



To Executive Councillor for Housing
Report Director of Customer & Community Services, Director of
by Environment and Director of Business Transformation

Relevant Scrutiny Committee Housing Committee 1 July 2014

2013/14 Revenue and Capital Outturn, Carry Forwards and Significant Variances – Housing General Fund Portfolio

Key Decision

1. Executive Summary

- 1.1 This report presents a summary of the 2013/14 outturn position (actual income and expenditure) for services within the Housing portfolio, compared to the final budget for the year. The position for revenue and capital is reported and variances from budgets are highlighted, together with explanations. Requests to carry forward funding arising from certain budget underspends into 2014/15 and future years where relevant, are identified.
- 1.2 It should be noted that outturn reports being presented in this Committee cycle reflect the reporting structures in place prior to the recent changes in Executive portfolios. In light of those changes (together with the requirement to report outturn on the basis of portfolios in place during 2013/14) members of this committee are asked to consider the proposals to carry forward budgets and make their views known to The Executive Councillor for Finance and Resources, for consideration at Strategy & Resources Scrutiny Committee prior to his recommendations to Council.

2. Recommendations

Members of the Scrutiny Committee are asked to consider and make known their views on the following proposals:

- a) To agree the carry forward requests, totalling £84,000 as detailed in Appendix C, are to be recommended to Council for approval.
- b) To seek approval from Council to re-phase spending of £25,000 in respect of energy efficiency improvements in the private sector

into 2014/15, and £9,000 in respect of the scheme to upgrade facilities at 125 Newmarket Road, as detailed in Appendix D.

- c) To seek approval from Council to carry forward net capital resources of £11,633,000 from 2013/14, to fund re-phased capital spending in the Housing Capital Investment Plan, as detailed in Appendix E and the associated notes, re-profiling investment as follows:
- Re-phase £8,993,000 into 2014/15
 - Re-phase £2,390,000 into 2015/16
 - Reduce investment in 2016/17 by £87,000
 - Re-phase £337,000 into the period post 2018/19
- d) To recognise a delay into 2014/15, for receipt of the remainder of Homes and Communities Agency Grant for the affordable housing new build and re-development programme of £889,000 and the associated £1,509,000 in capital receipts for the land on which the market housing is being delivered on the remainder of the 146 programme sites.
- e) To also seek approval from Council to carry forward an additional £100,000 of the net underspend in the Housing Capital Programme into 2014/15, to fund an enhanced level of investment in fencing, as proposed as part of the Labour Alternative Budget in February 2014.
- f) To note the resulting need to defer the use of both £2,909,000 of revenue funding of capital expenditure into 2014/15, as considered as part of the HRA revenue outturn at Housing Committee and £1,828,000 of major repairs reserve funding, both of which will be required to fund the requested re-phasing in capital investment.

3. Background

Revenue Outturn

- 3.1 The outturn position for the Housing portfolio, compared to final revenue budget, is presented in detail in Appendix A.
- 3.2 Appendix B to this report provides explanations of the main variances.

- 3.3 Appendix C sets out the final list of items, for this service portfolio, for which approval is sought to carry forward unspent budget from 2013/14 to the next financial year, 2014/15.
- 3.4 The overall revenue budget outturn position for the Housing portfolio is set out in the table below:

Housing Portfolio 2013/14 Revenue Summary	£
Final Budget	3,654,640
Outturn	3,479,117
(Under)/Overspend for the year	(175,523)
Carry Forward Requests:	84,000
Net Variance	(91,523)

The net variance represents 2.5% of the overall portfolio budget for 2013/14 financial year.

Capital Outturn

- 3.5 Appendix D shows the outturn position for schemes and programmes within the Housing portfolio, with explanations of variances.
- 3.6 An overall net underspend of £33,000 is evident, with a £1,000 overspend in the property accreditation scheme, more than offset by underspending in respect of energy efficiency improvements in the private sector (£25,000) and investment to upgrade the facilities at 125 Newmarket Road (£9,000). It is requested that both underspends are re-phased into 2014/15, where in the case of the latter, the balance of funding for the project already exists.
- 3.7 Appendix E provides detail for the capital schemes covered by the Housing Capital Investment Plan (Housing Revenue Account and Housing General Fund schemes funded from HRA resources).
- 3.8 Appendix E summarises the outturn position for the Housing Capital Investment Plan and the associated notes give brief explanations of the variances. A net underspend of £12,234,000 is evident, combining overspending in areas such as heating and boilers, re-wiring, doors, kitchens, bathrooms, major voids, garage

