

APPENDIX A.4

WAVERLEY BOROUGH COUNCIL

COUNCIL MEETING - 24 FEBRUARY 2009

REPORT OF THE EXECUTIVE – 10 FEBRUARY 2009

DRAFT HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2009/10 AND SOCIAL HOUSING GRANT

Introduction

1. The proposals build on the draft Capital Programme seen by the Executive at the meeting of 6 January 2009.
2. It is currently estimated that the resources available for the HRA Capital Programme 2009/10 to 2011/12 are some £14.9m as indicated in the attached Annexe 18. This has been increased by £200k following the recent sale of an HRA property on the open market. It is proposed that this sum could be added to the kitchen upgrade programme in 2009/10 as Waverley needs to spend more on kitchens than any other decent homes component and resources are well short of the required spend. The detailed proposed programme at Annexe 19 incorporates this assumption. The Council has already taken other decisions in respect of the sale of HRA assets and the capital receipts from such sales will be taken into account once they are achieved.
3. Beyond 2011/12 the basic resources to finance the Capital Programme each year will be little more than the Major Repairs Allowance and any residual receipts from sale of council houses. This is currently estimated to total under £4m each year.
4. In compiling the draft capital programme, health and safety works and fulfilling Waverley's statutory obligations remains a priority. The commitment to double-glazing 1000 homes will have been met by the end of this financial year and it is expected that work will commence in March on double-glazing a further 280/300 homes from the contract savings, as previously agreed by the Executive.

Conclusion

5. The draft Capital Programme is within the resources currently available to the HRA. Additional resources may become available for targeting at decent homes work but Waverley will be unable to fund programmes of work of the size required to rectify all decent homes failures.

Social Housing Grant

6. The Council is currently looking to secure new affordable housing in association with registered social landlords (RSLs) at Rowland House and Marshalls. It is anticipated that this can be achieved without grant from Waverley – indeed, some capital receipts will be forthcoming.
7. Redevelopment of various other smaller sites, including former garage sites, is being considered through the setting up of a Local Housing Company that could either work alone or with RSLs

The Executive

RECOMMENDS that

- 24. the 2009/10 HRA draft Capital Programme be approved; and**
- 25. the indicative 2010/11 and 2011/12 programmes be noted..**

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