



Housing Capital Programme 2005/06 to 2007/08

RECOMMENDATION

1. To approve the proposed housing capital programme for 2005/06 to 2007/08.

SUPPORTING INFORMATION

- 2.1 The Council will approve the capital programme for the 2005/06 financial year at its budget setting meeting on 2 March 2005 after consideration of the final proposals by Cabinet on 22 February 2005. The programme will include schemes financed both from service-specific allocations and discretionary corporate funding. This report deals only with the proposed uses of allocations that are specific to housing, based on 2005/06 main allocations confirmed at the point of its preparation. The overall draft capital programme was considered by Scrutiny Management Commission on 31 January, including the proposed uses of corporate funding. Scrutiny Management Commission had no comments to make on the proposed Housing Capital Programme
- 2.2 Most housing capital funding comes directly from the government, although there are other earmarked funding streams such as useable capital receipts and external contributions towards capital expenditure.

The Housing Allocation

- 2.3 Following its bid for resources in August 2003, the Council was notified of its allocation for 2004/05 and an indicative allocation for 2005/06 by the Government Office for the East Midlands – GOEM. The allocations are based partly on a formula – 75% of the generalised needs index – and partly on a discretionary basis. The notification letter received at that time stated that the indicative allocation for 2005/06 would be firm except for adjustments following whole or partial stock transfers or where satisfactory progress is not being made in delivering activities for which the discretionary part of the allocation was made. These factors do not apply to Derby and a further notification letter was received in December 2004 confirming that the indicative allocations previously given are now final. The letter also gives further details of the allocation methodology and details of an additional £141,000 for further private sector activity through the Single Regional Housing Pot – SRHP. Resources allocated through the SRHP were previously £664,000 for each of the two years 2004/05 and 2005/06. A copy of the new notification letter is shown at appendix 2.

2.4 The Council has also been notified of an allocation of specified capital grant – SCG – of £422,000 for the year 2005/06 to support expenditure on mandatory disabled facilities grant – DFG. A copy of the notification letter is shown at appendix 3.

2.5 The table below summarises the allocations for the year 2005/06 with 2004/05 also shown for comparison:

Housing Allocations	2005/06	2004/05
	£000	£000
Supported Capital Expenditure (Revenue) main allocation	3,148	3,064
Supported Capital Expenditure (Revenue) - SRHP	805	664
Borrowing for programme	3,953	3,728
Specified Capital Grant – to support DFG expenditure	422	389

Other resources

2.6 Other resources available to fund the housing capital programme include a Supplementary Credit Approval – SCA – secured in 2002/03 for a total of £80.98 million over four financial years following the creation of Derby Homes Limited. Following a further bid in April 2004, a further £16.196 million was awarded in May and the programme increased by that amount. The main changes in the profiling of this funding are summarised below:

	2002/03	2003/04	2004/05	2005/06	Total
	£000	£000	£000	£000	£000
Original Profile – bid	6,229	24,917	24,917	24,917	80,980
Revised Profile – following notification	8,435	22,700	24,865	24,980	80,980
Revised Profile – following Cabinet approval 13 January 2004	8,435	28,700	24,865	18,980	80,980
Revised Profile – following additional award of funding May 2004 and Cabinet approval June 2004	8,435	28,711	41,115	18,915	97,176
Latest Forecast	8,435	28,711	36,227	23,803	97,176

2.7 Other resources include: the Major Repairs Allowance – MRA – provided for the refurbishment of council housing; other government grants; and useable capital receipts from the sale of council housing under the Right to Buy – RTB – scheme.

Total available resources

- 2.8 The next table summarises all projected resources available for the three years 2005/06 to 2007/08 and a preliminary annual estimate for future years:

	2005/06	2006/07	2007/08	Future Years
	£000	£000	£000	£000
Corporate Funding Earmarked to Service				
Supported Capital Expenditure (Revenue) – main allocation	3,148	3,234	3,350	3,450
Supported Capital Expenditure (Revenue) – Private Sector Renewal – Single Regional Housing Pot	805	700	700	700
Total Supported Capital Expenditure (Revenue)	3,953	3,934	4,050	4,150
Useable Capital Receipts	945	1,000	1,050	1,100
Revenue Contribution	485	0	0	0
Total Corporate Funding Earmarked to Service	5,383	4,934	5,100	5,250
Funding Specific to Service				
Supplementary Credit Approval	23,803	0	0	0
Major Repairs Allowance	7,221	7,247	7,297	7,293
Disabled Facilities Grant	422	430	440	450
URBAN II	74	0	0	0
Total projected available resources	36,903	12,611	12,837	12,993

Spending plans

- 2.9 The total projected funded programme in 2005/06 is £36.903 million. The overall programme consists of the Private Sector Programme, total £4.640 million, and the Public Sector Programme dealing solely with council housing, total £32.263 million. Details are shown in Appendix 4.