improvements, emergency alarm upgrades and the investment in the refurbishment of Brandon Court, with underspending in masonry decorating, re-roofing, roof strengthening, window replacements, sulphate works, asbestos removal, chimneys, smoke detectors, external professional fees and contractor overheads. There is a requirement to carry forward £11,633,000 of re-phased expenditure in capital schemes between 2013/14 and 2014/15 and future years. This is predominantly in relation to net investment in decent homes in our own stock (£1,469,000), other investment in HRA stock (£1,705,000), new build affordable housing (£5,960,000), Cambridge Standard works (£106,000), the refurbishment of and other works to the authority's sheltered schemes (£1,900,000) and other HRA capital investment (£493,000).

- 3.9 The two key contributory factors in the level of slippage that is evident are the timing of the exit of the existing planned maintenance contractor, and the phasing of resource for the new build programme, where it is difficult to predict at the outset in which months we will hit the trigger points for contract payments. This is dependent upon the time taken to obtain the relevant approvals, gain planning permission, find existing residents new accommodation and build out the site to the stage where the Council becomes liable to meet the build costs. This varies hugely from scheme to scheme.
- 3.10 An additional proposal, incorporated into this report is the carry forward of £100,000 of the net underspend in the Housing Capital Investment Programme in 2013/14, into 2014/15, reallocating it to fencing, to allow delivery of the enhanced level of investment in fencing which was proposed as part of the Labour Alternative Budget in February 2014. The desire to invest in fencing at the accelerated level of £200,000 per annum on an ongoing basis will be considered as part of the review of the Housing Capital Investment Programme in the HRA Mid-Year Financial Review in the context of other spending priorities.
- 3.11 Appendix E and the associated notes also highlight the need to defer the anticipated receipt of £889,000 in respect of Homes and Communities Agency Grant and £1,509,000 in respect of land receipts into 2014/15, with both directly related to the timing of progress in respect of the affordable housing new build and re-development programme.
- 3.12 Permission is also sought to re-phase the use of £2,909,000 of direct revenue funding of capital expenditure from the Housing Revenue Account and £1,828,000 in major repairs reserve into 2014/15 to finance the re-phased capital expenditure identified in paragraph 3.8.

3.13 Right to buy receipts were significantly higher in 2013/14 than anticipated, with 60 dwellings sold during the year. This continued increase results from the Government's legislative changes increasing discounts to a maximum of £75,000 and introducing a mechanism for the re-provision of lost units, requiring local authorities to contribute 70% of the cost of the replacement dwellings. The authority had resource of £5,783,000 as at 31st March 2014 which is required to be re-invested in the delivery of new affordable housing within the prescribed three year timescales.

4. Implications

4.1 The net variance from the final budget, after approvals to carry forward £84,000 budget from 2013/14 to the next financial year, 2014/15, would result in a decreased use of General Fund reserves of £91,523.

4.2 In relation to anticipated requests to carry forward revenue budgets into 2014/15 the decisions made may have a number of implications. A decision not to approve a carry forward request will impact on officers' ability to deliver the service or scheme in question and this could have staffing, equal opportunities, environmental and/or community safety implications.

5. Background Papers

These background papers were used in the preparation of this report:

- Closedown Working Files 2013/14
- Directors Variance Explanations – March 2014
- Capital Monitoring Reports – March 2014
- Budgetary Control Reports to 31 March 2014

6. Appendices

- Appendix A - Revenue Budget 2013/14 - Outturn
- Appendix B - Revenue Budget 2013/14 - Major Variances from Final Revenue Budgets
- Appendix C - Revenue Budget 2013/14 - Carry Forward Requests
- Appendix D - Capital Budget 2013/14 - Outturn
- Appendix E – Housing Capital Investment Plan 2013/14 – Outturn
- Appendix E Notes – Notes to the Housing Capital Investment Plan

7. Inspection of Papers

To inspect the background papers or if you have a query on the report please contact:

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General Fund Housing Portfolio / Housing Committee

