



To Executive Councillor for Housing (and Deputy Leader):  
Councillor Catherine Smart  
Report by Director of Customer & Community Services, Director of  
Environment and Director of Resources  
Relevant Scrutiny Committee Community Services 13<sup>th</sup> January 2011

## **Community Services - Housing Portfolio**

- **Portfolio Plans for 2011/12**
- **Revenue and Capital Budgets 2010/11 (Revised)**
- **2011/12 (Budgets) and 2012/13 (Forecast)**

### **Not a Key Decision**

## **1 Executive Summary**

### **Portfolio Plans**

- 1.1 In August 2010 Strategic Leadership Team and the Executive Councillors reviewed the Council's service planning process to reflect the Council's new organisational structure, the reshaping of the political executive and the new vision statement. It was agreed that the services plans based on service areas would be replaced by seven annual Portfolio Plans, from 2011/12.
- 1.2 The Plan identifies the strategic objectives for the portfolio over the financial year 2011/12 and beyond. Beneath each of the objectives are detailed the particular outcomes that will be achieved in 2011/12. Finally the plans include performance measures that will provide evidence to Members and the public that the outcomes have been achieved.
- 1.3 This information will enable the Executive Councillor and the services contributing to the delivery of the plan to be clear about the priorities for the portfolio and will assist in decisions about where resources should be focussed within the portfolio as part of the budget-setting process.
- 1.4 The Portfolio Plan for Housing will be presented to Housing Management Board and Community Services in March 2011.

### **Revenue Budget – 2010/11 Revised and 2011/12 Proposed**

- 1.5 The following report sets out the overall base revenue budget position for the Housing portfolio. The report compares the proposed revised budget to the current budget at September 2010 and details the proposed budget for 2011/12 and forecast for 2012/13.

## 2 Recommendations

The Executive Councillor is recommended to:

### Review of Charges:

- a) Approve the proposed charges for Housing services and facilities, as shown in Appendix B to this report.

### Revenue Budgets:

- b) Approve, with any amendments, the current year funding requests and savings, (shown in Appendix A) and the resulting revised revenue budgets for 2010/11 (shown in Table 1) for submission to the Executive.
- c) Agree proposals for revenue savings and unavoidable bids, as set out in Appendix C and summarised in Table 1, which have been incorporated into the budgets presented for this portfolio.
- d) Approve the budget for 2011/12 as shown in Table 2, for submission to the Executive.

### Capital:

- e) Seek approval from the Executive to carry forward resources from 2010/11, as detailed in Appendix G, to fund rephased capital spending.
- f) Approve capital bids, as identified in Appendix H, for submission to the Executive for inclusion in the Housing Capital Programme and Capital Plan.
- g) Approve the revised Capital Plan for 2010/11, as detailed in Appendix J, to be updated for any amendments detailed in (f) above.
- h) Approve the revised Housing Capital Investment Programme for 2010/11 to 2015/16, as detailed in Appendix K and the associated notes, to include approval of in year savings in capital budgets, re-allocation of budgets for decent homes works, rephasing of existing projects and schemes and approval of capital bids (as detailed in Appendix H), submitted as part of the 2011/12 budget process.
- j) Approve the use of £331,000 of Developer's Contributions, identified for investment in affordable housing, towards the cost of the redevelopment of Seymour Court, with the balance of funding to be met through Homes and Communities Agency grant (if available), housing capital balances and an element of prudential borrowing if required (although it is not anticipated that this will be required).
- k) Approve a Housing Capital Allowance for 2011/12 of £13,930,000.

### **3 Background**

- 3.1 At its meeting on 8 November 2010, Council gave initial consideration to the budget prospects for the General Fund for 2011/12 and future years. As a result an overall savings requirement was set for net expenditure. The expectation was that service reviews would contribute significantly to achievement of these targets and the position on any service reviews within this portfolio are shown in paragraph 6.3.
- 3.2 The overall Budget Setting Report (BSR) to Strategy & Resources Scrutiny Committee on 17 January 2011 will include a review of all the factors relating to the overall financial strategy that were included in the Medium Term Strategy (MTS).
- 3.3 For 2011/12 provision was made for a Priority Policy Fund (PPF) of £500,000 to provide funding for developments that can be demonstrated to make a significant contribution to the Medium Term Objectives, as set out in the Annual Statement so this report considers any items to be funded from PPF.
- 3.4 The report to Strategy & Resources Scrutiny Committee is expected to include details of the Government's Final Settlement for 2011/12 and the impact for concessionary fares and New Homes Bonus. The announcements are likely to be made shortly after the conclusion of the consultation periods, which end on 10 January 2011 and 24 December respectively.
- 3.5 Capital bids will be prioritised by the Executive at its meeting on 20 January 2011. Items in the existing Capital Plan and Hold List will also be reviewed to identify any which are no longer required, or where the current indicated timing for spending is no longer accurate. The Capital Plan can then be revised to take account of any changes required.
- 3.6 Further work is required on detailed budgets due to the corporate and departmental restructuring, so delegation to the Director of Resources will be sought from Council for authority to finalise changes relating to this and reallocation of support service and central costs, in accordance with the CIPFA Best Value Accounting Code of Practice and the Service Reporting Code of Practice for Local Authorities (SeRCOP) which applies from 1 April 2011 i.e. for 2011/12 budgets.

