

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 19 MAY 2004**

#### **HOUSING CAPITAL PROGRAMME 2003/2004 AND HOUSING INVESTMENT PROGRAMME 2004/2005**

##### **Report by the Executive Director of Neighbourhood Services**

### **1. PURPOSE OF REPORT**

- 1.1 To advise members of the anticipated financial out-turn position for the year 2003/2004.
- 1.2 To advise members of the current status of projects within the Housing Capital Programme 2004/2005.

### **2. BACKGROUND**

- 2.1 The attached monitoring statement sets out the estimated out-turn position in relation to the Housing Capital Programme for 2003/2004.
- 2.2 As the financial year progressed, there were a number of changes and modifications to the Capital Programme, and these were reported to Committee in the normal manner.

### **3. CURRENT STATUS OF THE 2003/2004 PROGRAMME**

- 3.1 The attached monitoring statement sets out in detail the finalisation of the programme for 2003/2004. In total it shows an expenditure of £10,037,002.42, which represents an over-commitment of £81,093.42. This overspend is small when compared with the scale of the programme, representing an over-commitment (gross) amounting to 0.82% and is within the limits which are permitted. The over spend will therefore be carried forward and offset against the 2004/2005 programme.
- 3.2 In general terms, the Capital Programme for 2003/2004 has been managed against changes in available income identified during the course of the financial year and has been carried out in accordance with the Council's requirements and has been satisfactorily completed. As is normal practice, appropriate retentions and provision for the schemes in progress at the end of the 2003/2004 financial year have been similarly carried forward as estimated expenditure during the 2004/2005 financial year.
- 3.3 The anticipated expenditure and income figures are consistent with those submitted to the Budget Scrutiny Group.

#### **4. CURRENT STATUS OF THE 2004/2005 PROGRAMME**

- 4.1 At the special meeting on 21<sup>st</sup> April 2004, Housing Committee approved a Housing Investment Programme identified against a number of budgetary subheadings, which took account of the projected income of £11.702m.
- 4.2 Work is ongoing in committing those projects within the 2004/2005 Programme which will be executed by Building and Works Section.
- 4.3 Tenders will be invited at the appropriate times for the balance of projects. Tenders have recently been invited for the modernisation of the 21 Nr. Sheltered housing units at Hamilton Gardens, Stewarton.

#### **5. LEGAL AUTHORITY/ IMPLICATIONS**

- 5.1 The Council has a statutory and contractual duty towards its tenants in respect of the maintenance of its housing stock.
- 5.2 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 its local housing strategy as submitted to Communities Scotland in accordance with Committee Authority.

#### **7. FINANCIAL IMPLICATIONS**

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

#### **8. CONCLUSION**

- 8.1 The outcome of the approved position will enable the Council to meet its commitment in respect of the approved housing investment programme.

#### **9. RECOMMENDATIONS**

- 9.1 The Committee are asked to:
  - (i) note the estimated out-turn position in relation to the Capital Programme 2003/2004, and the current position in relation to the Housing Investment Programme 2004/2005.

William Stafford  
Executive Director of Neighbourhood Services  
13 May 2004

#### **LIST OF BACKGROUND PAPERS**

Nil

For further information please contact Alan Paterson, Principal Quantity Surveyor on 01563 555249.