Revenue Budget - 2013/14 Outturn

Service Grouping	Original Budget £	Final Budget £	Outturn	Variation Increase / (Decrease) £	Carry Forward Requests - see Appendix C £	Net Variance £
Housing General Fund						
Housing Strategy, Development, Housing Aid/ Needs						
Homelessness Costs	220,250	343,770	292,449	(51,321)	37,930	(13,391)
Grant Funded Homelessness Costs	572,220	613,070	595,201	(17,869)	17,870	1
Housing Advice Service	413,010	443,600	442,539	(1,061)	0	(1,061)
Choice Based Lettings (Revenue Running Costs)	45,120	43,690	35,324	(8,366)	0	(8,366)
125 / 451 Newmarket Road - Revenue costs	4,940	12,330	17,246	4,916	0	4,916
Anti Social Behaviour	64,980	63,780	63,780	0	0	0
Housing Strategy	54,350	69,650	58,401	(11,249)	0	(11,249)
DCLG Specialist Advisor	0	19,850	20,026	176	0	176
Growth - Community Services	38,170	38,170	38,568	398	0	398
Development	61,940	61,940	61,061	(879)	0	(879)
	1,474,980	1,709,850	1,624,595	(85,255)	55,800	(29,455)
Private Sector Housing Renewal/ Voluntary Sector						
Home Aid / Home Improvement Grants	45,840	89,340	60,629	(28,711)	0	(28,711)
Grants to Housing Agencies	159,140	159,470	161,522	2,052	0	2,052
	204,980	248,810	222,151	(26,659)	0	(26,659)
Miscellaneous Housing						
Bermuda Road Garages	(7,930)	(7,930)	(7,222)	708	0	708
Racial Harassment	22,870	22,870	23,386	516	0	516
Supporting People	14,050	14,050	6,443	(7,607)	0	(7,607)
Strategic Housing Direct Overheads	199,740	199,740	195,479	(4,261)	0	(4,261)
Strategic Housing and City Homes GF Recharges	691,100	691,100	691,100	0	0	0
Contribution to / from HRA	329,030	329,030	336,211	7,181	0	7,181
Ditchburn Place Care Contract Deficit	0	0	0	0	0	0
	1,248,860	1,248,860	1,245,397	(3,463)	0	(3,463)
Total Housing General Fund	2,928,820	3,207,520	3,092,143	(115,377)	55,800	(59,577)
Environment - Refuse and Environment						
Housing Standards	400,230	363,580	322,379	(41,201)	24,450	(16,751)
Property Accreditation	45,580	45,580	39,980	(5,600)	0	(5,600)
Energy Officer	58,060	58,060	54,901	(3,159)	3,750	591
Miscellaneous Licensing - Housing	(20,100)	(20,100)	(30,286)	(10,186)	0	(10,186)
Total Environment	483,770	447,120	386,974	(60,146)	28,200	(31,946)
Total Net Budget	3,412,590	3,654,640	3,479,117	(175,523)	84,000	(91,523)

Changes between original and final budgets may be made to reflect:

- portfolio and departmental restructuring
- approved budget carry forwards from the previous financial year
- technical adjustments, including changes to the capital accounting regime

- virements approved under the Council's constitution
- additional external revenue funding not originally budgeted

and are detailed and approved:

- in the January committee cycle (as part of the Budget Setting Report)
- in the June/July committee cycle (outturn reporting and carry forward requests)
- in the January committee cycle (as part of the Budget Setting Report, BSR)
- via technical adjustments/virements throughout the year

- in September (as part of the Mid-Year Financial Review, MFR)
- via technical adjustments/virements throughout the year

General Fund Housing Portfolio / Housing Committee

Revenue Budget 2013/14 - Major Variances from Final Revenue Budgets

Service Grouping	Reason for Variance	Amount £	Contact
Customer & Community Services - Housing Strategy, Development, Housing Advice, Private Sector Housing and Miscellaneous Housing			
Homelessness Costs	Spending on bed and breakfast provision continued its previously upward trajectory in the early stages of 2013/14 and funding was vired from the CLG Homelessness Grant cost centre to meet the anticipated shortfall, putting other potential projects on hold as a result. The increased supply of new Affordable Housing; introduction of more alternative provision using both our own housing stock and some leased accommodation, reduced the need to use bed and breakfast provision inn the latter part of the year, resulting in an underspend against the final budget for the year. A carry forward request is being made to resurrect some of the projects that were not undertaken during 2013/14 as a result of the uncertainty in this area.	(51,321)	D Greening
Home Aid / Home Improvement Grants	Additional income was received in 2013/14, with £23k of small value grant and loan repayments being repaid to the authority by the clients. It is not possible to budget for this income as there may be no grant or loan repayments in any one year.	(28,711)	H Reed
CLG Homelessness Grant	Underspending in CLG Homelessness Grant for 2013/14, based on projects completed by 31st March 2014. Local authorities are free to carry over underspent sums between financial years. A carry forward of this external grant balance is requested, in line with delegations given to the Head of Strategic Housing, to allow use of the monies in line with CLG expectations and existing commitments in respect of homelessness prevention work and homeless support activity.	(17,869)	D Greening
Housing Strategy	Underspending in employee costs where vacant hours exist in the establishment, but have neither been recruited to nor utilised on a project basis during 2013/14.	(11,249)	J Hovells
Minor Variations		(6,227)	
Total		(115,377)	

