

REPORT TO: COMMUNITIES COMMITTEE ON 19 AUGUST 2008

SUBJECT: HOUSING INVESTMENT 2008/09

BY: DIRECTOR OF COMMUNITY SERVICES

1. REASON FOR REPORT

- 1.1 This report informs the Communities Committee of the position to 30 June 2008 for the Housing Investment Programme for 2008/09.
- 1.2 This report is submitted to Committee in terms of the Council's Administrative Scheme relating to the maintenance of the Council's housing stock.

2. RECOMMENDATION

- 2.1 **It is recommended that the Communities Committee notes the position with regards to the Housing Investment Programme for 2008/09.**

3. BACKGROUND

3.1 The HRA Income

- 3.1.1 **APPENDIX VI** compares the level and value of Council House Sales for 2008/09 with the same period last year. In comparison with the previous financial year the total number of missives concluded was 2 lower than in June 2007 and the average selling price per property was £5,936 higher. **APPENDIX VI** also shows where sales of properties occurred during June 2008. The total number of properties sold up to 30 June 2008 is 8 less than the previous financial year.

3.2 Investment Programme

- 3.2.1 **APPENDIX I** shows the total income and expenditure within the Investment Programme for 2008/09. Spend of £0.928m was achieved to 30 June 2008, with expenditure plus commitment totalling £4.141m. The expenditure represents 11% of the agreed programme level. The expenditure plus commitments represents 48% of the agreed programme level. Current levels of expenditure and commitment within individual programmes are shown in paragraphs 3.2.2 to 3.2.5 below. Budget levels for 2008/09 have been revised following committee approval on 10 June 2008. There are no specific issues to report to Committee at this stage in the financial year.

- 3.2.2 **APPENDIX II** shows expenditure on Response and Void Repairs for 2008/09. Spend of £0.278m was achieved up to 30 June 2008, with expenditure plus commitment totalling £0.534m. The expenditure represents 15% of the agreed budget. The expenditure plus commitment represents 29% of the agreed budget.

- 3.2.3 **APPENDIX III** shows expenditure on Estate Works for 2008/09. Spend of £0.097m was achieved up to 30 June 2008, with expenditure plus commitment totalling £0.291m. The expenditure represents 15% of the agreed budget. The expenditure plus commitment represents 44% of the agreed budget.
- 3.2.4 **APPENDIX IV** shows expenditure on Cyclic Maintenance for 2008/09. Spend of £0.235m was achieved up to 30 June 2008, with expenditure plus commitment totalling £0.947m. The expenditure represents 22% of the agreed budget. The expenditure plus commitment represents 89% of the agreed budget.
- 3.2.5 **APPENDIX V** shows expenditure on Planned Maintenance and Other Investments for 2008/09. Spend of £0.318m was achieved up to 30 June 2008, with expenditure plus commitment totalling £2.369m. The expenditure represents 6% of the agreed budget. The expenditure plus commitment represents 52% of the agreed budget.

3.3 Income and Expenditure for Private Sector Housing

- 3.3.1 **APPENDIX VIII** shows the position with income and expenditure for the Private Sector Housing Grant Scheme of Assistance for 2008/09 to 30 June 2008. Funding is now automatically issued at quarterly intervals without a need to make routine claims. Monitoring of spend will now be in the format shown.

4. SUMMARY OF IMPLICATIONS

(a) **Corporate Development Plan/Community Plan/Service Improvement Plan**

This report complies with the priorities identified in the Local Housing Strategy relating to the quality of the housing stock in Moray.

(b) **Policy and Legal**

Maintenance and Improvement works are carried out in order to meet statutory legal requirements and in accordance with current relevant policies.

(c) **Resources (Financial, Staffing and Property)**

The financial implications associated within this report are dealt with in paragraphs 3.1 to 3.3 above. There are no staffing implications associated with this report. The improvement and maintenance of the housing stock will ensure that it remains sustainable in the longer term both physically and environmentally. There are no European funding implications.

(d) **Consultations**

Consultations have taken place with the Director of Community Services, Chief Housing Officer, Housing Programmes Manager, Property Manager,

Aileen Scott - Principal Solicitor (Commercial and Conveyancing), Deborah Bosworth – Principal Accountant, and the Private Sector Housing Officer, who agree with the sections of the report relating to their areas of responsibility.