### **4 Revised Budget 2010/11**

- 4.1 The following table sets out the proposed revised revenue budget for this portfolio in comparison with the September 2010 budget.

**Table 1: Revised Budget 2010/11**

<b>Total Net Budget</b>	<b>2010/11 Budget Sept 2010 £</b>	<b>2010/11 Revised Budget Jan 2011 £</b>	<b>Variation Increase/ (Decrease) £</b>
<b>Housing Portfolio</b>	<b>2,750,210</b>	<b>2,736,250</b>	<b>(13,960)</b>
<b>Technical Adjustments</b>			
- Adjustments to departmental administration following departmental and organisational change			4,930
- Virements between this and Environmental and Waste Portfolio			5,350
<b>Total (Savings) / Bids (as per Appendix A)</b>			<b>(24,240)</b>
<b>Total Variance</b>			<b>(13,960)</b>

4.2 On 17 February 2011, Council will consider for approval the revised budget proposals for this portfolio. The table above demonstrates reduction in the use of reserves of £13,960 compared to the position at September 2010. See Appendix A for further details of amended budget proposals/changes.

## 5 Review of Charges

5.1 Proposals for the review of charges for this portfolio are presented at Appendix B. The effects of any proposed changes have been included in the base budget projections.

## 6 Budget 2011/12

6.1 A summary of the proposed budget for 2011/12 for this portfolio is shown in Table 2. This includes the effects of the proposed savings and bids together with the impact of the proposed new charges.

6.2 The proposed savings and bids, identified during the budget process to date, are detailed in Appendix C and D (if applicable).

### Service Reviews

6.3 A Service Review in this portfolio has been undertaken for the Safer Communities Team in the Strategic Housing Service and the anticipated net savings are included.

## 7 Overall Revenue Budget Position

- 7.1 The approved budget proposals for this portfolio will be submitted to the meeting of Strategy & Resources Scrutiny Committee on 17 January 2011 and for consideration by the Executive at its meeting on 20 January 2011.
- 7.2 An overall summary of the budget proposals, as set out in this report, is shown below.

**Table 2: Overall Budget Proposals**

<b>Savings and Bids</b>	<b>2011/12 Budget £</b>	<b>2012/13 Forecast £</b>
<b>Savings:</b>		
Service Reviews	(17,530)	(17,530)
Other	(75,030)	(75,030)
<b>Total</b>	<b>(92,560)</b>	<b>(92,560)</b>
<b>Bids:</b>		
Unavoidable	9,930	9,930
Other	0	0
<b>Total</b>	<b>9,930</b>	<b>9,930</b>
<b>Net Savings/Bids (see Appendix C)</b>	<b>(82,630)</b>	<b>(82,630)</b>
<b>Priority Policy Fund (PPF) Bids</b>	<b>42,000</b>	<b>35,000</b>

## 8 Capital – 2010/11 Revised Budget, Capital Bids and 2011/12 Proposed Budget

- 8.1 Appendix G shows the latest position against the 2010/11 Capital Plan at September 2010 for schemes and programmes within the Housing Portfolio, with variances explained in detail in the accompanying notes. At this stage, approval is sought to rephase anticipated variances of £515,000 into 2011/12. Of this, £400,000 relates to our ability to compulsory purchase properties within the city and £50,000 to our ability to take over the management of HMO's, both of which will only occur expenditure if the situation presents itself. £65,000 relates to grants under the landlord Accreditation Scheme, with take up slower in starting than anticipated and where any underspend requires rephasing to meet grant requirements in 2011/12 or to allow repayment of unutilised sums if required.