General Fund Housing Portfolio / Housing Committee

Revenue Budget 2013/14 - Major Variances from Final Revenue Budgets

Service Grouping	Reason for Variance	Amount £	Contact
Environment - Refuse and Environment			
Housing Standards	A delay in the appointment of the Empty Homes Officer post resulted in an underspend of £17,450 and the CPO budget has been underspent by £7,000 due to the time to take CPOs to committee. A request for the carry forward of these budgets to 2014/15 is included in Appendix C. The balance of £16,750 is split over many account codes within the Housing Standards.	(41,201)	
Miscellaneous Licensing - Housing	Due to an overachievement of HMO income of £10,023.	(10,186)	
Minor Variations		(8,759)	
Total		(60,146)	
Total for Housing Portfolio / Community Services Scrutiny Committee		<u>(175,523)</u>	

General Fund Housing Portfolio / Housing Committee

Revenue Budget 2013/14 - Carry Forward Requests

Request to Carry Forward Budgets from 2013/14 into 2014/15 and future years

Item		Request £	Contact
	Director of Customer & Community Services		
1	Homelessness Costs - Funding was transferred into this cost centre during 2013/14 to meet the anticipated overspend in Bed and Breakfast expenditure. This meant putting other potential homelessness projects on hold. Action taken to reduce the increase in Bed and Breakfast costs was effective, and not all of the additional resource allowed was utilised. It is requested to carry forward a proportion of the under-spend to meet the cost of 3 specific projects. These are an additional grant to Cambridge Cyrenians of £5k for an older persons project, additional grant to Wintercomfort of £20k for the learning and development service and an increase in Assessment and Support Officer hours on a temporary basis to reduce registration waiting times on the housing register.	37,930	D Greening
2	CLG Homelessness Grants - Carry forward of these external grant balances are requested to allow existing commitments in respect of homelessness prevention work and support activity to be fully met. This grant is no longer ring-fenced, but local authorities are strongly encouraged to utilise the resource for the purpose it was awarded, with the Head of Strategic Housing having delegated authority to approve spending across the spending review period.	17,870	D Greening
	Director of Environment		
4	Housing Standards - Carry forward of the underspend within the Empty Homes Officer budget due to the delay in appointment of the two year fixed term contracted post.	17,450	Y O'Donnell
5	Housing Standards - Carry forward CPO revenue budget to continue to progress CPOs that did not progress in 2013/14.	7,000	Y O'Donnell
6	Energy Officer - Carry forward of funding into 2015/16 for the purchase of a thermal camera for which a budget was allocated in 2013/14. The goods were not delivered by 31/3 so a budget carry forward of £3,750 is requested.	3,750	Y O'Donnell
	Total Carry Forward Requests for Housing Portfolio / Community Services Scrutiny Committee	84,000	

General Fund Housing Portfolio / Housing Committee

Capital Budget 2013/14 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
PV163	Compulsory Purchase Orders (CPOs)	R Ray	400	0	0	0	0	0	CPO action on 3 properties is currently being pursued. There is a statutory requirement to ensure that funds are available if we choose to compulsory purchase properties
PV386	HMOs - Management Orders	R Ray	50	0	0	0	0	0	No HMO Interim Management Orders are being considered at present. There is a statutory requirement to ensure that funds are available if we decide to serve Management orders on HMO landlords
PV414	Property Accreditation Scheme	R Ray	25	7	8	1	0	1	Scheme Complete
PV527	Energy efficiency Improvements to private sector housing	J Dicks	0	48	23	(25)	25	0	The City Council has fully funded a limited number of installations, prioritising those originally allocated funding in conjunction with CERT who missed out this, has accounted for 23K of spend in this financial year. There is now diminishing demand for this work and Exec. Cllr for Housing has directed that the remaining funding be targeted at exemplar Green Deal retrofits to a number of properties identified through the Green Deal Pioneer Places Project. Three properties have now been identified and the work quoted for but following work to ensure the legality of the selection process completion is now unlikely before the end of June 2014