5. CONCLUSION

- 5.1 Housing Investment for both the Council's housing stock and the private sector enables the council to address the identified priorities to improve the quality of housing stock in Moray. Specifically, investment in the Council's housing stock enables the Council to achieve the Scottish Housing Quality Standard by 2015, as required by the Scottish Executive.**

Author of Report:	John Macdonald, Capital Programmes Manager
Background Papers:	Held on file by the Capital Programmes Manager
Ref:	JMM/COMM9AUG08/HINV

INVESTMENT PROGRAMME INCOME AND EXPENDITURE - 2008/2009

30 June 2008
(all amounts in millions)

TOTAL INVESTMENT PROGRAMME

	PROJECTED BUDGET	EXPENDITURE PLUS COMMITMENT TO DATE	EXPENDITURE TO DATE	%BUDGET SPENT	BUDGET BALANCE
<u>Expenditure</u>					
Response & Void Repairs	1.850	0.534	0.278	15%	1.572
Estate Works	0.657	0.291	0.097	15%	0.560
Cyclic Maintenance	1.065	0.947	0.235	22%	0.830
Planned Maintenance - Revenue	1.300	0.542	0.119	9%	1.181
Planned Maintenance - Capital	3.120	1.485	0.201	6%	2.919
Other Investment - Capital	0.650	0.342	0.002	0%	0.648
	£8.642	£4.141	£0.932	11%	£7.710
<u>Funded by:</u>					
HRA Revenue	4.872		0.729	15%	
Prudential Borrowing	1.686		-0.021	-1%	
Capital Receipts	1.084		0.224	21%	
C.F.C.R	1.000		0.000	0%	
	£8.642		£0.932	11%	

APPENDIX II

INVESTMENT PROGRAMME EXPENDITURE - 2008/2009

30 June 2008
(all amounts in millions)

RESPONSE AND VOIDS

	PROJECTED BUDGET	EXPENDITURE PLUS COMMITMENT TO DATE	EXPENDITURE TO DATE	% BUDGET SPENT	BUDGET BALANCE
Elgin Response Repairs	0.638	0.179	0.111	17%	0.527
Forres Response Repairs	0.215	0.059	0.023	11%	0.192
Buckie Response Repairs	0.335	0.086	0.035	10%	0.300
Keith Response Repairs	0.212	0.069	0.035	17%	0.177
Void House Repairs	0.450	0.141	0.074	16%	0.376
	£1.850	£0.534	£0.278	15%	£1.572

APPENDIX III

INVESTMENT PROGRAMME EXPENDITURE - 2008/2009

30 June 2008
(all amounts in millions)

ESTATE WORKS

	PROJECTED BUDGET	EXPENDITURE PLUS COMMITMENT TO DATE	EXPENDITURE TO DATE	%BUDGET SPENT	BUDGET BALANCE
Area Forum Budgets	0.192	0.060	0.013	7%	0.179
Garage Upgrades	0.095	0.010	0.000	0%	0.095
Asbestos	0.025	0.005	0.000	0%	0.025
Estate Upgrades	0.120	0.075	0.012	10%	0.108
Miscellaneous	0.225	0.141	0.072	32%	0.153
	£0.657	£0.291	£0.097	15%	£0.560

APPENDIX IV

INVESTMENT PROGRAMME EXPENDITURE - 2008/2009

30 June 2008
(all amounts in millions)

CYCLIC MAINTENANCE

	PROJECTED BUDGET	EXPENDITURE PLUS COMMITMENT TO DATE	EXPENDITURE TO DATE	%BUDGET SPENT	BUDGET BALANCE
Gas Servicing	0.550	0.563	0.175	32%	0.375
Solid Fuel Servicing	0.080	0.072	0.013	16%	0.067
Smoke Detector Servicing	0.125	0.000	0.000	0%	0.125
Pre Paintwork Repairs	0.050	0.053	0.003	6%	0.047
External Paintwork	0.200	0.200	0.005	3%	0.195
General Servicing Contracts	0.050	0.059	0.034	68%	0.016
Inspections/House Surveys	0.010	0.000	0.005	50%	0.005
	£1.065	£0.947	£0.235	22%	£0.830

