

CABINET MEMBER FOR SAFE AND ATTRACTIVE NEIGHBOURHOODS

**Venue: Town Hall,
Moorgate Street,
Rotherham. S60 2TH**

Date: Monday, 30th July, 2012

Time: 10.00 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972 (as amended March 2006).
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Neighbourhoods General Fund Revenue Budget Monitoring 2012-13 (Pages 1 - 4)
4. Housing Revenue Account Budget Monitoring Quarter 1 (Pages 5 - 11)
5. Housing Investment Programme (HIP) 2012-13 Quarter 1 Monitoring (Pages 12 - 22)

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
2.	Date:	Monday 30th July 2012
3.	Title:	Neighbourhoods General Fund Revenue Budget Monitoring 2012/13
4.	Directorate:	Neighbourhoods and Adult Social Services

5. Summary

This Budget Monitoring Report provides a financial forecast for Neighbourhoods General Fund within the Neighbourhoods & Adult Services Directorate to the end of March 2013 based on actual income and expenditure for the period ending June 2012.

The forecast for the financial year 2012/13 at this stage is a balanced budget, against an approved net revenue budget of £2.8m.

6. Recommendation

That the Cabinet Member receives and notes the latest financial projection against budget for 2012/13.

7. Proposals and Details

7.1 The table below shows the summary forecast outturn position against the approved Net Revenue Budgets:-

SERVICE AREA	Net Budget	Forecast Outturn to 31 st March 2013	Variance from Net Budget Deficit/ (Surplus)	% Variation to Net Budget
	£000's	£000's	£000's	%
Environmental Health	1,247	1,247	0	0
Public Health	274	274	0	0
Housing & Communities	231	231	0	0
Strategic Housing & Investment	127	127	0	0
Housing Options	213	213	0	0
Central	717	717	0	0
Income	(9)	(9)	0	0
TOTALS	2,800	2,800	0	0

All Service areas are expected to have a balanced budget by year end. There are some pressures which have been noted below but it is anticipated that these will be offset by savings overall within the Directorate by the year end in order to achieve a balanced budget.

The underlying pressures that have been identified are:

7.2 Environmental Health

This budget area faces a significant pressure as a result of the £114k vacancy factor (the Enviro-Crime and Neighbourhood Wardens teams were merged into one joint Community Protection team in 2011/12). Savings within the cost centre already identified have reduced this pressure to £46k. Further savings are to be identified to reduce this pressure with the aim of achieving a balanced budget by the year end.

7.3 Housing and Communities

Community Safety Unit has a pressure of £6k as a result of budget savings in 2012/13. The new structure that was identified to enable the savings to be achieved was not implemented at the start of the year and as a result there is currently some slippage in achieving the full savings.

7.4 Strategic Housing & Investment Service

The SHIS team budget has a budget pressure of £9k as a result of a shortfall on the staffing budget.

Measures have been put in place for 2012/13 for funding of this team following the cessation of grant funding that supported a large proportion of the cost of the team in previous years. However, a small balance remains and further sources of funding are being identified to fund the remaining shortfall.

7.5 Central

A contribution of £20k has been made by the Asylum team in previous year's to the Management & Admin budget as recognition of location costs. However, the Asylum Grant has now ended and the work of this team is currently outsourced. As a result of this there will be no further contributions, leaving an income shortfall. There is also a current pressure as a result of a £5k vacancy factor. These pressures are being partly offset by reduced pension costs (£10k) leaving an overall pressure of £15k.

7.6 Agency & Consultancy

To date there is no spend on either Agency or Consultancy within Neighbourhoods General Fund Budgets.

7.7 Non-Contractual Overtime

The only non-contractual overtime for Neighbourhoods related to grant funded overtime for the Food, Health & Safety teams.

8. Finance

The financial implications for each service area have been outlined in Section 7 above.

9. Risks and Uncertainties

These forecasts are based on financial performance to the end of June 2012. The forecast outturn is dependent on delivery of the planned management actions being achieved and thus effective and tight financial management practices remain essential including holding monthly budget clinics with the Service Director and senior managers.

