

SUBJECT: HOUSING INVESTMENT PROGRAMME 2016/17

DIRECTORATE: HOUSING AND REGENERATION

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1. Purpose of Report

1.1 To provide an update on the final 2016/17 outturn for the Housing Investment Programme.

2. Background

2.1 The original Housing Investment Programme for 2016/17, through the MTFs, amounted to £21,247,555. A major review of the Housing Business Plan during the financial year resulted in a decrease to the budgeted planned expenditure for 2016/17 to £11,433,966

3. Financial Performance of the Programme

3.1 Final spend on the programme as at 31st March 2017 was £10,715,052, which equates to 94% of the approved programme.

3.2 Attached at Appendix A to this report is a detailed performance of the Housing Investment Programme. This includes proposed reallocations within the 2016/17 programme, reallocations to and from future years and any new funding applied.

4. Completed Programmed Elemental Installation Work

4.1 The table below summarises elemental performance as at 31st March 2017 compared to the estimated programme for the 2016/17 financial year.

4.2	<u>Element</u>	<u>Completed</u> <u>01/04/2016 -</u> <u>31/03/2017</u>
	Kitchen installations	140
	Bathroom installations	165
	Shower installations	575
	Boiler installations	315
	Doors	242
	Window installations	229
	Fascia and soffit replacements	336
	Boundary and paving improvements	202
	Communal electrical installation improvements	604
	Communal hardstanding improvements	34
	Rewires	19

5. Land Acquisition

5.1 Development sites were purchased on the Moorlands, Allenby Close and Rookery Lane.

6. New Build Development

6.1 Initial feasibility works have been undertaken on various sites as the Council's new build programme gathers momentum.

7. Recommendations

7.1 Housing Scrutiny Sub Committee is asked to:

Note the final outturn of the capital programme in 2016/17 detailed in paras 3 through to 6

HOUSING INVESTMENT PROGRAMME 2016/17 - SUMMARY OF FINANCIAL CHANGES

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Line No.	HRA SF Ref	HRA SF Project Name	Approved Budget MTF5 17-22	Actual	Variance Increase/ (Reduction)	Reallocation of Contingency	Movements within Financial Yr	Reprofile (to)/ from 2017/18
			£	£	£	£	£	£
		<u>Decent Homes</u>						
1	DH	Bathrooms & WC's	297,830	308,514	(10,684)	0	0	10,684
2	DH	DH Central Heating Upgrades	708,900	713,295	(4,395)	0	0	4,395
3	DH	Responsive Capitalised Heating Replacements	255,000	190,403	64,597	0	0	(64,597)
4	DH	Thermal Comfort Works	17,100	22,050	(4,950)	0	0	4,950
5	DH	Kitchen Improvements	576,150	311,689	264,461	0	(235,554)	(28,907)
6	DH	Rewiring	83,477	71,207	12,270	0	(12,270)	0
7	DH	Re-roofing	871,914	1,147,335	(275,421)	0	51,064	224,357
8	DH	Lincoln Standard Windows Replacement	850,000	627,095	222,905	0	0	(222,905)
9	DH	Structural Defects	53,550	2,486	51,064	0	(51,064)	0
10	DH	Wall Structure Repairs	0	884	(884)	0	0	884
11	DH	Door Replacement	405,634	332,766	72,868	0	(39,367)	(33,501)
12	DH	Decent Homes Decoration Allowance	32,852	33,852	(1,000)	0	0	1,000
13	DH	CO Detector Installation	128,859	128,428	431	0	0	(431)
14	DH	New services	53,550	54,273	(723)	0	0	723
15	OT	Alterations to De Wint Court	54,996	5,451	49,545	0	0	(49,545)
16	OT	Alterations to St Botolphs Court	681,798	604,032	77,766	0	0	(77,766)
17	DH	Void Capitalised Works	107,100	323,846	(216,746)	0	216,746	0
18	DH	Landscaping and Boundaries	331,819	424,736	(92,917)	0	92,917	0
		Decent Homes	5,510,529	5,302,341	208,188	0	22,472	(230,659)
		<u>Lincoln Standard</u>						