General Fund Housing Portfolio / Housing Committee

Capital Budget 2013/14 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
PV529	Upgrade facilities at 125 Newmarket Road	D Greening	100	20	11	(9)	9	0	Work to upgrade the facilities at 125 Newmarket Road is now underway, but will not be complete until 2014/15 when the remainder of the 120,000 total budget is allocated. Rephasing of the balance of resource identified in 2013/14 is required to facilitate completion of the project.
Total Provisions			575	75	42	(33)	34	1	
Total for Housing			575	75	42	(33)	34	1	

Changes between original and final budgets may be made in Appendices D and E to reflect:

- rephased capital spend from the previous financial year
- rephased capital spend into future financial periods
- approval of new capital programmes and projects

and are detailed and approved:

- in the June/July committee cycle (outturn reporting and carry forward requests)
- in September (as part of the Mid-Year Financial Review, MFR)
- in the January committee cycle (as part of the Budget Setting Report, BSR)
- via technical adjustments/virements throughout the year

Notes to the Housing Capital Investment Plan

Note	Reason for Variance
1	The underspending of £68,000 is a combination of the following - a) an overspend on the Assessment Centre on East Road of £15,000, where final invoices and retention sums were higher than anticipated, b) no demand for the use of the budget to tackle unfit housing in the private sector (£20,000), c) an overspend in respect of Disabled Facilities Grants of £27,000 and d) an underspend in Private Sector Housing Grants and Loans of £149,000, where demand in the year was lower than previously experienced.
2	A net underspend of £1,549,000 in decent homes expenditure during 2013/14 relates predominantly to delivery of year 3 of the Planned Maintenance Contract, which was due to run until March 2014. Overspending in heating ad boilers (£218,000), re-wiring (£85,000), doors (£67,000), kitchens (£26,000), bathrooms (£7,000) and major voids (£253,000) was more than offset by underspending in masonry decorating (£193,000) re-roofing (£1,030,000) roof strengthening (£299,000), window replacement (£17,000), sulphate works (£101,000), chimneys (£90,000), smoke detectors (£8,000) health and safety works (£68,000) wall structure work (£13,000) and fees and overheads (£501,000), where not all of the planned work was completed during 2013/14, and where re-phasing of resources is required to allow completion of the anticipated programme in later years. This includes re-phasing into 2014/15 in respect of re-roofing (£946,000), roof structure works (£145,000), chimneys (£90,000), smoke detectors (£8,000), health and safety works (£17,000) and wall structures (£13,000). Re-phasing into 2015/16 and beyond is requested in respect of deferred masonry decorating (£193,000), sulphate works (£100,000), health and safety works (£50,000) and to the end of the existing funding, 2028/29, in respect of sulphate works (£204,000). Resource for heating and boilers (£218,000) has been brought forward into 2013/14 to fund the apparent overspend, as works were completed ahead of schedule in this area. Contractor overheads are requested to be re-phased pro rata to the re-phased work elements, with £173,000 into 2014/15, and £19,000 into 2015/16 and beyond.
3	A net underspend of £2,077,000 was evident in 2013/14, combining underspending in a number of areas where work is still required and funds will need to be re-phased, including; disabled adaptations (£60,000 into 2014/15), works to communal areas (£150,000 into 2014/15 and £376,000 into 2015/16), hard surfacing works on HRA land (£24,000 into 2014/15), hard-surfacing recycling works (£142,000 into 2016/17), works to communal flooring (£50,000 into 2014/15), fencing (£15,000 into 2014/15), fire safety works (£638,000 into 2014/15) and lifts (£28,000 into 2014/15). Contractor overheads are requested to be re-phased pro rata to the re-phased work elements, with £144,000 into 2014/15, and £78,000 into 2015/16 and beyond. In addition to re-phasing, there was residual underspending in respect of asbestos removal and disabled adaptation works. In addition to re-phasing £15,000 into 2014/15 in respect of investment in fencing, it is proposed to carry forward £100,000 of the net underspend in the Housing Capital Programme in 2013/14 into 2014/15 to allow the increase in fencing investment proposed as part of the Labour Alternative Budget in February 2014 to be delivered with immediate effect. The desire to invest in fencing at the higher level of £200,000 per annum on an ongoing basis will be considered as part of the review of capital investment in the HRA Mid-Year Financial Review in the context of all future investment priorities.
4	The apparent underspend in the new build programme in 2013/14 relates to the timing of the spend in respect of the 146 new and re-development programme. A net resource of £5,960,000 is required to be re-phased into 2014/15 and beyond to ensure that contractual commitments can be met. Payments are made under the development contract once the developer has spent more on building out the Affordable Housing element of the site than the notional value of the land that the market housing will occupy. The timing of this is difficult to predict at project outset, as the length of time taken to get on site in each case varies, dependent upon the number of existing residents that requires re-housing and any planning constraints on the site. The net re-phasing combines slippage of resource for Roman Court, Barnwell Road, Wadloes Road, Campkin Road , Colville Road, Stanesfield Road, Aylesborough Close, Atkins Close and Water Lane, partially offset by use of resource for Latimer Close and Clay Farm slightly ahead of profile against the latest capital plan.