10. Policy and Performance Agenda Implications

The delivery of the Council's Revenue Budget within the limits determined in March 2012 is vital to achieving the Council's Policy agenda. Financial performance is a key element within the assessment of the Council's overall performance.

11. Background Papers and Consultation

- Report to Cabinet 22 February 2012 – Proposed Revenue Budget & Council Tax 2012/13.
- The Council's Medium Term Financial Strategy (MTFS) 2011-2014

The content of this report has been discussed with the Director of Housing and Neighbourhoods and the Director of Finance.

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ROTHERHAM BOROUGH COUNCIL - REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
2.	Date:	Monday 30th July 2012
3.	Title:	Housing Revenue Account Budget Monitoring Report 2012/13
4.	Directorate:	Neighbourhoods and Adult Services

5. Summary

This report presents the forecast outturn position on the 2012/13 Housing Revenue Account (HRA) based upon activity as at the end of June 2012.

The overall forecast is that the HRA will outturn on budget with a transfer to working balance (reserves) of £1.877m which is a minimal increase of £39k above the approved budget.

6. Recommendations

- **That cabinet member receives and notes the latest financial projection.**

7. Proposals and Details

- 7.1** This budget report is based upon actual income, expenditure and known commitments as at the end of June 2012 forecast to the end of the financial year to give a projected outturn position, compared to budget.
- 7.2** Appendix A of this report provides the Budget Operating Statement for 2012/13 which shows the various income and expenditure budgets lines which make up the net cost of delivering the service. The latest forecast net cost of service is £2.802m which, together with interest received will result in an overall surplus of £39k to be transferred to Working Balance.
- 7.3** Within the Operating Statement are several budget heads which are either year end adjustments (for example debt management costs £222k) or are subject to external influence and therefore outside direct control, (for example cost of capital charges £14.046m).
- 7.4** Budget Monitoring is therefore focussed upon expenditure and income which is within control, i.e. income of £73.327m, the repair and maintenance budget of £17.438m and supervision and management of £19.365m. Other budget heads as seen within Appendix A are currently being forecast to outturn in line with budget.

7.5 Budget Monitoring

- 7.5.1** Appendix A, column B demonstrates the projected outturn based upon activity to the end of June 2012.
- 7.5.2** Overall it can be seen that the net cost of service is forecast to be £2.802m, a slight surplus of £39k as shown in the table below.

	Budget £000	Forecast £000	Variance £000
Expenditure	70,564	70,833	269
Income	-73,327	-73,635	-308
Net Cost of Service	-2,763	-2,802	-39

- 7.5.3** Several of the budget lines within income and expenditure are forecasting to outturn with a variance to budget. The table below highlights these budgets

	Budget £000	Forecast £000	Variance £000
Supervision and Management	19,365	19,633	268

Rent, Rates, Taxes	77	78	1
Income	-73,327	-73,635	-308
Net Variance			-39

7.5.4 It can be seen that the forecast overspend on supervision and management of £268k, is being offset by an increase in income of £308k.

7.5.5 The balance of this report will focus on the main variations to budget.

7.6 Expenditure

Column B of Appendix A demonstrates that based upon expenditure and commitments to date, total expenditure is forecast to outturn at £70.833m compared to a budget provision of £70.564m, an increase in spend of £269k. The major variations are as follows:

7.6.1 Contributions to Housing Repairs

Appendix A demonstrates that the forecast year-end spend on Repairs and Maintenance is currently on budget at £17.438m.

7.6.2 Previous reports have identified that the empty homes budget is difficult to forecast as this is a very responsive service. The original budget has been set around an estimated 1,600 minor voids in year and is currently running slightly behind this. However, it is considered prudent to forecast on budget, as it is known that empty homes tend to increase over the winter period.

Planned works are currently underway to address back log batched repairs and plastering, and in addition, schemes are currently being drawn up to address fencing, boundary walls and associated works within the deprived neighbourhoods. It is anticipated that planned work expenditure will be contained within budget provision.