- 8.2 Appendix H details the schemes, which have been identified as possible bids for the Capital Plan.
- 8.3 Appendix J shows the Capital Plan for all the schemes and programmes within this committee's portfolio (including any approvals since the MTS was published in November 2010, but before any changes arising in paragraphs 8.1 and 8.2 above).
- 8.4 Appendix K provides detail of the first 5 years of the Housing Capital Investment Programme, including the impact of proposed capital bids and the request to reallocate and re-phase expenditure and resources as detailed in the associated notes of explanation to the appendix.
- 8.5 The Housing Capital Investment Programme is funded from a variety of sources, with two of the main contributors being the Major Repairs Allowance, which is received via the current Housing Subsidy system and Direct Revenue Financing (DRF) of capital expenditure from the Housing Revenue Account, both of which are impacted upon significantly by the annual Housing Revenue Account Subsidy Settlement.
- 8.4 As the Final HRA Subsidy Determination for 2011/12 is yet to be received, the level of DRF anticipated to be available has been based on the financial implications of the Draft HRA Subsidy Determination. Any changes required following receipt of the Final Determination will be circulated prior to the meeting or tabled at the meeting if required.
- 8.5 Over the 5-year period from 2011/12 to 2015/16, revenue resources available to fund capital investment are anticipated to be greater than that assumed as part of the MTS. This is predominantly due to the positive cashflow impact of the proposed rent increase for 2011/12, based on the assumptions in the Draft HRA Subsidy Determination, which in turn reduces the caps and limits compensation through the rent restructuring process, paid one year in arrears.
- 8.6 Capital bids totalling £1,255,000 have been proposed in 2011/12, £208,000 to allow installation of photovoltaic panels on 13 key HRA communal properties and an additional £1,047,000 to facilitate the redevelopment of Seymour Court, delivering 21 units of new affordable housing to be managed by the City Council as part of a mixed scheme of affordable and market housing.
- 8.7 An increase in the level of DRF in 2011/12 of £208,000 is proposed to meet the cost of photovoltaic installations, while the capital bid for investment in the redevelopment of Seymour Court is proposed to be funded using a mix of Homes & Communities Agency grant (if available), developer's contributions and housing capital balances, with prudential borrowing only be undertaken if other resources are not forthcoming.
- 8.8 Based upon current assumptions, the Housing Capital Investment Programme is sustainable for a period of 8 years. A review of the 10 Year Housing Capital Investment Programme is due to be presented to members in the autumn of 2011, which will ensure that the programme is revised in line with updated spending priorities and anticipated available resources.

## **9 Public Consultation**

- 9.1 For a number of years the Council's budget process has included consultation with the citizens of Cambridge to find out which services were most important to

residents and what they thought spending and savings priorities should be for the coming budget year.

- 9.2 We have used a mixture of surveys and workshops to build up trend data on the views of residents about spending and saving priorities and we have found that views have been quite consistent over time.
- 9.3 This year we included a survey within the autumn edition of “Cambridge Matters” which asked residents to prioritise the Council’s services in terms of their relative importance. A total of 449 households responded to the questionnaire. Of these, 36 responses were received through the council’s website where the survey was also made available.
- 9.4 In broad terms the results reflect previous surveys - respondents placed greatest importance on our core services: collecting rubbish, recycling, cleaning the streets and maintaining our parks and open spaces. They also placed high importance on working with the police to tackle crime and anti-social behaviour. Respondents placed least importance on managing ticketed events and free events. Respondents were split over some services, for example:
- 17% said CCTV was of high importance and 35% said CCTV was less important.
  - 28% said ‘Planning for new housing, including affordable housing and designing attractive new neighbourhoods’ was of high importance whilst 19% said it was less important.
  - 28% said ‘Providing and maintaining sports and leisure services such as swimming pools’ was of high importance whilst 16% said it was less important.
- 9.5 More detailed findings of the survey can be found on the Council's website at: <http://www.cambridge.gov.uk/ccm/content/council-and-democracy/cambridge-matters-magazine.en>

## **10 Options / Implications**

- 10.1 In relation to bids, the decisions made may have a number of implications. A decision not to approve a revenue bid will impact on managers’ ability to deliver the service or scheme in question and could have staffing, equal opportunities, environmental and/or community safety implications. A decision not to approve a Capital Bid will impact on managers’ ability to deliver the developments desired in the service areas.

