
To: HOUSING & COMMUNITY SAFETY POLICY BOARD

On: 8 NOVEMBER 2016

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 16th September 2016 totals £3.009m compared to anticipated expenditure of £3.265m for this time of year. This results in an under-spend position of £0.256m 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)	£0.225m u/spend	8% u/spend	£0.037m u/spend	3% u/spend
Housing (PSHG)	£0.031m u/spend	9% u/spend	£0.009m u/spend	4% u/spend
Total	£0.256m u/spend	8% u/spend	£0.046m u/spend	3% u/spend

- 1.2 The expenditure total of £3.009m represents 26% of the resources available to fund the projects being reported to this board. Appendix 1 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.

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 capital budget monitoring report details the performance of the Capital Programme to 16th September 2016, and is based on the Housing Capital Investment Plan which was approved by council on 3rd March 2016 and the Private Sector Housing Investment Programme approved by the board on 15th March 2016, adjusted for movements since its approval.

4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £6.745m have arisen which relate to projects re-profiled to 2017/18 as part of the programme revisions reflected in the finalised Strategic Housing Investment Plan 2017/18 – 2021/22:-
- **HRA:**
 - Regeneration (£2.078m) which relates to revised timescales for the Johnstone Castle, Ferguslie Park and West End regeneration programmes.
 - Council House New Build (£2.017m) reflecting the revised work programme for the construction of new homes at Dargaval Village in Bishopton. The development and procurement phase will now be completed over the remainder of financial year 2016/17 with the construction phase expected to commence in the spring of 2017.
 - A summary of the budget changes totalling £5.445m for HRA can be found in Appendix 2.
 - **PSHG:**
 - Owners in Council House Schemes (£1.300m) reflecting a revised timescale for the requirement of grants for private owners.

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 2016/17 & 2017/18 – Council, 3rd March 2016.
- (b). Housing Revenue Account Budget and Rent Levels 2016/17 and Housing Capital Investment Plan 2016/17 to 2018/19 – Council, 3rd March 2016.

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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 @03/03/16	Current Programme MR 6	Year To Date Budget to 16-Sep-16	Cash Spent to 16-Sep-16	Variance to 16-Sep-16	% Variance	Cash to be Spent by 31-Mar-16	% Cash Spent
Department: Housing(HRA)								
Improvements To Existing Properties	6,000	5,313	1,290	1,223	67	5%	4,090	23%
Demolition	2,930	1,360	622	568	54	9%	792	42%
Other Assets	1,695	2,048	745	627	118	16%	1,421	31%
Non Property Expenditure	80	80	10	0	10	100%	80	0%
Council House New Build	2,000	0	0	0	0	0%	0	-
Professional Fees	1,525	1,150	260	256	4	2%	894	22%
Future Years Allowances	0	0	0	28	-28	100%	-28	-
TOTAL HOUSING PROGRAMME	14,230	9,950	2,927	2,702	225	8%	7,249	27%

Housing(PSHG) - Appendix 1(b)

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: HOUSING & COMMUNITY SAFETY

Project Title	Approved Programme @03/03/16	Current Programme MR 6	Year To Date Budget to 16-Sep-16	Cash Spent to 16-Sep-16	Variance to 16-Sep-16	% Variance	Cash to be Spent by 31-Mar-16	% Cash Spent
Department: Housing(PSHG)								
General PSHG Programme	1,200	0	0	0	0	0%	0	-
4-16 Gordon Street	0	0	0	7	-7	100%	-7	-
Owners In Council House Schemes	0	521	48	48	0	0%	473	9%
Salaries	0	126	32	22	10	30%	104	18%
Care & Repair - Revenue Support	0	206	50	101	-51	-101%	105	49%
Disabled Adaptations	0	773	206	128	78	38%	646	17%
Fees/consultancy/Title Clearance	0	5	1	1	0	-30%	4	26%
Private Rented Sector	0	5	1	0	1	82%	5	4%
TOTAL HOUSING PROGRAMME	1,200	1,636	338	307	31	9%	1,329	19%

Housing(HRA) - Appendix 2

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: HOUSING & COMMUNITY SAFETY

Project Title	Projects Decelerated from 2016/17 to 2017/18:	Projects Accelerated from 2017/18 to 2016/17:	Transferred in 2016/17:	Total Impact in 2016/17:
Department: Housing(HRA)	£000	£000	£000	£000
Improvements To Existing Properties	0	0	-750	-750
Demolition	2,078	0	72	-2,006
Other Assets	200	0	285	85
Non Property Expenditure	0	0	0	0
Council House New Build	2,017	0	0	-2,017
Professional Fees	400	0	50	-350
Future Years Allowances	750	0	343	-407
Total	5,445	0	0	-5,445