

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 17 MAY 2006

HOUSING INVESTMENT PROGRAMME 2005/2006

Joint report by the Executive Director of Neighbourhood Services and Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1 To advise members of the anticipated out-turn of the Housing Investment Programme 2005/2006.

2. BACKGROUND

- 2.1 At the special meeting on 20 April 2005, Housing Committee approved the Housing Investment Programme identified against a number of budgetary categories, which took account of the projected income at £12.427m.
- 2.2 As the financial year has progressed, there have been a number of changes to the Housing Investment Programme, and these have been reported to Committee in the normal manner.

3. CURRENT STATUS OF THE 2005/2006 PROGRAMME

- 3.1 The following table shows in detail the current status of the programme for 2005/2006. This report is prepared in advance of the dates set for closure of the 2005/2006 accounts of the Council, consequently there is the possibility of some minor adjustment to these figures. In common with previous financial years, the expenditure shown against each of the budgetary sub headings in the table above has been reconciled with the actual amounts set against each of the financial cost centres, and takes account of any coding error which may have occurred. The finalisation of the accounts of the Council will be reported to Council in June. The anticipated expenditure and income figures will be the basis of further report to the Budget Scrutiny Group, subject to any minor modification which takes place up to closure of accounts.

SERVICE	Budget 2005/06	Actual Expenditure to Date	Projected Expenditure 2005/06	Variance Projected/ Budget
	£	£	£	£
Asbestos	120,000	121,238	119,843	-157
Energy Efficiency	910,000	997,748	997,988	87,988
Efficient Heating	2,606,000	2,799,018	2,704,348	98,348
External Envelope Enhancement	1,640,000	1,309,647	1,361,318	-278,682
Modern Facilities & Services	5,760,000	5,666,631	5,646,005	-113,995
Neighbourhood Improvements *	241,000	299,730	289,692	48,692
Safe & Secure Neighbourhood	550,000	527,788	643,644	93,644
Sheltered Housing Safety & Improvement	600,000	634,898	634,852	34,852
Total Capital Expenditure	12,427,000	12,356,698	12,397,688	-29,312
Source of Financing				
Capital Financed From Current Revenue	3,561,000	0	3,561,000	0
Capital Receipts Applied	8,000,000	10,503,700	10,503,700	2,503,700
Other Grants & Income	0	0	0	0
	11,561,000	10,503,700	14,064,700	2,503,700
Required Borrowing	866,000	1,852,998	-1,667,012	-2,506,631

- 3.2** Income during the last accounting period has risen from an estimate of £320k to £453k. The expenditure figures shown are net after suitable reduction for the effects of any income.
- 3.3** The current estimated expenditure is £12.397m, which represents an under commitment of £ 0.029m. This under commitment is small when compared to the scale of the programme, and represents a gross under commitment of 0.23%, and is within the limits which are permitted.
- 3.4** As is normal practice, provision is made within the 2006/2007 Housing Investment Programme for appropriate retentions and schemes in progress at the end of the 2005/2006 financial year to be carried forward.

4. LEGAL AUTHORITY/IMPLICATIONS

- 4.1** The Council has a statutory and contractual duty towards its tenants in respect of the maintenance of its housing stock.
- 4.2** The Housing Investment Programme enables the Council to carry out its statutory and contractual responsibilities towards its tenants.

5. POLICY

- 5.1** The Council is committed to improve the housing stock to meet the Scottish Housing Quality Standard as provided for in the Local Housing Strategy and Standard Delivery Plan as submitted to Communities Scotland.

6. FINANCIAL IMPLICATIONS

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

7. CONCLUSION

- 7.1** The outcome of the approved position will enable the Council to meet its commitment in respect of the approved Housing Investment Programme. Delivery of the programme supports the objectives set out in the East Ayrshire Community Plan and the Local Housing Strategy.

8. RECOMMENDATIONS

- 8.1** The Committee are asked to:
- i. Note the estimated out turn of the Housing Investment Programme 2005/2006.

William Stafford
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Neighbourhood Services

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Executive Director of Development
and Property Services

18 April 2006

CMCA/AP/LA

LIST OF BACKGROUND PAPERS

Nil

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