

APPENDIX B.5

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 2 FEBRUARY 2010

Title:

**FINANCIAL STRATEGY 2009/2010 – 2012/2013
DRAFT HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2010/2011**
[Wards Affected: All]

Summary and purpose:

The purpose of this report is to agree the final recommendation to Council regarding the Housing Revenue Account (HRA) Capital Programme for 2010/2011.

How this report relates to the Council's Corporate Priorities:

The Council has a set of specific Capital Priorities. The HRA Capital Programme is particularly relevant to Improving Lives through the provision of decent Affordable Housing.

Equality and Diversity Implications:

There are no direct equality and diversity implications as a result of the recommendations of this report.

Resource/Value for Money implications:

Resource implications are contained throughout the report.

Legal implications:

There are no direct legal implications as a result of the recommendations of this report.

Introduction

1. The draft Capital Programme was presented to the Community Overview and Scrutiny Committee at their January meeting. The Committee noted the proposals and had no particular comments.

Draft 2010/2011 Capital Programme

2. The levels of spend achieved in the last few years cannot be maintained into 2010/11. Accumulated resources have been used up and the dramatic drying up of right-to-buy sales along with the Government's capital receipts pooling regime means these resources cannot be replenished.

3. An initial capital programme of some £4.3m (Annexe 1) is being proposed that will continue to target as much resource as is available on decent homes work. However, some HRA asset sales already agreed by the Council are expected to reach completion in the first half of the 2010/11 financial year enabling the capital programme to be reviewed and expanded from September onwards. The detailed proposed areas of spend are shown at Annexe 2 in addition to illustrating how the Programme might be expanded when additional capital resources are achieved.
4. In compiling the draft capital programme the priorities agreed by the Executive on 10th January 2006 have been observed and are as follows:
 - Health and Safety Works
 - Heating upgrades
 - Re-wiring
 - Asbestos removal
 - Disabled Adaptations
 - Homeless Hostels
 - Other decent homes work

Ockford Ridge Double Glazing

5. The October meeting of the Council ratified the Executive decision to proceed with double glazing homes at Ockford Ridge. The proceeds from 2 property sales in the area have been earmarked to fund this project and a further 2 properties for sale on the open market are now under offer. This will put all the funding in place and with contractor selection well under way it is hoped that this work can commence during March 2010.

Funding of Programme

6. It is proposed to fund the draft 2010/11 HRA Capital Programme from the Major Repairs Allowance (MRA) of £2.62m and the balance from HRA accumulated capital receipts. MRA is reduced by £1m in 2010/11 as the Government recoups MRA resources brought forward into 2009/10 to speed up delivery of decent homes.

Working with Registered Social Landlords

7. The Council is currently looking to secure new affordable housing in association with registered social landlords at Rowland House, Marshalls and various other sites including former garage sites. When the capital receipts are received for these assets it is proposed to adjust the capital programme accordingly (see 3 above).

Recommendation

It is recommended that the Executive:

1. approves the 2010/2011 HRA Capital Programme as attached at Annexe 1; and

2. reviews the Programme later in 2010/11 when additional capital resources become available.

Background Papers (DCEx)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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