7.6.3 Supervision and Management

Column B of Appendix A demonstrates that based upon expenditure and commitment to date, total expenditure is forecast to outturn at £19.633m, a forecast overall overspend of £268k.

The main variance is a forecast overspend of £280k on the purchase of furniture within the Furnished Homes Service. However, this is offset by increased income from additional charges generated as more clients take up the option of this service (see paragraph 7.7.3).

7.6.4 There is also a minor overspend on the Rent, Rates and taxes budget (+£1k) in respect of garage rents.

These overspends are being reduced by a number of savings due to vacancies across the service.

7.7 Income

7.7.1 Column B of Appendix A shows that based upon income received to date the total forecast income collectable is £73.635m an increase of £308k over and above the approved budget of £73.327m.

7.7.2 Dwelling rental income is projected to budget, however, non-dwelling rents are forecasted to under recover against budget by £41k due to garage voids. A programme of repair has been started in an effort to reduce the numbers of garages which are void.

7.7.3 Income from charges for services and facilities are forecasting an outturn of £3.650m, an over recovery of income of £345k. This is mainly due to additional income due to the continued growth of the Furnished Homes scheme offsetting the increase in expenditure reported above in 7.6.3.

7.8 Summary

In summary it can be seen in foregoing paragraphs 7.6 and 7.7 that the variance to budget of £39k when comparing the forecast net cost of service against the budget of £2.763m is due to variances within supervision and management together with additional income.

8. Finance

Impact on Working Balance - The report identifies that any deficit or surplus arising from the net cost of service will be transferred to the Working Balance which is reflected through the Appropriations section of the Operating Statement at Appendix A. Any forecast increase/decrease will be added to the budgeted sum shown under transfer to reserves.

Based upon the current forecast out-turn position on the net cost of service, the forecast transfer to balances will increase from £1.838m up to £1.877m, an increase of £39k. The increased contribution will be utilised to help address budget pressures in the earlier years of the 30 year Business Plan.

9. Risks and Uncertainties

- **Inflation – Non Contractual** –The 2012/13 budget was formulated around an inflation assumption of nil; if inflation rises costs may exceed

budget provision. It should be noted that the inflationary increase on the repair and maintenance contract is locked in for the financial year at 3.8 % and this has been provided for within the budget set.

Mitigation: Ongoing monitoring

- **Vacancy Factor**

Salaries budgets assume various levels of vacancies. If vacancies do not arise this could lead to salary costs in excess of budget.

Mitigation: In depth monitoring and forecasting of salary budgets.

- **Repair and Maintenance Voids.** Whilst the current empty home forecast is considered to be a prudent projection based upon 1,600 minor voids, it should be noted that the final number of voids received and completed in year could change. Any change in numbers or values will impact on expenditure.

Mitigation: Ongoing monitoring and triangulation with contractors. Any forecast increase in expenditure will be offset by a reduction in planned revenue works.

- **Rental Income**

Net rental income has been calculated on the basis of 2% void loss. Any increase / decrease on the actual levels of voids will impact on the level of income achieved.

Mitigation: Ongoing monitoring.

10. Policy and Performance Agenda Implications

10.1 The HRA supports the new Corporate Plan Priorities and is central to the long term strategy:

- Making sure no community is left behind.
- Helping to create safe and healthy communities.
- Improving the environment.

11. Background Papers and Consultation

- Budget and Council Tax Setting Report (2012/13) to Cabinet Member February 2012
- Director of Finance and Director of Housing and Neighbourhood Services have been consulted on the preparation of this report.