## **11 Background papers**

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

Budget Papers 2011/12

## 12 Appendices

In this Report:

- Appendix A – 2010/11 Revised Budget Items – January cycle
- Appendix B – Review of Charges (2011/12)
- Appendix C – Savings and Bids (2011/12 to 2014/15)
- Appendix D \* – Bids to Existing or External Revenue Funding
- Appendix E – Priority Policy Fund (PPF) Bids (2011/12 to 2014/15)
- Appendix F \$ – Revenue Budget 2010/11 to 2012/13
- Appendix G – Capital Budget 2010/11
- Appendix H – Capital Bids (2010/11 to 2014/15)
- Appendix I \* – Hold List
- Appendix J – Revised Capital Plan
- Appendix K – Housing Capital Investment Programme
- Appendix K Notes – Notes to the Housing Capital Investment Programme
- Appendix L \* – Earmarked Reserves
- Appendix M \* – Project Appraisals

# = To follow

\$ = Subject to further work required on detailed budgets

\* = Not applicable for this portfolio

## 13 Inspection of papers

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

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Report Name: O:\accounts\Committee Reports & Papers\Community Services Scrutiny\2011 January\Final\Housing\2011-12 Budget Report Jan 2011 - CS - Housing - FINAL.doc



# 2010/11 GF Revised Budget Items : January Cycle

## - Bids and Savings

Appendix A  
[Scrutiny Committee]

Ref.	Item Description	Detail / Justification	2010/11 Revised Budget £	Reported in Nov. £	Change in Jan. £	Ongoing Effect	Linked to Item	2011/12 Effect £	Contact
<b>Community Services Scrutiny Committee</b>									
<b>Community Services - Housing Portfolio</b>									
<b>Revised Budget</b>									
RB2660	Under-achievement in Home Aid Agency income [Housing Service Plan]	Fee income is less than anticipated in 2010/11 due to a combination of reduced investment in the form of capital grants and loans and recipients exercising their choice not to use the services of the agency to administer the works on their behalf. Income from external agencies towards the operational costs of the Home Aid Agency are also less than were anticipated	20,810	20,810	0	No	-	0	Dee Irving
RB2661	Staffing overspend in Housing Options and Advice [Housing Service Plan]	Staff costs are overspent in 2010/11 as a result of the business need to cover a role within the team during a period of long-term sickness.	10,000	10,000	0	No	-	0	David Greening
RB2665	Removal of budget for work relating to Travellers [Housing Service Plan]	Although work continues on this project, no progress has been made in providing a travellers site. It is proposed to remove this budget heading until it is needed.	(5,050)	(5,050)	0	Yes	-	(5,210)	Helen Reed

Ref.	Item Description	Detail / Justification	2010/11 Revised Budget £	Reported in Nov. £	Change in Jan. £	Ongoing Effect	Linked to Item	2011/12 Effect £	Contact
RB2668	Reduction in budget for the Homelessness Costs [Housing Service Plan]	A procurement exercise to secure a new Private Sector Leasing Scheme provider is anticipated to result in a service which will operate with little or no residual cost to the Authority. The lead in time to set up alternative homelessness provision within the city in the form of utilising vacant HRA dwellings results in an additional underspend in 2010/11. The ongoing impact of this is included as a saving at S2490.	(50,000)	(50,000)	0	Yes	S2490	(11,580)	David Greening
<b>Total of Com Serv - Housing Revised Budget :</b>			<b>(24,240)</b>	<b>(24,240)</b>	<b>0</b>			<b>(16,790)</b>	
<b>Overall Total of Revised Budget :</b>			<b>(24,240)</b>	<b>(24,240)</b>	<b>0</b>			<b>(16,790)</b>	

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## Appendix B

### Review of Charges

Charge Type and Description	Charges 2010/11	Charges 2011/12	% Increase
<b>Licences:</b>			
HMO Licences - New Applications	£570	£620	8.8%
HMO Licences - New Applications with a 50% discount to landlords who are members of our Landlord Accreditation Scheme.	£285	£310	8.8%
HMO Licence Renewals (including landlords who are members of our Landlord Accreditation Scheme).	N/A	£310	NEW
HMO Licences Variations	N/A	£30	NEW
Caravan Site Licence	N/A	N/A	N/A
Camp Site	N/A	N/A	N/A

# 2011/12 GF

## - Bids and savings

Ref.	Item Description	Detail / Justification	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Climate Change Rating
<b>Community Services Scrutiny Committee</b>								
<b>Community Services - Housing Portfolio</b>								
<b>Savings</b>								
<b>Housing Plan</b>								
S2483	Reduction in annual contribution to the Access Scheme.	Reduction in annual contribution to the Access Scheme, for deposits in private housing, as recovery of costs is better than originally predicted and sufficient funds exist to balance the risks associated with the scheme.	(20,000)	(20,000)	(20,000)	(20,000)	Julia Hovells	Nil
S2490	Reduction in cost of preventing homelessness.	It is proposed to procure a new private sector provider of temporary accommodation at less cost to the Council.	(11,580)	(11,580)	(11,580)	(11,580)	Alan Carter	Nil
S2503	Restructure of Safer Communities Service Area.	A restructure of the Community Safety, Anti-Social Behaviour and Racial Harassment teams has resulted in a reduction in staffing of one full-time equivalent post, with savings borne between the General Fund and the HRA.	(17,530)	(17,530)	(17,530)	(17,530)	Alan Carter	Nil
S2506	Review of Strategic Housing operational costs.	A review of operating costs is anticipated to deliver savings in telephones, stationery, recruitment ,etc due to efficient procurement and changes in working practices.	(2,800)	(2,800)	(2,800)	(2,800)	Alan Carter	Nil
S2507	Savings in employee costs.	Savings in employee costs as people move on and new staff are recruited.	(4,670)	(4,670)	(4,670)	(4,670)	Julia Hovells	Nil