APPENDIX V

INVESTMENT PROGRAMME EXPENDITURE - 2008/2009

30 June 2008

PLANNED MAINTENANCE AND OTHER INVESTMENT

	PROJECTED BUDGET	EXPENDITURE PLUS COMMITMENT TO DATE	EXPENDITURE TO DATE	% BUDGET SPENT	BUDGET BALANCE
Kitchens and Bathrooms	1.900	0.861	0.066	3%	1.834
Central Heating	0.470	0.146	0.052	11%	0.418
Door and Window Replacements	0.750	0.478	0.083	11%	0.667
Sub Total (Capital)	3.120	1.485	0.201	6%	2.919
Rainwater Goods	0.200	0.053	0.021	11%	0.179
Insulation	0.020	0.000	0.000	0%	0.020
Roof/Fabric Repairs	0.730	0.292	0.087	12%	0.643
Plumbing Upgrades	0.100	0.045	-0.003	-3%	0.103
Electrical Upgrades	0.100	0.031	0.000	0%	0.100
Safety & Security	0.100	0.102	0.014	14%	0.086
Common Stairs	0.050	0.019	0.000	0%	0.050
Sub Total (Revenue)	1.300	0.542	0.119	9%	1.181
Disabled Adaptations	0.550	0.342	0.002	0%	0.548
Enabling Projects	0.100	0.000	0.000	0%	0.100
Sub Total (Other Investment)	0.650	0.342	0.002	0%	0.648
Total	£5.070	£2.369	£0.322	6%	£4.748

COUNCIL HOUSE SALES MONITORING REPORT

APPENDIX VI

June 2008

	Total Applications	Total Offers	Total Withdrawals	Total Missives Concluded	Number Of Properties Sold	Valuation Of Properties	Income Achieved	The Moray Council Yearly Targets	Percentage Target Achieved	Average Valuation	Average Sale Price - RTB	Average Processing Time	Percentage of Sales Completed Within 26 Weeks	Percentage of Sales Completed In or Over 27 Weeks
Previous Year April to June 2007	61	46	23 (incl 8 refusals)	24	32 RTB	£2,324,500	RTB £1,162,920	RTB £5,248,000	RTB 22%	£72,641	£36,341	22 weeks	91%	9%
Current Year April to June 2008	34	32	22 (incl 2 refusals)	22	24 RTB	£2,081,500	RTB £1,014,390	RTB £4,455,000	RTB 23%	£86,729	£42,266	22 weeks	80%	20%

<u>Location</u>	<u>Valuation</u>	<u>Sale Price</u>
Ballindalloch	£76,000	£38,000
Buckie	£87,000	£72,000
Cullen	£50,000	£22,000
Dufftown	£83,000	£35,690
Duffus	£92,000	£36,800
Elgin	£72,500	£36,250
Forres	£110,000	£46,200
Garmouth	£79,000	£31,600
Lossiemouth	£96,500	£38,600
Roths	£78,000	£31,980
TOTAL	£824,000	£389,380
8 Houses and 2 Flats	Total = 10	

2008/2009 CHS to date - 22 Houses + 2 Flats - £2,081,500 (valuation) - £1,014,390 (income)

APPENDIX VIII

**PRIVATE SECTOR HOUSING GRANT SCHEME OF ASSISTANCE –
2008/09**

30 June 2008
(all amounts in millions)

CATEGORY	FORECAST ANNUAL SPEND	SPEND TO DATE	BALANCE	LEGALLY COMMITTED	COMPLETED CASES
Independent Living					
Category 1	0.063	0.000	0.063	0.063	0
Category 2	0.005	0.000	0.005	0.000	0
Category 3	0.048	0.006	0.042	0.048	0
Category 4	0.534	0.018	0.516	0.151	0
Category 5	0.006	0.000	0.006	0.000	0
Total	0.656	0.024	0.632	0.262	0
Housing Works					
Category 1	0.005	0.000	0.005	0.000	0
Category 2	0.048	0.006	0.042	0.048	0
Category 8	0.234	0.000	0.234	0.054	0
Category 9	0.231	0.002	0.229	0.082	0
Total	0.518	0.008	0.510	0.184	0
Other Works	0.080	0.000	0.080	0.030	
Overall Total	1.254	0.032	1.222	0.476	0

CATEGORY DESCRIPTIONS**Independent Living**

Category 1	Care and Repair running costs
Category 2	Provision of information and advice to assist independent living
Category 3	Other (Management cost to provide independent living services)
Category 4	Grant Assistance to aid independent living
Category 5	Non-Grant Assistance

Housing Works

Category 6	Provision of information and advice to assist general housing improvement/repair
Category 7	Other (Management cost to provide House Condition Service)
Category 8	Grant Assistance to aid House Condition Works by improving housing
Category 9	Other grant assistance to aid House Condition Works by Repairing Houses
Other Works	Funding SCARF and assisting the Private Rented Sector