

BROMSGROVE DISTRICT COUNCIL

CABINET

5th September 2007

STRATEGIC HOUSING CAPITAL PROGRAMME

Responsible Portfolio Holder	Cllr P. J. Whittaker
Responsible Head of Service	David Hammond

1. SUMMARY

- 1.1 The reports seeks members approval to the virement of capital funding from the more general Strategic Housing budgets that were approved prior to the commencement of the financial year into specifically named affordable housing schemes that have been approved to receive the Council's capital funding.
- 1.2 The report asks for delegated authority to be given to the Portfolio Holder for Strategic Housing in consultation with the Strategic Housing Manager and the Section 151 Officer to allocate the remaining funds in the approved 2007/8 Housing Capital Programme to specific schemes.

2. RECOMMENDATION

- 2.1 That the virement of budgets within the Council's approved Strategic Housing Capital Programme as set out in **Appendix 1** of the report be approved.
- 2.2 That delegated authority to be given to the Portfolio Holder for Strategic Housing in consultation with the Strategic Housing Manager and the Section 151 Officer to allocate the remaining funds in the approved 2007/8 Housing Capital Programme to specific schemes.

3. BACKGROUND

- 3.1 The Strategic Housing Capital Programme is made up of a number of separate but general capital budgets that have different titles reflecting the tenure of the affordable housing schemes for which they were intended when approved.
- 3.2 Budgets are approved in advance of the commencement of the financial year under these general headings for example "Grants to RSLs – Housing For Rent". Once these budgets are approved, the

funding is allocated to specific affordable housing schemes as they develop into viable schemes by gaining Planning Permission etc.

- 3.3 To accurately track and monitor capital expenditure it is necessary that the appropriate amounts of funding are vired from the originally approved general budget to a budget that carries the specific name of the affordable housing scheme which the funding is to support.
- 3.4 The clearest example of this process is the need to vire funds from a number of strategic housing budgets to support the Council's Homelessness Hostel Remodelling Scheme that was approved by Executive Cabinet in April 2007. Under this scheme, the projected grant expenditure is £740,000. This total amount is being funded from a number of strategic housing budgets being amalgamated into the specific scheme being named "Homelessness Hostel Re-modelling Scheme".

4. FINANCIAL IMPLICATIONS

- 4.1 The recommendations in this report do not have any cost implication to the Council over and above the capital budgets already approved by Members. The recommendations ask members to approve the virement of the funding from the approved Strategic Housing capital budgets into budgets for the specifically named and approved schemes.
- 4.2 The budget virements for which approval is required are set out in **Appendix 1**.
- 4.3 The resulting outcome of the virements as set out is that all existing approved budgets will be streamlined into 5 affordable housing scheme budgets for 2007/8 which are set out in **Appendix 2**.
- 4.4 All funding listed in Appendix 2 has been approved by the Executive Cabinet for allocation to specific schemes with the exception of the £182,000 (GC 1139) remaining for 'Low Cost / shared Ownership Schemes' and the £77,000 remaining for 'Grants to RSL's General' (GC 1141).

Members are asked to grant delegated authority to the Portfolio Holder for Strategic Housing in consultation with the Strategic Housing Manager and the Section 151 Officer to allocate the remaining funds in the approved 2007/8 Housing Capital Programme to specific schemes. This action will enable the remaining funds to be more efficiently allocated to appropriate schemes without delay in order to maximise the benefit of local authority support and enable joint commissioning to be considered to enhance Housing Corporation contributions to schemes in the District.

5. COUNCIL OBJECTIVES

5.1 Objective 1 – Regeneration (Town Centre, Longbridge and Housing)

Improved standard of temporary housing for homeless people avoiding shared facilities and increased housing options to those in housing need.

5.2 Objective 2 – Improvement (Customer Service, Reputation and Performance)

Improved service to customers by the ability to provide a higher standard of temporary accommodation.

5.3 Objective 3 – Sense of Community and Wellbeing (Community Influence and Community Events)

Dispersal of homeless clients into better standard self contained accommodation aims to improved tenancy sustainment and should be reflected in improved tenant satisfaction with lettings outcomes. stability.

5.4 Priority 4 – Environment – Clean District and Planning

A policy of dispersal of homeless clients is aimed at supporting better neighbourhood integration and therefore reduce any negative impact upon the environment.

6. RISK MANAGEMENT

6.1 The purpose of the recommended virements is to enhance the effective monitoring of expenditure against approved budgets.

7.0 OTHER IMPLICATIONS

Procurement Issues
Improved monitoring of expenditure against approved capital programme.
Personnel Implications
None
Governance/Performance Management
Improved monitoring of expenditure against approved capital programme.

Community Safety including Section 17 of Crime and Disorder Act 1998
N/A
Policy
N/A
Environmental
N/A

8. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	Yes
Chief Executive	No
Corporate Director (Services)	Yes
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	Yes
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

9. APPENDICES

Appendix 1 – Budget Virements
Appendix 2 – Amalgamated Housing Budgets

10. BACKGROUND PAPERS

None.

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