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			£	£	£	£	£	£
19	LS	Over bath showers (10 year programme)	549,805	505,232	44,573	0	0	(44,573)
20	LS	Safety flooring - Supported Housing	29,266	0	29,266	0	0	(29,266)
		Lincoln Standard	579,071	505,232	73,839	0	0	(73,839)
		<u>Health & Safety</u>	-					
21	HS	Asbestos Removal	321,300	131,099	190,201	0	(87,957)	(102,244)
22	HS	Asbestos Surveys	156,366	159,355	(2,989)	0	0	2,989
23	HS	Replacement Door Entry Systems	39,981	34,966	5,015	0	0	(5,015)
24	HS	Renew stair structure	423	0	423	0	0	(423)
25	HS	Plastering (HHSRS)	214,200	302,157	(87,957)	0	87,957	0
		Health & Safety	732,270	627,577	104,693	0	0	(104,693)
		<u>New Build Programme</u>						
26	OT	New Build Partnership - Westleigh	900,000	1,156,000	(256,000)	0	0	256,000
27	NB	New Build Site - Ermine School	149,543	4,038	145,505	0	0	(145,505)
28	NB	New Build Site - Moorland School	122,494	106,867	15,627	0	0	(15,627)
29	NB	New Build Site - Searby Road	91,400	2,468	88,933	0	0	(88,933)
30	NB	New Build Site - Allotment Site	12,000	34,803	(22,803)	0	0	22,803
31	NB	New Build Site - Rookery Lane	91,400	7,196	84,204	0	0	(84,204)
32	NB	New Build Site - Queen Elizabeth Road	29,454	86,766	(57,312)	0	0	57,312
33	NB	New Build Site - Quarry Site	61,274	16,380	44,894	0	0	(44,894)
34	OT	Stapleford Avenue (Retention)	32,193	32,193	0	0	0	0
35	OT	Birchwood New Build Programme	14,073	14,073	(0)	0	0	0
36	OT	Blankney Crescent	17,586	29,444	(11,858)	0	0	11,858
37	OT	Ingleby Crescent New Build Scheme	148,477	173,137	(24,660)	0	0	24,660
		New Build Programme	1,669,894	1,663,365	6,529	0	0	(6,530)

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			£	£	£	£	£	£
		<u>Land Acquisition</u>						
38	LA	Land Acquisition - Moorland	950,000	950,000	0	0	0	0
39	LA	Land Acquisition - 89 Rookery Lane	259,950	260,337	(387)	0	0	387
40	LA	Land Acquisition - Queen Elizabeth Road	0	0	0	0	0	0
		Land Acquisition	1,209,950	1,210,337	(387)	0	0	387
		<u>Other</u>	-					
41	OT	Drainage Works	0	482	(482)	482	0	0
42	OT	Environmental new works	53,550	0	53,550	0	(53,550)	0
43	OT	84 Uffington Avenue	6,906	6,577	329	0	0	(329)
44	OT	Communal Hardstanding Areas	531,196	519,512	11,684	0	0	(11,684)
45	OT	Communal Electrics	781,180	811,538	(30,358)	0	30,358	0
46	OT	Garages	26,775	0	26,775	0	0	(26,775)
47	OT	HRA Assets - Shops/Buildings	28,060	19,588	8,472	0	0	(8,472)
48	OT	Fire Alarms	15,000	13,627	1,373	0	(337)	(1,036)
49	OT	Communal TV Aerials	10,710	0	10,710	0	0	(10,710)
		Other	1,453,377	1,371,324	82,053	482	(23,529)	(59,006)
		<u>Contingency Schemes</u>	-					
50	CS	Contingency Reserve	160,703	0	160,703	(1,036)	1,036	(160,703)
		Contingency Schemes	160,703	0	160,703	(1,036)	1,036	(160,703)
		<u>Other Schemes</u>	-					
51	OS	New Forklift Truck	11,072	11,626	(554)	554	0	0
52	OS	Housing Support Services Computer Fund	107,100	23,250	83,850	0	21	(83,871)

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			£	£	£	£	£	£
		Other Schemes	118,172	34,876	83,296	554	21	(83,871)
53		GRAND TOTALS	11,433,966	10,715,052	718,914	0	0	(718,914)

Key: Changes to be approved - Increase or (reductions) in 2016/17 budget