Ref.	Item Description	Detail / Justification	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Climate Change Rating
S2509	Reduction in Supporting People Retrenchment.	Reduction in Supporting People retrenchment cost to the General Fund as costs are re-absorbed into the unit cost for sheltered housing via the HRA.	(18,920)	(18,920)	(18,920)	(18,920)	Alan Carter	Nil
S2512	Women and Homelessness Grant	The administration of the small independent charity, Women and Homelessness, has been taken over by the much larger CHS Group. It is proposed to remove this grant as it's purpose would no longer be as originally intended, ie; to provide support to small voluntary sector homelessness providers.	(5,230)	(5,230)	(5,230)	(5,230)	Julia Hovells	Nil
S2621	Deletion of 17 hours of a Secretarial / Administrative Assistant	Savings resulting from a proposal to recruit to a full-time vacant Secretarial / Administrative Assistant with a member of staff working 20 hours to cover mornings only, with savings being borne between the General Fund and the HRA.	(6,620)	(6,620)	(6,620)	(6,620)	Kathy Brown	Nil
S2666	Removal of budget for work relating to Travellers	Removal of budget in respect of strategic work relating to the travelling community, where no site currently exists within the City. A future bid will be required when a proposed site is identified.	(5,210)	(5,210)	(5,210)	(5,210)	Helen Reed	Nil
<b>Total of Com Serv - Housing Savings :</b>			<b>(92,560)</b>	<b>(92,560)</b>	<b>(92,560)</b>	<b>(92,560)</b>		
<b>Cumulative Sub-Total of Com Serv - Housing Cttee Base :</b>			<b>(92,560)</b>	<b>(92,560)</b>	<b>(92,560)</b>	<b>(92,560)</b>		

## Unavoidable Revenue Bids

### Housing Plan

UR2514	Increased contribuion to the Sub-Regional Homelink Administrator	An increased contribution is required from all partner organisations who are part of the sub-regional Choice Based Lettings system as a direct result of loss of funding from the Department for Communities and Local Government for the administrator post, which was awarded to "kick-start" the scheme.	4,000	4,000	4,000	4,000	David Greening	Nil
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Ref.	Item Description	Detail / Justification	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Climate Change Rating
UR2515	Loss of income to the Home Aid Agency	Less external income will be received into the Home Aid Agency, predominantly due to the lack of inflation anticipated from all external funders.	3,110	3,110	3,110	3,110	Dee Irving	Nil
UR2699	Loss of income from Housing Advice Surgery	A Housing Advice Surgery was provided at Addenbrookes Hospital, for which the Council received an income. This service is no longer required.	2,820	2,820	2,820	2,820	David Greening	Nil
<b>Total of Com Serv - Housing Unavoidable Revenue Bids :</b>			<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>		
<b>Cumulative Sub-Total of Com Serv - Housing Cttee Base :</b>			<b>(82,630)</b>	<b>(82,630)</b>	<b>(82,630)</b>	<b>(82,630)</b>		
<b>Net Total of Com Serv - Housing Cttee Base :</b>			<b>(82,630)</b>	<b>(82,630)</b>	<b>(82,630)</b>	<b>(82,630)</b>		
<b>Net Position :</b>			<b>(82,630)</b>	<b>(82,630)</b>	<b>(82,630)</b>	<b>(82,630)</b>		

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# 2011/12 GF Priority Policy Fund (PPF) Bids - Revenue Bids

Appendix E  
[Scrutiny Committee]

