

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Council: 28 March 2012

**Subject: Housing Revenue Account Capital Programme 2011/2012
Budgetary Control Report to 29 February 2012 (Period 11)**

1. Purpose

1.1 The purpose of this report is to advise Members on the progress of the HRA Capital Programme 2011/2012 and allow Council to monitor performance.

2. Background

2.1 The 2011/2012 HRA Capital Programme was last reported to Members at the Council meeting on 29 February 2012, with a probable outturn of £17.820m matched by a probable resource of this value.

2.3 This report details probable income and expenditure against the various budget headings up to 29 February 2012.

3. Main Issues

3.1 Resources achieved to date total £12.817m. When compared to the probable outturn to date of £12.781m this indicates a favourable position currently of £0.036m (0.28% of the year to date probable outturn) indicating that the HRA is likely to exceed the probable outturn mainly due to the generation of additional land sales and owner occupier contributions.

3.2 Expenditure incurred to date totals £12.472m. When compared to the probable outturn to date of £12.781m, this indicates a favourable position currently of £0.309m (2.42% of the year to date probable outturn). While spend to date is lower than the anticipated year end probable outturn this is due to the timing of expenditure being processed and charged through the financial ledger.

3.3 The main reason for the favourable position is due to the combined impact of the following:

3.3.1 Bathroom Upgrades - this shows an adverse variance of £0.226m due to the identification of new addresses.

3.3.2 Heating Improvements - this shows a favourable variance of £0.422m due to property access difficulties.

3.3.3 Statutory Compliance Improvement Works - this shows a favourable variance of £0.092m due to delays regarding the delivery of materials.

3.3.4 Other - the combined impact of other small adverse variances totals £0.021m

4. People Implications

4.1 There are no people implications.

5. Financial implications

5.1 When compared to the probable outturn to date resources and expenditure both show a favourable variance of £0.036m and £0.309m respectively. The situation will be monitored and action taken as necessary.

6. Risk Analysis

6.1 The main risks are as follows:

- As a consequence of current market conditions, capital receipts may either not be received or they may be less than anticipated; and
- The present variance should be viewed in the knowledge that there are a number of variable factors which could arise between now and 31 March 2012 which could affect the year end spend.

7. Equalities Impact Assessment (EIA)

7.1 No equalities impact assessment was required in relation to this report.

8. Strategic Assessment

8.1 The Council has identified four main strategic priorities, namely Social & Economic Regeneration, Financial Strategy, Asset Management Strategy; and Fit for Purpose Services.

8.2 The HRA capital plan contributes to both Social & Economic Regeneration and the Asset Management Strategy via the provision of high quality housing.

9. Conclusions and Recommendations

9.1 Resources are higher than the probable outturn to date by £0.036m while spend to date is lower by £0.309m, however, this will be monitored and appropriate action taken as necessary.

9.2 Members are asked to note the position to date as outlined in the attached appendix.

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Date: 12 March 2012

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Appendices: Appendix - HRA Capital Programme
Financial Year 2011/12 - Probable Outturn

Background Papers: HRA Capital Programme 2011/12 - Council 29 February 2012

Wards Affected: All