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Housing Revenue Account - Budget Operating Statement 2012-13

Narrative	A	B	Difference
	2012/13 Full Year Budget	2012/13 Projected Out-turn	
Expenditure			
Contributions to Housing Repairs Account	17,438,433	17,438,433	0
Supervision and Management	19,365,334	19,633,330	267,996
ALMO Management Fee	0	0	0
Rents, Rates, Taxes etc.	77,158	78,110	952
Negative Subsidy repaid to Government	0	0	0
Provision for Bad Debts	600,000	600,000	0
Cost of capital Charge	14,046,217	14,046,217	0
Depreciation of Fixed Assets	18,815,210	18,815,210	0
Deferred Charges	0	0	0
Impairment of Fixed Assets	0	0	0
Debt Management Costs	222,000	222,000	0
Expenditure	70,564,352	70,833,300	268,948
Income			
Dwelling Rents	-69,032,699	-69,033,191	-492
Non-dwelling Rents	-809,529	-768,909	40,620
Charges for Services and facilities	-3,305,258	-3,649,831	-344,573
Other fees and charges	-180,000	-183,102	-3,102
HRA Subsidy receivable (Major Repairs Allowance)	0	0	0
Income	-73,327,486	-73,635,033	-307,547
Net Cost of Services	-2,763,134	-2,801,733	-38,599
Amortised premia - Debt redemption	0	0	0
Interest received	-25,000	-25,000	0
Net Operating Expenditure	-2,788,134	-2,826,733	-38,599
Appropriations:			
Transfer from Capital Finance Account- Deferred	0	0	0
Revenue Contributions to Capital Outlay	950,000	950,000	0
Transfer from Capital Finance Account- Impairment	0	0	0
Transfer from Major Repairs Reserve	0	0	0
Transfer to Reserves/Working Balance	1,838,134	1,876,733	38,599
Surplus/Deficit for the year	0	0	0

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBER

1.	Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
2.	Date:	30 July 2012
3.	Title:	Housing Investment Programme (HIP) 2012/13 Quarter 1 Monitor Report
4.	Directorate:	Neighbourhoods and Adult Services

5.0 Summary

This report presents progress to date on the 2012/13 Capital Programme, together with a forecast out-turn position to the end of the financial year.

Based upon activity to date, the forecast out turn position is that spend will be contained within the revised budget of £25.020m.

6.0 Recommendations

That Cabinet Member receives and notes the revised budget position and the financial forecast.

7.0 Proposals and Details

7.1 Background

7.1.1 The 2012/13 HIP was approved by Cabinet on the 23 April 2012 with a total programmed spend of £23.577m.

7.1.2 Since that date additional funding of £443k has been identified to meet the cost of private sector aids and adaptations plus Cabinet approved the release of £1m from the Business Plan borrowing headroom to be used for the opportunity acquisition of New Build housing stock as a means to replace existing housing stock lost through Right To Buy (RTB) legislation.

This has resulted in a revised programme spend of £25.020m.

7.1.3 Cabinet Member recently considered the 2011/12 indicative Out-turn report which identified an overall underspend on the HIP Programme as a result of both slippage and savings in year.

This resulted in resources not used in 2011/12 being carried forward.

However, the cost of works which have slipped from 2011/12 into 2012/13 can be met from existing resources already budgeted for within this year. Therefore the savings generated in 2011/12 will be applied in later years to address the investment requirements in the 30 year Business Plan.

7.1.4 Budget Monitoring for 2012/13 is therefore against the revised budget of £25.020m as detailed at Appendix A of this report.

7.1.5 Based upon spend and commitments to date, the forecast overall spend on the 2012/13 HIP is that spending will be in line with the revised budget as shown in the table below:-

	Original Budget £,000s	Revised Budget £,000s	Forecast Out-turn £,000s	Variance to Revised Budget £,000s
Refurbishments	11,904	12,124	12,115	-0.009
Other Capital Works	5,910	5,590	5,599	+0.009
Total Capital Works to Properties	17,814	17,714	17,714	0
Fair Access to All	2,827	3,270	3,270	0
Regeneration and Renewal	2,691	2,791	2,791	0
Other Public Sector	0,245	1,245	1,245	0
<u>Total Capital Programme</u>	<u>23,577</u>	<u>25,020</u>	<u>25,020</u>	<u>0</u>

The balance of this report will provide an overview of the forecast out-turn position together with a narrative on the changes from original budget to revised budget.