Ref.	Item Description	Detail / Justification	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Cttee Priority	Climate Change Effect
<b>Community Services Scrutiny Committee</b>									
<b>Community Services - Housing Portfolio</b>									
<b>PPF Bids</b>									
PPF2484	Funding a Community Psychiatric Nurse to work with residents with an alcohol dependency [Housing Service Plan]	This development bid, with match funding from other organisations, would enable the continuation of the employment by an external agency of a Community Psychiatric Nurse to work with street drinkers, where previous short-term funding has been terminated.	25,000	25,000	25,000	25,000	David Greening		Nil
PPF2516	Provision of Shared Services - Anti-Social Behaviour / Racial Harassment [Housing Service Plan]	To retain a current part time project officer's post at full-time for a year, to enable the development of a shared services option for the Safer Communities Team.	7,000	0	0	0	Lynda Kilkelly		Nil
PPF2563	Bid to seek funding to allow the continuation of the partnership "Safer Homes" scheme. [Housing Service Plan]	For the past two years the City has contributed to the "Safer Homes Scheme". The scheme provides home aids to elderly and vulnerable people to prevent accidents in the home which in turn and saves the NHS money. The service is operated by Age UK.	10,000	10,000	0	0	Selwyn Anderson		+L
<b>Total of Com Serv - Housing PPF Bids :</b>			<b>42,000</b>	<b>35,000</b>	<b>25,000</b>	<b>25,000</b>			

Ref.	Item Description	Detail / Justification	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Cttee Priority	Climate Change Effect
		<b>Overall Total of PPF Bids :</b>	<b>42,000</b>	<b>35,000</b>	<b>25,000</b>	<b>25,000</b>			

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## Housing Portfolio / Community Services Scrutiny Committee

## 2010/11 Capital Budget Position

Capital Ref	Description	Lead Officer	Original Budget £000	Current Budget £000	Spend to end September 2010 £000	Anticipated Spend October 2010 to March 2011 £000	Anticipated Variance £000	Rephase Spend £000	Forecast Over / (Under) spend £000	Comments
<b>Housing General Fund</b>										
										No capital projects in this service area for 2010/11
<b>Environment and Planning - Environmental Services</b>										
SC163	Compulsory Purchase Orders (CPOs)	S Anderson	400	400	0	0	(400)	400	0	Money allocated to bring vacant properties back into use by CPOs when reuse cannot be agreed with owners.
SC386	HMOs - Management Orders	S Anderson	0	50	0	0	(50)	50	0	Money allocated should we need to take over management of an HMO
SC414	Landlord Accreditation Scheme	Y O'Donnell	50	96	11	20	(65)	65	0	The grant funding from the East of England Local Government Association expires in March 2011. Any underspend should be rephased for the forthcoming year or returned upon request to the Association
<b>Total for Housing Portfolio</b>			<b>450</b>	<b>546</b>	<b>11</b>	<b>20</b>	<b>(515)</b>	<b>515</b>	<b>0</b>	

# 2011/12 HRA Capital Bids Housing Investment Programme

## - Unavoidable and Other Bids

Ref.	Item Description	Detail / Justification	2010/11 Budget £	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Cttee Priority
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### Housing Revenue Account Scrutiny Committee

#### Housing Revenue Account Portfolio

#### Capital Bids

##### For inclusion in Capital Plan

C2655	Solar PV Panel installation (housing) [Housing Revenue Account Service Plan]	Installation of 4kW solar PV panels on 13 communal housing Council properties to reduce the Council's carbon footprint and generate a 25-year financial return on investment from Government Feed In Tariff receipts. 13 properties have been assessed as potentially financially viable, and the budget would be used to assess technical viability, purchase and install solar panels and associated structural and electrical works. This capital bid is linked to saving S2657 (see also RB2731, C2656, S2658).  *****  09.11.10 SLT/Exec: Lead Exec Councillor to be agreed (GF&HRA)	0	208,000	0	0	0	Bob Hadfield	
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Climate Change Rating : +H

Requirement for new funding (included above) :

0	208,000	0	0	0
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Ref.	Item Description	Detail / Justification	2010/11 Budget £	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Cttee Priority
C2716	Seymour Court Development Costs [Housing Revenue Account Service Plan]	An additional sum of £1,047k is proposed to be ear-marked for the redevelopment of the Seymour Court site in 2011/12. This figure is the anticipated maximum additional investment and may be subject to amendment after a special Community Services on 9th December 2010.	0	1,047,000	0	0	0	Alan Carter	

Climate Change Rating : +M

Requirement for new funding (included above) :

0	716,000	0	0	0
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**Total of HRA Bids For inclusion in Capital Plan :**

<b>0</b>	<b>1,255,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Requirement for new funding (included in the total above)

0	924,000	0	0	0
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**Total of HRA Capital Bids :**

<b>0</b>	<b>1,255,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Requirement for new funding (included in the total above)

