

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 21 MARCH 2007

HOUSING INVESTMENT PROGRAMME 2006/2007

Report by the Executive Director of Neighbourhood Services and the Acting Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1 To advise members of the current status of projects within the Housing Investment Programme 2006/2007 and to set out the current position in relation to financial monitoring and physical progress.

2. BACKGROUND

- 2.1 At the meeting on 17 May 2006, Housing Committee approved the Housing Investment Programme identified against a number of budgetary categories, which took account of the projected income at £13.660m.
- 2.2 An additional £0.360m was identified to carry out road works in Riccarton West as detailed in a report to this Committee on 6th September 2006. These works are now likely to take place during the 2007/08 financial year.
- 2.3 In addition, extension of existing gas heating contracts was approved by this Committee on 1 November 2006, to offset the possible effects of forecasted exceptionally inclement weather upon outdoor works.

3. CURRENT STATUS OF THE 2006/2007 PROGRAMME

- 3.1 The following table shows in detail the current status of the programme for 2006/2007.

SERVICE	Budget 2006/07	Actual Expenditure to Date	Projected Expenditure 2006/07	Variance Projected/ Budget
	£	£	£	£
Asbestos	120,000	93,606	125,396	5,396
Energy Efficiency	341,000	416,044	622,966	281,966
Efficient Heating	2,788,000	2,331,640	4,121,504	1,333,504
External Envelope Enhancement	2,928,000	1,259,806	2,044,515	-883,485
Modern Facilities & Services	5,885,000	3,885,624	5,665,674	-219,326
Neighbourhood Improvements	110,000	162,933	171,426	61,426
Safe & Secure Neighbourhood	383,000	151,772	433,691	50,691
Sheltered Housing Safety & Improvement	1,105,000	346,860	494,434	-610,566
Capital Expenditure	13,660,000	8,648,284	13,679,607	19,607
Source of Financing				
Capital Financed From Current Revenue	3,561,000	0	3,561,000	0
Capital Receipts Applied	8,000,000	6,280,000	8,300,000	300,000
Other Grants & Income		154,698	160,000	160,000
Required Borrowing	2,099,000	2,213,587	1,658,607	-440,393

- 3.2 The detail of the scheme for the upgrading of the Ellisland Court sheltered housing complex at Mauchline has been finalised, taking account of arrangements with colleagues in Social Work as to the scope of needs to be allowed for within the complex. Minor asbestos removal works have been carried out, and it is intended that the main works be carried out as part of the 2007/08 proposals.
- 3.3 The addresses for the re-roofing works and door entry replacement include a high proportion of work to common or adjoining owners which limits progress, and current estimates for completion reflect that position.
- 3.4 Projected out-turns have been adjusted for weather dependent projects. Any further adverse conditions since the time of preparation of this forecast will reduce progress.
- 3.5 The initiatives which have been brought forward seek to fully commit the Housing Investment Programme, and promote a modest level of over commitment; however, it will be necessary to carry forward incomplete projects into the 2007/08 financial year. The detail of modification to the Housing Investment Programme is set out at paragraph 4.

4. DETAILS OF MODIFICATION TO THE HOUSING INVESTMENT PROGRAMME

4.1 Asbestos

The cost of these works currently represents an increase of £0.005m. The nature of the works is identification and testing of houses in advance of heating and kitchen replacement works being carried out, and is mainly concerned with Artex treated walls and ceilings.

4.2 Energy Efficiency

The cost of these works currently represents an increase of £0.282m against the original budget, as a result of 383 No. additional addresses being committed under the door and screen replacement programme.

4.3 Efficient Heating

The cost of these works currently represents an increase of £1.333m against the original budget, as a result of 190 No. additional addresses being committed under the central heating programme, together with the extension of existing contracts by a further 200 no addresses. Additional energy efficiency works have been carried out by the Wise Group under ILM arrangements.

4.4 Neighbourhood Improvements

The cost of these works within this category currently represents an increase of £0.061m against the original budget. 9 No. additional addresses have been committed under the timber house preservation project, and provision has been made for the settlement of demolition projects which were primarily

funded by direct grant outwith the Housing Improvement Programme during 2005/06.

4.5 Safe and Secure Neighbourhood

The cost of these works within this category currently represents an increase of £0.051m against the original budget, as a result of further home security works being carried out by the Wise Group under ILM arrangements.

5. LEGAL AUTHORITY/IMPLICATIONS

- 5.1 The Housing Investment Programme enables the Council to carry out its statutory and contractual responsibilities towards its tenants.

6. POLICY

- 6.1 The Council is committed to improve its housing stock to meet the Scottish Housing Quality Standard as provided for in the Housing Investment Programme approved by Committee.

7. FINANCIAL IMPLICATIONS

- 7.1 The programme fully commits the funds which are available to the Council by way of income.

8. COMMUNITY PLAN IMPLICATIONS

- 8.1 The programme makes a significant contribution to the Community Plan in seeking to provide council housing of a good standard.

9. RISK MANAGEMENT IMPLICATIONS

- 9.1 The Housing Improvement Programme has been delayed over the course of the financial year by a number of influences, the detail having been set out for members at the appropriate time.

- 9.2 As a consequence, anticipated completion dates are very late in the financial year, with the potential of approximately £100,000 of work being at risk of slippage into 2007/08.

10. CONCLUSION

- 10.1 The outcome of the approved position will enable the Council to meet its commitment in respect of the approved Housing Investment Programme.

11. RECOMMENDATIONS

- 11.1 The Committee are asked to:

- (i) note the modifications to the Housing Investment Programme as detailed in paragraph 4; and

- (ii) otherwise note the current position in relation to the Housing Investment Programme.

William Stafford
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Neighbourhood Services

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21 February 2007

CMCA/AP/LA

LIST OF BACKGROUND PAPERS

Nil

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