7.2 Details

7.2.1 Total Capital Works to Properties

It can be seen from Appendix A and the table above, that the forecast out-turn on total Capital Works to Properties, based upon spend and commitments to date is £17.714m which is line with the revised budget sum.

It may also be noted that the revised budget sum is £100k lower than the £17.814m approved by Cabinet. The reduction of £100k is offset by an increase of the same amount within the Regeneration and Renewal budget which is to account for an increase in spend on capital works to garage sites carried forward from 2011/12.

Overall, there is minimal variance to the revised budgets within total works to properties as follows:-

Refurbishments

A total of £12.124m was budgeted for refurbishment works, and based upon activity to date, the forecast out-turn is £12.115m, which is £9k under budget.

Whilst spend is broadly in line with budget, considerable work has been carried out to identify works from this budget head which will be let through the partnering contracts in place with Morrison and Willmott Dixon and for additional works to be procured through the EFramework contracts currently in place.

To date the following has been identified:

- 605 properties will receive internal refurbishment works. These works which include combinations of kitchens, bathrooms, rewires etcetera are for properties which are now presenting as requiring decency works. In addition a programme of works have been drawn up to address decency works to properties where tenants have previously refused, but have now indicated that they have changed their minds.
Work is now complete in 116 properties.
- Approximately 1,600 properties will receive combined external works consisting of a combination of roofing works, rain water goods, fascias, soffits, barge boards and render/pointing works.
- Works to windows and doors have now been surveyed and the work specification is being prepared with a view to a late summer start.
- Central Heating/Replacement Boilers
Work is ongoing to replace defective ISA boilers as identified in previous reports.

Other Capital Works

A total of £5.590m was budgeted for other works to properties . Based upon activity to date, the forecast out-turn is £5.598m which is a minimal £8k over budget.

Progress on the schemes of work which are set out in detail within Appendix A is as follows:-

- Environmental. One scheme of work has been developed for Pike Road and work is currently underway to develop a further scheme.
- Empty Homes. Budget provision is for 150 number of empty homes in 2012/13 and whilst the activity to date is slightly below that budgeted for, this is a particularly responsive service. Therefore, at this stage of the year, the forecast is a spend of £1.573m which is minimally below the budget provision of £1.588m
- Communal Doors. Tender documentation will be sent to the E North Framework at the end of July to upgrade existing communal doors to a high security specification.
- Lift Replacement – Beeverleigh. Scheduled return of tenders date 30 July 2012 with an anticipated start date at the end of this year.
- Flat Doors Tender documentation to go to E North Framework by mid July with a view to upgrading existing flat doors to a higher security/fire retardant specification.
- One Off Improvement Works To date 4 properties have been identified as one off properties requiring substantial investment with a total commitment of £107k
- EPC Properties Work is ongoing to finalise a scheme of works for cavity wall, loft insulation and external wall insulation against this budget head.

As in 2011/12 Indicative budget heads have been set against specific work streams. However, when actual schemes of work are finalised budget allocations will need to be adjusted to meet the target costs of work allocated to contractors whilst still ensuring that the overall budget allocation is not exceeded.

In addition once schemes of work get to site, the target costs may vary due to omissions and additions, particularly in light of customer refusals.

Wherever possible, schemes of works scheduled to start in 2013/14 will be brought forward to take advantage of any savings and maximise expenditure within the year.

The programme is monitored on an ongoing basis and key changes will be identified within the quarterly Capital Programme Monitoring Reports presented to Cabinet Member.

7.2.2 Fair Access to All

The table at Paragraph 7.1.5 identifies that the original budget set for aids and adaptations works to be carried out in 2012/13 was £2.827m and that this sum has now been increased to £3.270m, an uplift of £443k.

The uplift, which relates to the private sector Disabled Facilities Grant (DFG) is shown in the table below.

	Original Budget £,000s	Revised Budget £,000s	Variance to Revised Budget £.000s
Disabled Facilities Grant	748	979	+231
Prudential Borrowing	117	53	-64
Capital Receipts	312	588	+276
<u>Total Budget</u>	<u>1.177</u>	<u>1.620</u>	<u>+443</u>

As can be seen, the actual DFG allocation which was awarded after the original budget was drawn up, was £231k higher than estimated. However, this is offset in part by a reduction of £64k in the prudential borrowing available.