0	924,000	0	0	0
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Ref.	Item Description	Detail / Justification	2010/11 Budget £	2011/12 Budget £	2012/13 Budget £	2013/14 Budget £	2014/15 Budget £	Contact	Cttee Priority
<b>Overall Total of Capital Bids :</b>			<b>0</b>	<b>1,255,000</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<i>Requirement for new funding (included in the total above)</i>			<i>0</i>	<i>924,000</i>	<i>0</i>	<i>0</i>	<i>0</i>		

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Capital-GF Projects												
Capital Ref - Cost Centre	Description	Lead Officer	Capital Scheme Approval (£000's)	Spend in Prior Years (£000's)	Current Year Budget (£000's)	2011/12 (£000's)	2012/13 (£000's)	2013/14 (£000's)	2014/15 (£000's)	Spend This Year to Date (£000's)	Comments	
SC163 - 39060	Compulsory Purchase Orders (CPOs)	S Anderson	1,336	11	400	0	0	0	0	0	£200k approved at City Board 9/7/01. £435k approved at Strategy Scrutiny 28/01/03. Funded from Usable Capital Receipts	
SC386 - 39105	HMOs - Management Orders	S Anderson	50	0	50	0	0	0	0	0	Approved at Council 21/02/08. £50k funded from Temporary Use of Reserves.	
SC414 - 41063	Landlord Accreditation Scheme	Y O'Donnell	100	4	96	0	0	0	0	11	Approved Council 20.2.09, £100k Other Sources (East of England RA).	
<b>Capital-GF Projects</b>			<b>1,486</b>	<b>15</b>	<b>546</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>		

Capital-Programmes												
Capital Ref - Cost Centre	Description	Lead Officer	Capital Scheme Approval (£000's)	Spend in Prior Years (£000's)	Current Year Budget (£000's)	2011/12 (£000's)	2012/13 (£000's)	2013/14 (£000's)	2014/15 (£000's)	Spend This Year to Date (£000's)	Comments	
PR001 - 45502	Housing Capital Investment Programme	J Hovells		0	17,233	12,185	7,833	7,932	8,034	0	Detailed review of schemes is undertaken as part of the Housing Capital Improvement Programme.	
<b>Capital-Programmes</b>				<b>0</b>	<b>17,233</b>	<b>12,185</b>	<b>7,833</b>	<b>7,932</b>	<b>8,034</b>	<b>0</b>		
<b>TOTAL CAPITAL PLAN</b>			<b>1,486</b>	<b>15</b>	<b>17,779</b>	<b>12,185</b>	<b>7,833</b>	<b>7,932</b>	<b>8,034</b>	<b>11</b>		

