

**Bolsover District Council**

**Executive**

**11 August 2014**

**Housing Revenue Account – Capital Projects**

**Report of Cllr K Reid, Portfolio Member for Housing**

This report is public

**Purpose of the Report**

- For members to approve the contents of the HRA capital programme for 2014/15

**1 Report Details**

- 1.1 The authority has recently completed a stock condition survey for the Housing Stock which showed not only that the council has sufficient resources to maintain the existing stock over a period of at least 30 years, but for the first time gave detailed expenditure needs over the same period.
- 1.2 It is intended to develop a more detailed business plan to cover expenditure of the next 5 years, with projections of expenditure over longer periods.
- 1.3 This detailed 5 year plan will be presented to members later in the financial year, and if approved will, in effect, determine the capital programme for the period. However in the interim there is a need for members to agree a short term plan to identify work and expenditure over the current year.
- 1.4 Appendix 1 provides an interim proposed budget for the current year. This has been informed by the stock condition survey and provides a move towards the longer term investment needs of the stock. For example the stock condition survey has identified that there needs to be significant expenditure on reroofing over the next 30 years. It is proposed that we make a start on this work early.
- 1.5 The total value of the proposed work is almost £3.5million. This is equivalent to the major repairs reserve (which replaced the major repairs allowance under the self-financing regime). It excludes monies carried forward from previous years (which has already been approved) and new build (which will be subject to separate reporting).

**2 Conclusions and Reasons for Recommendation**

- 2.1 Approval of the HRA capital programme will allow officers to arrange contracts to carry our work that is needed to maintain Council housing in good condition.

2.2 Members are asked to approve the contents of the capital programme, as per Appendix 1. However these amounts are estimates only and there may be a need to vire funds between budget headings. Members are therefore asked to approve the overall amount of the programme but allow the Assistant Director – Community Safety and Head of Housing (BDC), following consultation with the Housing Stock Group, to agree virements between the detailed heading. The portfolio holders for Regeneration and Housing are both members of the Housing Stock Group.

**3 Consultation and Equality Impact**

3.1 None directly

**4 Alternative Options and Reasons for Rejection**

4.1 None considered.

**5 Implications**

**5.1 Finance and Risk Implications**

As outlined in the report this proposal involves expenditure of around £3.5m.

**5.2 Legal Implications including Data Protection**

The authority has a responsibility to keep properties in a reasonable condition.

**5.3 Human Resources Implications**

Non directly.

**6 Recommendations**

6.1 That the contents of the capital programme as set out in Appendix 1 be approved in principle.

6.2 That the Assistant Director – Community Safety and Head of Housing (BDC), following consultation with the Housing Stock Group, be permitted to vire funding between budgets without the need for further approval for members.

6.3 That Officers produce a longer term business plan, which will be reviewed regularly and replace the annual approval of the capital programme.

**7 Decision Information**

<p><b>Is the decision a Key Decision?</b>          (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)</p>	<p>Yes/No</p>
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<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	

**8 Document Information**

<b>Appendix No</b>	<b>Title</b>
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<b>Report Author</b>	<b>Contact Number</b>

Report Reference –