

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 21 MAY 2003**

#### **HOUSING CAPITAL PROGRAMME 2003/2004 AND 2002/2003 MONITORING STATEMENTS**

##### **Report by the Director of Homes and Technical Services**

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

- 1.1 To advise members of the current status of projects within the Housing Capital Programme 2003/2004 and to set out the current position in relation to financial monitoring and physical progress.
- 1.2 To advise members of the anticipated out-turn position for the year 2002/2003.

### **2. BACKGROUND**

- 2.1 The first attached report sets out estimated out-turn position in relation to the Housing Capital Programme for 2002/2003. The second attached report shows the current position in relation to the Housing Capital Programme for 2003/2004.

### **3. CURRENT STATUS OF THE 2002/2003 PROGRAMME**

- 3.1 The attached monitoring statement sets out in detail the finalisation of the programme for 2002/2003. In total it shows an expenditure of £9,813,682.69, which represents an over-commitment of £64,464.53. This overspend is small when compared with the scale of the programme, representing an over-commitment (gross) amounting to 0.65% and is well within the limits which are permitted. The overspend will therefore be carried forward and offset against the 2003/2004 programme.
- 3.2 In general terms the Capital Programme for 2002/2003 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 2002/2003 financial year have been similarly carried forward as estimated expenditure during the 2003/2004 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 2003/2004 PROGRAMME**

- 4.1 The attached second monitoring statement sets out the current position in relation to financial monitoring and physical progress.

- 4.2 Members attention is drawn to a separate report to Committee "Housing Capital Allocation and Capital Plan 2003/2004" which recommends consideration and approval of the Capital Plan. The works committed to date therefore extend to retentions and schemes carried forward from the 2002/2003 Capital Programme, together with projects committed to East Ayrshire Council, Building & Works. Modification can therefore be made to the Capital Programme, at this stage of the financial year, should this prove necessary.
- 4.3 It is anticipated that, in order to achieve the output targets shown upon the attached monitoring statement, expenditure upon the programme would exceed currently estimated income by £97,590.14. However, it should be indicated to Members that at this stage there is absolutely no cause for concern about this level of over-commitment. As with all programmes of this nature it is anticipated that there will be a degree of change and slippage, and that, for example, some programmes will reduce by modest amounts as individuals choose not to take up options which are offered to them. In addition, as the full extent of programmed work is committed, income will be received from affected adjoining owners, which can then be set against the Capital Programme. The normal process of managing such changes will take place and will be reported regularly to the Committee as we go through the financial year.

## **5. LEGAL/ POLICY IMPLICATIONS**

- 5.1 The Capital Programme enables the Council to carry out its responsibilities towards its tenants in the maintenance and improvement of the housing stock.

## **6. FINANCIAL IMPLICATIONS**

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

## **7. RECOMMENDATIONS**

- 7.1 Committee are asked to note the current position in relation to the Capital Programme and to note that further monitoring reports will be brought forward to the Housing Committee in the normal way.

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Director of Homes and Technical Services  
May 2003

## **LIST OF BACKGROUND PAPERS**

Nil

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