

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 5 NOVEMBER 2003

HOUSING CAPITAL PROGRAMME 2003/2004 MONITORING STATEMENT

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.

2. BACKGROUND

- 2.1 At the meeting on 21st May 2003, Housing Committee approved a Capital Programme identified against a number of budgetary sub-headings, which took account of the projected income of £9.244m.
- 2.2 At the meeting of 3rd September 2003, Committee was advised that projected income for the current financial year had been increased to £10.097m. The increase was due to the inclusion of an allowance for income from adjoining owners affected by the programmed works; confirmation of grant funding from the Scottish Executive in respect of the installation of gas central heating to certain addresses which meet the qualification criteria for the grant; and the carry forward of an underspend from last financial year.
- 2.3 As the financial year has progressed, there has been a number of changes and modification to the Capital Programme and these have been reported to Committee in the normal manner.

3. INCOME

- 3.1 Legal Services have reported an anticipated increase in income from Capital Receipts from house sales, resulting in an increase in the contribution to the Capital Programme of £0.100m to £2.131m.
- 3.2 As a consequence of the projected increase in income from Council House Sales, the C.F.C.R. contribution to the Capital Programme can be reduced by £0.100m to £3.461m, thereby maintaining the same overall level of funding for the programme.
- 3.3. The projected income is detailed upon the attached monitoring statement.

4. CURRENT STATUS

- 4.1 The attached monitoring statement allows for the anticipated changes in expenditure which are required through modification of the Capital Plan and also sets out any anticipated changes which are required to the programme.

- 4.2 There are a number of changes to the programme and these currently represent an over commitment of £0.122m. It should be noted however that at this stage, whilst no slippage is foreseen, there is a significant amount of work upon the programme which has the potential to be disrupted by exceptionally inclement weather. Furthermore, the timescale for agreement with adjoining owners has a detrimental affect to the programming of works. Therefore, the identified anticipated over commitment, whilst significant, is not currently considered to be a cause for concern. The programme will continue to be monitored and modified as any change becomes necessary and the detail of that will be reported to Committee in the normal way.
- 4.3 The anticipated expenditure and income figures included within the monitoring statement is consistent with those submitted to the Budget Scrutiny Group.

5. DETAILS OF MODIFICATION TO THE CAPITAL PLAN

5.1 *Kitchen Replacement*

Tenders have been received for a further phase of kitchen replacement and rewiring works to 100 no. houses. This has been committed to augment output, thereby eliminating the potential underspend which was reported to Committee on 3rd September 2003.

The estimated cost of carrying out all identified work within the kitchen replacement category is £2.432m, which exceeds the current allocation for this category by £0.362m.

6. LEGAL/POLICY IMPLICATIONS

- 6.1 Nil.

7. FINANCIAL IMPLICATIONS

- 7.1 The Capital Programme enables the Council to carry out its responsibilities towards its tenants in the maintenance and improvement of the Housing Stock.

8. RECOMMENDATIONS

- 8.1 It is recommended that Committee:
- a) Note the contents of the report.

James Lavery
Director of Homes and Technical Services
October 2003

List of Background Papers

Nil

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

Implementation Officer: James Lavery, Director of Homes and Technical Services