5	Approval was given for the 2013/14 Cambridge Standard allocation to be spent on a variety of environmental projects across the city. Some of these projects are yet to be completed and resources of £106,000 are requested to be carried forward into 2014/15 to allow these, and other projects to take place.
6	Underspending of £1,900,000 in respect of the budget for work to re-develop Ditchburn Place is requested to be re-phased into 2015/16 to allow this scheme to be progressed in phases across the next 2 years, following some delay in the early stages of the project in 2013/14. Overspending has occurred in respect of Brandon Court (£85,000) where final costs were greater than anticipated due to the need to undertake some remedial works following problems with a sub-contractor and in the budget for upgrade and installation of emergency alarm equipment (£23,000), where the costs of upgrade for the sheltered schemes identified were higher than originally anticipated.
7	Projects to upgrade aspects of the Orchard Housing Management System and to implement a new Repairs IT Solution and Mobile Working Application have been completed, with underspending of £23,000 and £12,000 respectively. The funding identified to procure an IT system for the Anti-Social Behaviour Service is no longer required as the authority has opted to pilot use of the system deployed by the Police Authority. Resources of £148,000 are requested to be rephased to complete the roofing work to HRA commercial premises in Campkin Road. The remaining allocation from 2013/14 for buying back ex-Council dwellings of £333,000 is also requested as a carry forward, to allow the authority to proceed with acquisitions to ensure appropriate utilisation of retained right to buy receipts, which need 70% match funding.
8	60 properties were sold in total during 2013/14. £400,000 of the capital receipt is available for general use, while £1,603,000 of the overall capital receipt is identified as set-aside to be offset against the debt associated with the unit no longer owned. A further £3,703,000 of right to buy receipts have been retained by the local authority in 2013/14, but must be re-invested in financing up to 30% of additional social housing units, provided this is done within a 3 year time frame.
9	Capital receipts totalling an estimated £1,509,000 in respect of the value of land transfer for the market housing at Latimer Close, Barnwell Road and Stanesfied Road are now anticipated during 2014/15, at the point at which the expenditure incurred by the developer in respect of the affordable housing element of the site exceeds the value of the land and cash payments start to be made.
10	Slippage in the decent homes and other investment in the housing stock in 2013/14 resulted in a lower than anticipated call on the use of funding from the major repairs reserve for the year. The balance of use of the reserve (£1,828,000) will need to be re-phased in line with the expenditure to ensure that sufficient resource is available to finance the expenditure at year end.
11	Income was due from leaseholders in 2013/14 in relation to their share of the cost of major improvements undertaken as part of the decent homes programme (£122,000) and was also received from private residents in relation to contributions towards, or repayments of, private sector housing repair grants (£58,000).
12	Due to slippage in the housing capital plan in 2013/14, the use of revenue funding for capital purposes was significantly less than anticipated. A request to increase the use of revenue funding of capital expenditure in 2014/15 and beyond by the £2,909,000 not utilised in 2013/14, will ensure that there is sufficient funding to meet the rephased expenditure requested above.
13	Homes and Communities Agency Grant of £425,000 was received in 2013/14 for 3 schemes which started on site and 1 scheme which reached completion. An additional £889,000 is due for schemes which were expected to start on site during the year, but which have been delayed until early 2014/15, the point at which this resource is now anticipated to be received.