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**REPORT TO: COMMUNITIES COMMITTEE ON 1 DECEMBER 2009**

**SUBJECT: HOUSING INVESTMENT 2009/10**

**BY: DIRECTOR OF COMMUNITY SERVICES**

**1. REASON FOR REPORT**

- 1.1 This report informs the Communities Committee of the position to 30 September 2009 for the Housing Investment Programme for 2009/10.
- 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 considers the position as at 30 September 2009 with regards to the Investment Programme for 2009/10.**

**3. BACKGROUND**

3.1 The HRA Income

- 3.1.1 **APPENDIX VI** compares the level and value of Council House Sales for 2009/10 with the same period last year. In comparison with the previous financial year the total number of missives concluded was 29 lower in the period to 30 September 2009, and the average selling price per property was £4,168 higher. **APPENDIX VI** also shows the number and location of properties sold during September 2009.

3.2 Investment Programme

- 3.2.1 **APPENDIX I** shows the total income and expenditure within the Investment Programme for 2009/10. Spend of £2.689m was achieved to 30 September 2009, with expenditure plus commitment totalling £7.515m. The expenditure represents 31% of the agreed programme level, and the expenditure plus commitment represents 87% of the agreed programme levels. Current levels of expenditure within the individual programmes are shown in paragraphs 3.2.2 to 3.2.5 below. The level of commitment presents the most accurate picture of the progress of works within the Investment Strategy to date, as this includes all projects on site and those issued to the relevant contractors. The expenditure figure represents the actual payments which have progressed through the finance system.

**3.2.2 APPENDIX II** shows expenditure on Response and Void Repairs for 2009/10. Spend was £0.685m up to 30 September, with expenditure plus commitment totalling £1.133m. The expenditure represents 37% of the agreed programme level, and the expenditure plus commitment represents 61% of the agreed programme levels.

**3.2.3 APPENDIX III** shows expenditure on Estate Works for 2009/10. Spend was £0.076m up to 30 September 2009, with expenditure plus commitment totalling £0.345m. The expenditure represents 12% of the agreed programme level, and the expenditure plus commitment represents 54% of the agreed programme levels.

**3.2.4 APPENDIX IV** shows expenditure on Cyclic Maintenance for 2009/10. Spend of £0.555m was achieved up to 30 September 2009, with expenditure plus commitment totalling £1.127m. The expenditure represents 52% of the agreed programme level, and the expenditure plus commitment currently represents a 6% overcommitment of the agreed programme levels. A degree of overcommitment is acceptable at this stage in the year to ensure full spend within the financial year. It is envisaged that there may be a slight overspend in this budget at year end, however indications are that this can be contained within the overall Investment Strategy Budget.

**3.2.5 APPENDIX V** shows expenditure on Planned Maintenance and Other Investments for 2009/10. Spend of £1.373m was achieved up to 30 September 2009, with expenditure plus commitment totalling £4.910m. The expenditure represents 27% of the agreed programme level, and the expenditure plus commitment represents 97% of the agreed programme levels. Members are asked to note the current high commitment on Disabled Adaptations. A more detailed report on budgetary pressures within the Adaptations budget is currently being prepared and will be submitted to a future committee meeting for consideration.

### 3.3 Income and Expenditure for Private Sector Housing

**3.3.1 APPENDIX VII** shows the position with income and expenditure for Private Sector Housing Grant for 2009/10 to 30 September 2009. The legally committed figure of £1.408m represents 84% of the agreed revised budget. Spend to 30 September was £0.685m which represents 41% of the revised allocated budget. There is every expectation that budget figures will be met as there is normally a marked increase in expenditure in the final quarter.

## 4. SUMMARY OF IMPLICATIONS

### (a) **Single Outcome Agreement/Service Improvement Plan**

This proposal relates to:

- (i) Local Priority 4 – Housing/Homelessness
- (ii) the Service Improvement Plan priorities 2.3 - Improving housing quality, and 2.4 – Improving housing service quality

**(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/COMM1DEC/HINV

Signature:  Date: 18 November 2009

Designation: Chief Housing Officer Name: Jill Stewart