In addition to the above, the total capital receipts available to support private sector aids and adaptations was increased by £276k as a result of the 2011/12 Capital Programme funding strategy.

Cabinet Member may recall that at the end of 2011/12, the Revenue Contribution to Capital Outlay (RCCO) was increased by £250k to fund capital works in year. As a consequence of this action, the Right To Buy (RTB) receipts generated in 2011/12 were not required to fund spending in that year, and have been brought forward to underpin the 2012/13 Aids and Adaptations Programme.

The revised budget of £3.270m consists of £1.620m private sector and £1.650m public sector, and based upon activity to date, the forecast out-turn is that spending will be in line with budget provision.

7.2.3 Regeneration/Neighbourhood Renewal

Appendix A of the report identifies that the overall budget of £2.791m for neighbourhood renewal work is allocated as £1.589m for public sector works and £1.202m for private sector works. This is an increase of £100k when compared to the original budget to reflect the

transfer of resources from Total Capital Works to Properties to meet the cost of garage works carried forward from 2011/12 as described in paragraph 7.2.1.

Progress to date is as follows:

- Private Sector. Overall there is a minimal forecast overspend of £5k on this budget head. However, the following paragraphs identify potential issues on some sites as follows:-
 - Maltby Transformational Change. This £50k budget is to complete demolition prior to marketing the site for development. Notice to seek possession has been issued and it is anticipated that costs will be contained within budget.
 - Dinnington Transformational Change. This scheme involves demolition, acquisition and some structural works to secure properties, all part of this gateway project for street scene enhancements.

Cabinet Member may be aware that negotiations have been ongoing for a considerable time with existing residents and the need to relocate them.

Ward Members at a recent Approved Development Framework Meeting expressed a preference to pursue a Compulsory Purchase Order (CPO) to resolve this issue.

If this is pursued, then the scheme, together with funding, will be slipped into 2013/14.

- Canklow Phase 2. Negotiations for the acquisition of properties on Warden Street and Canklow Road are currently ongoing with 3 properties anticipated to complete by the end of July. If this is achieved, demolition will commence in September. Whilst spend on this budget head is currently forecasting to budget, final out-turn will be dependant upon the acquisition costs of a total of 13 properties scheduled for 2012/13.
- Bellows Road. This scheme revolves around the redevelopment of the Rawmarsh Shopping Centre and progress is dependant upon the council's partner developing new units for existing shop owners to relocate into.

Two businesses are due to relocate in late August, with others due to move at the beginning of 2013. Whilst spend is currently forecast to be in line with budget, the complexities and previous delays experienced within this project, could result in some slippage into 2013/14.

- Occupation Road. This scheme is for the redevelopment of a garage site which is currently a hot spot for severe antisocial behaviour.

Work is currently ongoing to decant existing garage owners and both vehicular and pedestrian access to the area has been restricted.

- Public Sector. Overall there is a minimum forecast under spend of £5k against the budget provision of £1.589m.

Progress to date on programmed works is as follows:-

- Non Traditional Properties. The forecast spend on this budget head is £1.289m in line with budget provision.

Work is still ongoing to properties at Whiston which were carried forward from 2011/12. This scheme is due to complete at the end of August, and to date 62 properties have been completed, with a further 21 in progress.

Additional schemes of work have been drawn up at Rawmarsh and Swallownest in the south of the borough to commence later in the year.

- Garages. Forecast spend is marginally below the budget provision of £300k.

Work is currently ongoing at the Kimberworth Park site with a scheduled completion date of the end of July

In addition, work is currently ongoing to draw up schemes of work based upon investment requirements identified in the APEX database.

