
To: HOUSING & COMMUNITY SAFETY POLICY BOARD

On: 25 AUGUST 2015

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 26th June totals £2.585m compared to anticipated expenditure of £2.535m for this time of year. This results in an over-spend position of £0.050m for those services reporting to this board, and is summarised in the table below:

| Division | Current Reported Position | % Variance | Previously Reported Position | % Variance |
|-----------------|----------------------------------|-----------------------|-------------------------------------|-------------------|
| Housing (HRA) | £0.039m o/spend | 2% o/spend | <i>n/a</i> | <i>n/a</i> |
| Housing (PSHG) | £0.011m o/spend | 6% o/spend | <i>n/a</i> | <i>n/a</i> |
| Total | £0.050m o/spend | 2% o/spend | <i>n/a</i> | <i>n/a</i> |

- 1.2 The 6% over-spend in PSHG relates to a number of rolling programmes and reflects a timing issue, with the programme still expected to remain within budget.

- 1.3 The expenditure total of £2.585m represents 12% of the resources available to fund the projects being reported to this board. Appendix 2 provides further information on the budget monitoring position of the projects within the remit of this board.

2. **Recommendations**

- 2.1 It is recommended that Members note this report.
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3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This is the first capital budget monitoring to members in 2015/16 and it details the performance of the Capital Programme to 26th June 2015, and is based on the Housing Capital Investment Plan which was approved by council on 12th February 2015 and the Private Sector Housing Investment Programme approved by the board on 10th March 2015, adjusted for movements since its approval.
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4. **Budget Changes**

- 4.1 Since the capital budget was approved, budget changes totalling £4.002m have arisen which primarily relate to projects brought forward from 2014/15:-
- **HRA:**
A summary of the budget changes totalling £3.859m for HRA can be found in Appendix 3.
 - **PSHG:**
Net budget changes of £0.143m reflecting re-profiling of expenditure between 2014/15 and 2015/16.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –
Greener - Capital investment will make property assets more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

List of Background Papers

- (a). Capital Investment Programme 2015/16 & 2016/17 – Council, 12th February 2015.
- (b). Housing Revenue Account Budget and Rent Levels 2015/16 and Housing Capital Investment Plan 2015/16 to 2017/18 – Council, 12th February 2015.

The contact officers within the service are:

- Paul Davies (Finance & Resources)
- Louise Feely (Housing)
- Ian MacKinnon (Housing)

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Housing(HRA) - Appendix 1(a)

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: HOUSING & COMMUNITY SAFETY

| Project Title | Approved Programme @12/02/15 | Current Programme MR 3 |
|---------------------------------|---------------------------------|---------------------------|
| | | |
| Department: Housing(HRA) | | |
| Kitchens, Bathrooms, Rewiring | 1,900 | 1,689 |
| Heating | 2,030 | 1,782 |
| External Improvements | 4,073 | 6,994 |
| Energy Programme | 10 | 10 |
| Multi Storey Flats | 425 | 1,287 |
| Common & Environmental Works | 25 | 217 |
| Demolition | 780 | 809 |
| Other Council Priorities | 730 | 728 |
| Other Assets | 259 | 392 |
| Initiatives | 516 | 548 |
| Non Property Expenditure | 75 | 88 |
| Non Physical Investment | 10 | 10 |
| Professional Fees | 2,065 | 2,085 |
| Council House New Build | 1,525 | 1,705 |
| Future Years Allowances | 0 | -60 |
| | | |
| TOTAL HOUSING PROGRAMME | 14,423 | 18,282 |

Housing(PSHG) - Appendix 1(b)

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: HOUSING & COMMUNITY SAFETY

| Project Title | Approved Programme @12/02/15 | Current Programme MR 3 |
|---|------------------------------------|------------------------------|
| | | |
| Department: Housing(PSHG) | | |
| General PSHG Programme | 741 | 7 |
| Orchard Street HAA | 45 | 0 |
| Owners in Council House Schemes (From HRA Hses) | 0 | 162 |
| Owners In Council House Schemes | 1,980 | 2,029 |
| Salaries | 0 | 106 |
| Care & Repair - Revenue Support | 0 | 155 |
| Disabled Adaptations | 0 | 400 |
| Fees/consultancy/Title Clearance | 0 | 25 |
| Private Rented Sector | 0 | 25 |
| | | |
| | | |
| TOTAL HOUSING PROGRAMME | 2,766 | 2,909 |

Appendix 2

CAPITAL PROGRAMME 2015/16 - BUDGET MONITORING REPORT TO 26 JUNE 2015 (£000s)

| POLICY BOARD Department | Council Approved Programme | Current Programme | Share of Available Resources | Year to Date Budget to 26-Jun-15 | Spent to 26-Jun-15 | Variance to 26-Jun-15 | % variance | Unspent Cash Flow For Year | % Cash Spent |
|---|----------------------------------|----------------------|------------------------------------|--|-----------------------|--------------------------|---------------|----------------------------------|-----------------|
| Housing & Community Safety Housing & Property (Housing - HRA) Housing & Property (Housing - non HRA) | 14,423 | 18,282 | 18,282 | 2,372 | 2,411 | -39 | -2% | 15,871 | 13% |
| | 2,766 | 2,909 | 2,909 | 163 | 174 | -11 | -6% | 2,736 | 6% |
| | 17,189 | 21,191 | 21,191 | 2,535 | 2,585 | -50 | -2% | 18,607 | 12% |
| TOTAL | | | | | | | | | |

Housing(HRA) - Appendix 3

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: HOUSING & COMMUNITY SAFETY

| Project Title | Projects Brought Forward from 2014/15: | Projects Accelerated from 2015/16 to 2014/15: | Transferred in 2015/16: | Total Impact in 2015/16: |
|-------------------------------|--|---|-------------------------|--------------------------|
| Department: Housing(HRA) | £000 | £000 | £000 | £000 |
| Kitchens, Bathrooms, Rewiring | 0 | 211 | 0 | -211 |
| Heating | 0 | 226 | -22 | -248 |
| External Improvements | 3,072 | 0 | -151 | 2,921 |
| Energy Programme | 0 | 0 | 0 | 0 |
| Multi Storey Flats | 862 | 0 | 0 | 862 |
| Common & Environmental Works | 192 | 0 | 0 | 192 |
| Demolition | 19 | 0 | 10 | 29 |
| Other Council Priorities | 0 | 2 | 0 | -2 |
| Other Assets | 133 | 0 | 0 | 133 |
| Initiatives | 32 | 0 | 0 | 32 |
| Non Property Expenditure | 13 | 0 | 0 | 13 |
| Non Physical Investment | 0 | 0 | 0 | 0 |
| Professional Fees | 180 | 0 | 0 | 180 |
| Council House New Build | 20 | 0 | 0 | 20 |
| Future Years Allowances | 0 | 223 | 163 | -60 |
| | | | | |
| Total | 4,523 | 663 | 0 | 3,859 |