## Housing Capital Investment Plan - HRA &amp; GF

	2010/11 Original Budget £000's	2010/11 Current Budget Nov 2010 £000's	2010/11 Revised Budget Jan 2011 £000's	Variance £000's	Notes	2011/12 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's
<b>General Fund Housing Capital Spend</b>										
Investment in Affordable Housing (Including Developer's Contributions)	15	15	15	0		0	0	0	0	0
Other General Fund Housing	1,740	1,724	1,624	(100)	1	2,977	802	765	765	765
<b>Total General Fund Housing Capital Spend</b>	<b>1,755</b>	<b>1,739</b>	<b>1,639</b>	<b>(100)</b>		<b>2,977</b>	<b>802</b>	<b>765</b>	<b>765</b>	<b>765</b>
<b>HRA Capital Spend</b>										
Decent Homes Programme	5,208	5,710	5,377	(333)	2	4,907	4,325	4,521	4,723	3,586
Other Spend on HRA Stock	2,902	3,404	3,091	(313)	3	3,029	2,116	2,116	2,016	1,916
HRA New Build	895	1,341	1,341	0	4	1,047	0	0	0	0
Cambridge Standard Works	200	370	370	0		200	200	200	200	200
Sheltered Housing Capital Investment	3,637	4,156	4,116	(40)	5	1,440	60	0	0	0
Other HRA Capital Spend	330	513	513	0		330	330	330	330	330
<b>Total HRA Capital Spend</b>	<b>13,172</b>	<b>15,494</b>	<b>14,808</b>	<b>(686)</b>		<b>10,953</b>	<b>7,031</b>	<b>7,167</b>	<b>7,269</b>	<b>6,032</b>
<b>Total Housing Capital Spend</b>	<b>14,927</b>	<b>17,233</b>	<b>16,447</b>	<b>(786)</b>		<b>13,930</b>	<b>7,833</b>	<b>7,932</b>	<b>8,034</b>	<b>6,797</b>
<b>Housing Capital Resources</b>										
Right to Buy Receipts	(207)	(430)	(430)	0		(327)	(261)	(196)	(163)	(130)
Other Capital Receipts (Land and Dwellings)	0	0	0	0		0	0	0	0	0
MRA	(5,020)	(5,020)	(5,020)	0		(5,089)	(5,080)	(5,030)	(5,010)	(5,006)
Direct Revenue Financing of Capital	(2,743)	(2,743)	(2,743)	0		(2,021)	(2,851)	(2,501)	(2,527)	(2,435)
Other Capital Resources (Grants / Shared Ownership / R&R Funding)	(1,744)	(2,199)	(2,199)	0		(562)	(562)	(562)	(562)	(562)
Developer's Contributions (Affordable Housing)	(182)	(314)	(314)	0	4	(331)	0	0	0	0
Prudential Borrowing	(283)	(283)	(283)	0		0	0	0	0	0
<b>Total Housing Capital Resources</b>	<b>(10,179)</b>	<b>(10,989)</b>	<b>(10,989)</b>	<b>0</b>		<b>(8,330)</b>	<b>(8,754)</b>	<b>(8,289)</b>	<b>(8,262)</b>	<b>(8,133)</b>
<b>Net (Surplus) / Deficit of Resources</b>	<b>4,748</b>	<b>6,244</b>	<b>5,458</b>	<b>(786)</b>		<b>5,600</b>	<b>(921)</b>	<b>(357)</b>	<b>(228)</b>	<b>(1,336)</b>
<b>Capital Balances b/f</b>	<b>(13,943)</b>	<b>(13,943)</b>	<b>(13,943)</b>			<b>(7,803)</b>	<b>(2,885)</b>	<b>(2,606)</b>	<b>(2,299)</b>	<b>(1,959)</b>
<b>Use of / (Contribution to) Balances in Year</b>	<b>4,748</b>	<b>6,244</b>	<b>5,458</b>	<b>(786)</b>		<b>5,600</b>	<b>(921)</b>	<b>(357)</b>	<b>(228)</b>	<b>(1,336)</b>
Ear-Marked for Future Investment in HRA Stock	0	0	0	0		0	1,200	664	568	1,709
Ear-Marked for Future Investment in Affordable Housing / (Use of Previously Ear-Marked Resources)	(135)	701	682	(19)	6	(682)	0	0	0	0
<b>Capital resources remaining to fund future Housing Investment Programme</b>	<b>(9,330)</b>	<b>(6,998)</b>	<b>(7,803)</b>	<b>(805)</b>		<b>(2,885)</b>	<b>(2,606)</b>	<b>(2,299)</b>	<b>(1,959)</b>	<b>(1,586)</b>

### Housing Capital Investment Plan

#### Notes to the Housing Capital Investment Plan

- 1 A reduction of £50,000 is proposed against the approved funding for both Private Sector Housing Grants and Loans and Disabled Facilities Grants in 2010/11, where demand has been less than anticipated.
- 2 Rephasing of decent homes budgets in respect of wall insulation (£177k) is proposed to ensure completion of identified works in 2011/12. Resources of £60k are proposed to be re-allocated from the Housing Health & Safety Rating System budget to the allocation for PVCU installations to tackle some replacements required earlier than anticipated. Savings in bathroom replacements (£106k) and in budgets to address sulphate erosion in HRA stock (£50k) have also been identified in 2010/11.
- 3 Rephasing of £233k in respect of works to balconies is proposed, as the work is not anticipated to be carried out in house in the current year, but will instead be undertaken as part of the externalised contract in 2011/12. £80k requires rephasing into 2011/12, to complete the replacement of communal floor coverings, where problems have been identified with the product proposed and an alternative solution is being sought. A capital bid of £208k is proposed in 2011/12 to enable the installation of photo-voltaics on key HRA properties, with an assumption that the investment will pay back and deliver future revenue savings.
- 4 A capital bid of £1,047k has been included to meet the anticipated costs of the re-development of Seymour Court to deliver 21 units of council owned and managed affordable housing as part of a scheme which would work with a developer to construct a mix of affordable and market housing on the site. The scheme is proposed to be funded using a mix of grant (if available), developer's contributions, housing capital balances and prudential borrowing (if required).
- 5 A saving of £40,000 has been identified in 2010/11 in respect of the outturn position for the redevelopment of Talbot House, where not all of the contingency / retention monies were utilised.
- 6 A transfer has been made between general housing capital balances and those balances ear-marked for future investment in affordable housing following a reconciliation of affordable housing receipts received and related capital expenditure. All currently remaining capital balances ear-marked for investment in affordable housing are anticipated to be used in 2011/12 towards the costs of the re-development of Seymour Court.