7.2.4 Other Public Sector

The table at paragraph 7.1.5 of this report identifies that the budget for other Public Sector spend has increased from the original budget provision of £0.245m up to £1.245m to reflect the recent approval from Cabinet Member to release £1m of additional funding to embark on a programme of the opportunity acquisition of properties through local development companies or RTB buy-backs.

Based upon activity to date, forecast out-turn on the total budget head is in line with budget provision with progress on the individual budget heads as follows :

- Custom Built. A custom build appraisal report is currently being considered to determine whether a self-build project is appropriate for Braithwell Road.
- Opportunity Acquisitions. A report has been agreed by Cabinet Member outlining the protocol which will be

adopted when consideration is being given to opportunity acquisitions.

Negotiations will now commence with local developers to pursue the acquisition of an estimated 15 properties, at an average value of £65k.

7.2.5 Summary

Overall, the forecast out-turn position for the 2012/13 HIP, based upon activity up to the end of Quarter 01, is a spend of £25.020m from an approved revised budget of £25.020m.

8.0. Finance

8.1 The table below identifies the funding available to meet the costs of delivering the HIP in 2012/13 and also sets out the changes in funding from the original budget position as approved by Cabinet, to the revised budget as set out in this report.

	Original Budget £000's	Revised Budget £000's	Forecast Out-turn £000's	Variance £,000s
Major Repairs Allowance (MRA)	19,991	20,003	20,003	0
Revenue Contribution (RCCO)	962	950	950	0
Right to Buy Receipts (RTBs)	312	588	588	0
Disabled Facilities Grant (DFG)	748	979	979	0
Commuted Sums	145	145	145	0
Grant Funding	175	175	175	0
General Capital Receipts	1,127	1,127	1,127	0
Prudential Borrowing	117	053	053	0
Borrowing - HRA	0	1,000	1,000	0
Total	<u>23,577</u>	<u>25,020</u>	<u>25,020</u>	<u>0</u>

It can be seen that the original budget funding stream of £23.577m has been revised to take into consideration the changes in funding for Aids and Adaptations – private sector, and to include an additional £1m of borrowing to meet opportunity acquisitions as outlined within the report.

The revised budget funding stream of £25.020m is fully aligned with the revised budget spend.

9.0 Risks and Uncertainties

- Empty Homes. Work to empty homes is difficult to forecast as this is a very responsive service. If the number of empty homes increase, the cost of works will increase.

Mitigation: Weekly monitoring.

- Aids and Adaptations. The provision of aids and adaptations is also a responsive service and major works within the private sector are governed by a mandatory requirement to complete works within a six month period.

Whilst delivery of the service is closely monitored, expenditure could increase.

Mitigation: ongoing monitoring.

- Slippage and Savings. High levels of tenant refusals to work being carried out could lead to slippage of works and/or underspends. This could impact upon the level of turnover issued to our repair and maintenance partners.

Mitigation: Ongoing capital programme monitoring identifies savings/slippage at an early stage, thus allowing the introduction of new works and/or the acceleration of works from 2013/14.

- Capital Receipts. As in previous years the HIP is supported by both RTB and general receipts, of which the council has no direct control, but continues to monitor closely.

Mitigation: ongoing monitoring.

10.0 Policy and Performance

The HIP supports the Corporate Plan Priorities and is central to the longer term Housing Strategy:

- Making sure no community is left behind.
- Helping to create safe and healthy communities.
- Improving the environment

9.0 Background Papers and Consultation

Cabinet Report 23 April 2012 approving the 3 year HIP Programme.

The Director of Housing and Neighbourhoods, and The Director Of Strategic Finance have been consulted on this report.

