £
<b>IMPROVEMENTS</b>							
Replacement of Kitchens	1,505,000	1,455,000	1,455,000	1,301,668	(152,332)	1,505,000	1,455,000
Central Heating	1,203,000	1,197,000	1,080,000	899,795	(180,205)	1,203,000	1,253,000
Void Properties – Decent Homes	300,000	300,000	200,000	207,833	7,833	150,000	150,000
<b>Sub Total</b>	<b>3,008,000</b>	<b>2,952,000</b>	<b>2,735,000</b>	<b>2,409,296</b>	<b>(325,704)</b>	<b>2,858,000</b>	<b>2,858,000</b>

Scheme Detail	2010-11 Programme Feb 10 £	2010-11 Programme June 10 £	2010-11 Programme Feb 11 £	2010-11 Actual Expenditure March 11 £	2010-11 Variance £	2011-12 Programme Feb 11 £	2011-12 Programme Jul 11 £
<b>ENHANCEMENTS</b>							
Upgrading of Electrical systems	446,000	446,000	446,000	443,998	(2,002)	446,000	446,000
External Envelope Works	1,561,000	1,567,400	1,567,400	1,550,003	(17,397)	1,561,000	1,528,397
Asbestos Testing & Removal		150,000	100,000	100,559	559	0	150,000
Communal Bathroom Replacement	80,000	80,000	80,000	79,697	(303)	0	0
Second Doors to bungalows	100,000	100,000	100,000	100,000	0	98,000	98,000
Dropped Kerbs (Braemar Road)		15,000	15,000	13,618	(1,383)	0	0
Footpath Maintenance (Moss Estate)		68,500	68,500	68,500	0	0	0
Lift Refurbishment (Grace Moor Court)						0	21,000
<b>Sub Total</b>	<b>2,187,000</b>	<b>2,426,900</b>	<b>2,376,900</b>	<b>2,356,373</b>	<b>(20,527)</b>	<b>2,105,000</b>	<b>2,243,397</b>





**2010-11 HRA CAPITAL PROGRAMME – RESOURCE VARIATIONS**1. Increased Resources

	<u>Resource</u>	<u>Increase</u>	<u>Reason</u>
1.1	Major Repairs Allowance	£28,472	Adjustment to the Major Repairs Allowance with respect to depreciation.
1.2	Strategic Housing Priorities	£12,078	Reduction in resources transferred to the General Fund (in accordance with the agreed strategic housing priorities agreed by Council on 27/9/06 to “match” the availability of RTB receipts.
1.3	Compensation monies (M6 Toll)	£1,904	Adjustment of compensation monies received from the Highways Agency.
		<u>£42,454</u>	

2. Decrease in Resources

	<u>Resource</u>	<u>Decrease</u>	<u>Reason</u>
2.1	Resources brought forward from 2009-10	£12,000	Adjustments to resources brought forward from 2009-10.
2.2	Capital Receipts (sale of Council houses)	£12,078	Reduction in receipts from RTB sales.
2.3	Capital Receipts (sale of land)	£433	Reduction in receipts from land sales.
2.5	Energy Efficiency Commitment Monies	£20,866	Reduction in the amount of energy efficiency commitment monies received for 2009-10 eligible works.
		<u>£45,377</u>	

**2010-11 HRA CAPITAL PROGRAMME – EXPENDITURE VARIATIONS**1. Budget Savings

	<u>Scheme</u>	<u>Budget Saving</u>	<u>Reason</u>
1.1	Replacement of Kitchens	£153,332	Efficiency savings resulting from a single kitchen replacement team and a reduction in internal fees.
1.2	Replacement of Central Heating	£80,205	Savings in internal fees.
1.3	Upgrading of electrical systems	£2,002	Savings in internal fees.
1.4	Communal Bathroom Replacement	£303	Savings on completion of work programme.
1.5	Dropped kerbs (Braemar Road)	£1,383	Savings on completion of work programme.
		<u>£237,225</u>	

2. Additional Scheme Costs

	<u>Scheme</u>	<u>Additional Scheme Cost</u>	<u>Reason</u>
2.1	PRC Redevelopment (Bevan Lee Estate)	£1,290	Finalisation of Disturbance Allowances following completion of the redevelopment scheme.
2.2	Void Properties (Decent Homes)	£7,833	Increase in the need for decent homes works to void properties.
2.3	Asbestos Testing and Removal	£559	Increase in the need for asbestos testing/removal in 2010-11.
		<u>£9,682</u>	

3. Slippage and Re-programming of Scheme Costs to 2011-12

	<u>Scheme</u>	<u>Re-programming of Scheme Costs</u>	<u>Reason</u>
3.1	Demolition of Garages	£10,792	Reprogramming of site restoration works at Clarion Way, West Chadsmoor to 2011-12.
3.2	Disabled Facilities Works (Council dwellings)	£83,901	Reduction in the anticipated payments for works on site, following delays by Spirita (the Council's agent) formulating specifications earlier in the year.
3.3	Replacement of Partial Central Heating Systems	£100,000	Delay in replacing 25 central heating systems due to poor weather conditions (installation of heating systems postponed).
3.4	External Envelope Works	£17,397	Reduction in anticipated payments during 2011-12.
		<u>£212,090</u>	

**2011-12 HRA CAPITAL PROGRAMME – RESOURCE VARIATIONS**1. Increased Resources

	<u>Resource</u>	<u>Increase</u>	<u>Reason</u>
1.1	Resources brought forward from 2010-11	£436,711	Additional resources carried forward from 2010-11.
1.2	Contribution from South Staffordshire PCT (Disabled Facilities Works)	£25,000	Additional resources from South Staffs. PCT specifically allocated for disabled facilities works.
		<u>£461,711</u>	

**2011-12 HRA CAPITAL PROGRAMME – EXPENDITURE VARIATIONS**1. Budget Savings

	<u>Scheme</u>	<u>Budget Saving</u>	<u>Reason</u>
1.1	Replacement of Kitchens	£50,000	Virement of resources to establish a 2011-12 Asbestos Testing and Removal budget.
1.2	Replacement of Central Heating	£50,000	Virement of resources to establish a 2011-12 Asbestos Testing and Removal budget.
1.3	External Envelope Works	£50,000	Virement of resources to establish a 2011-12 Asbestos Testing and Removal budget.
		<u>£150,000</u>	

2. Revised Scheme Costs

	<u>Scheme</u>	<u>Additional Scheme Cost</u>	<u>Reason</u>
2.1	Disabled Facilities Works (Council Dwellings)	£25,000	Increase in available resources following the allocation of an additional £25,000 from South Staffordshire PCT.
2.2	Asbestos Testing and Removal	£150,000	Establishment of a 2011-12 budget for Asbestos Testing and Removal.
		<u>£175,000</u>	

3. Additional Authorised Expenditure

	<u>Scheme</u>	<u>Additional Authorised Expenditure</u>	<u>Reason</u>
3.1	Lift Refurbishment (Grace Moore Court Sheltered Housing Scheme)	£21,000	As agreed by Cabinet on 23 June 2011.
		<u>£21,000</u>	