Report Author

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	A	B	C	D	E	F	G	H
1	HIP PROGRAMME 2012-13 POSITION AS AT PERIOD 3							
2								
3	2012/13 Programme							
4		Budget		Manager's Forecast		Variance (Over + / Under -)		%age (Over + / Under -)
5		£		£		£		%
6								
7	REFURBISHMENT / IMPROVEMENTS							
8	Refurbishment	10,914,000		10,799,593		-114,407		-1.05%
9	Windows	290,000		292,320		2,320		0.80%
10	Replacement of Central Heating / Boilers	920,000		1,023,111		103,111		11.21%
11	REFURBISHMENT / IMPROVEMENTS TOTAL	12,124,000		12,115,024		-8,976		-0.07%
12								
13	OTHER CAPITAL WORKS							
14	Empty Homes	1,588,000		1,572,815		-15,185		-0.96%
15	Replacement of Communal Doors (High Security)	300,000		300,000		0		0.00%
16	Environmental Works	500,000		516,558		16,558		3.31%
17	Electrical Board & Bond	140,000		132,573		-7,427		-5.31%
18	Community Centre Improvements (5 Year Programme)	250,000		250,000		0		0.00%
19	Communal Aerial Replacement (Digital Upgrade)	10,000		10,000		0		0.00%
20	Asbestos Removal & Testing	370,000		370,000		0		0.00%
21	Flat Door Replacement	522,000		522,000		0		0.00%
22	District Heating Conversions	300,000		285,031		-14,969		-4.99%
23	One-Off Properties	300,000		300,000		0		0.00%
24	EPC Improvements	410,000		410,000		0		0.00%
25	New IT System	550,000		580,000		30,000		5.45%
26	Communal Hallways	100,000		100,000		0		0.00%
27	General structures	150,000		150,000		0		0.00%
28	Lift Replacement	100,000		100,000		0		0.00%
29	OTHER CAPITAL PROJECTS TOTAL	5,590,000		5,598,977		8,977		0.16%
30								
31	ALL WORKS TO PROPERTIES TOTAL	17,714,000		17,714,000		0		0.00%
32								
33	FAIR ACCESS TO ALL							
34	Disabled Adaptations (Public Sector)	1,650,000		1,650,000		0		0.00%
35	Disabled Adaptations (Private Sector)	1,620,000		1,620,000		0		0.00%
36	FAIR ACCESS TO ALL TOTAL	3,270,000		3,270,000		0		0.00%
37								
38	REGEN. / NEIGHBOURHOOD RENEWAL							
39	PUBLIC SECTOR							
40	Non-Traditional Investment - Structural	1,289,000		1,289,000		0		0.00%
41	Garage Site Investment	300,000		288,585		-11,415		-3.81%
42	Sheltered Housing Modifications (RHB)	0		5,938		5,938		
43	Public Sector Sub Total	1,589,000		1,583,523		-5,477		-0.34%
44								
45	PRIVATE SECTOR							
46	Maltby Transformational Change Masterplan (RHB)	50,000		50,000		0		0.00%
47	Dinnington Transformational Change Masterplan (RHB)	240,000		240,000		0		0.00%
48	Canklow Phase 1 & 2	560,000		560,000		0		0.00%
49	Bellows Road Service Centre Clearance	307,000		307,000		0		0.00%
50	Occupation Road Clearance Project	45,000		45,000		0		0.00%
51	Home Assistance Grants	0		3,750		3,750		
52	Private Sector Support (RHB)	0		103		103		
53	Ship Inn Demolition	0		1,203		1,203		
54	White Bear	0		0		0		
55	Private Sector Sub Total	1,202,000		1,207,055		5,055		0.42%
56								
57	REGEN. / NEIGHBOURHOOD RENEWAL TOTAL	2,791,000		2,790,578		-422		-0.02%
58								
59	OTHER PUBLIC SECTOR							
60	HCA NEW BUILD							
61	Custom Build Pilot Project	65,000		65,000		0		0.00%
62	Site Development	100,000		100,000		0		0.00%
63	Aston Self Build	80,000		80,000		0		0.00%
64	Opportunity Acquisition	1,000,000		1,000,000		0		0.00%
65	Carry Over from 11-12 New Builds	0		117		117		
66	OTHER PUBLIC SECTOR TOTAL	1,245,000		1,245,117		117		0.01%
67								
68	SUB TOTAL 2	7,306,000		7,305,695		-305		0.00%
69								
70	TOTAL CAPITAL PROGRAMME	25,020,000		25,019,696		-304		0.00%