Private Sector Programme

- 2.10 There are no mainstream borrowing resources specifically for the Private Sector Programme and it has become established practice to use approximately two-thirds of the borrowing allocation for general needs, together with all available useable capital receipts, to fund this part of the programme. The balance for general needs has increased to around three quarters in recent years following approval for increased availability of DFGs to applicants in the private sector.
- 2.11 The Private Sector Programme proposed for 2005/06 totals £4.640 million. Priorities include the continuation of the Area Renewal Programme – £1.408 million – plus new Housing Renewal initiatives to bring empty properties back into use, improve the private rented sector and provide loan assistance, funded by the Single Regional Housing Pot – SRHP – allocation – £805,000.

- 2.12 Grant-aided adaptations to private sector dwellings for the benefit of disabled occupants are directly funded by government grant. The Disabled Facilities Grant – DFG – is £422,000 for 2005/06. This sum must be match funded by the Council by at least 40%, so that total expenditure of at least £703,000 must be made following receipt of the grant. Total expenditure of £1.400 million in 2005/06 is proposed in recognition of the continuing demand for these types of adaptation including the salary of a progress chaser to help expedite grant applications. The programme is delivered in conjunction with Social Services as part of Care in the Community.
- 2.13 The Facilitation Fund – £597,000 – continues to provide financing to enable schemes such as affordable housing developments to be undertaken in conjunction with or by a partner organisation, usually a Housing Association, rather than direct provision by the Council.
- 2.14 Fees for a Housing PFI scheme currently under consideration are also included in the programme which will need to be paid using a capital/revenue swap arrangement.
- 2.15 A fuller description of all activities in the private sector housing capital programme, together with the amounts proposed for each scheme in 2005/06, is given in Appendix 5.

Public Sector Programme

- 2.16 The Public Sector Programme proposed for 2005/06 totals £32.453 million. It is delivered for the Council by Derby Homes Limited. The programme is referred to as the Homes Pride Programme and is concerned with the repair and refurbishment of council housing throughout the city. There is a commitment to achieve the decent homes standard for all homes by the end of 2005/06, for which the government made available £81 million additional funding over four financial years from 2002/03. This standard will be achieved by 2005/06 based on former resource projections. Following a bid made in 2004 to the government an additional £16 million has been awarded which will enable decency plus to be achieved – the elimination of the investment backlog in all homes – the target for achieving this position has been revised to the end of the calendar year 2005 rather than the end of the financial year 2005/06.
- 2.17 Other resources available for the Public Sector Programme in 2005/06 are the Major Repairs Allowance – MRA – of £7.221 million and a proportion of the Supported Capital Expenditure (Revenue) – £754,000.
- 2.18 Priorities are now concerned with the achievement of decency plus. Decency means homes that:
- meet the current fitness standard
 - are in a reasonable state of repair
 - have reasonably modern facilities
 - are energy efficient.

Decency plus entails ensuring all facilities in each home are reasonably modern by replacing components so that all those in use fall within defined age limits.

- 2.19 To achieve decency plus, the main works being carried out are provision of new kitchens and bathrooms, re-roofing, PVCu windows, and installation/replacement of gas central heating systems. It is planned to spend a total of over £16 million on these items in 2005/06.
- 2.20 The programmes of refurbishment of Non -Traditional dwellings – Wimpey No Fines dwellings and Unity dwellings – are continuing in 2005/06, at £4.1 million and £4.3 million respectively, and should be complete by the revised target date.
- 2.21 A new proposal starting in 2005/06 is the provisional earmarking of funds for the refurbishment of Britannia Court, pending an assessment of other options for the site.
- 2.22 Other activities in the Public Sector Programme include crime prevention initiatives including the installation of burglar alarms – £100,000, electrical upgrades – £500,000, continuation of large and small-scale customer identified improvements under the City Housing Improvement Schemes – CHIPs – £1.2 million, and other relatively small scale repair and improvement.
- 2.23 A fuller description of all activities in the Public Sector Programme, together with the amounts proposed for each scheme in 2005/06, is given in Appendix 6.

For more information contact: Peter Morris 01332 255353 peter.morris@derby.co.uk
Martin Gadsby 01332 255236 martin.gadsby@derby.co.uk
Shaun Bennett 01332 711012 shaun.bennett@derby.co.uk

Background papers:

List of appendices:

Appendix 1 – Implications
Appendix 2 – Housing Capital Allocations 2005/06 –
Letter from GOEM
Appendix 3 – Allocation of SCG to support expenditure on DFG –
Letter from GOEM
Appendix 4 – Details of Funded Scheme Costs and Scheme Priorities
Appendix 5 – Non-HRA Housing Capital Submission 2004/05
Appendix 6 – HRA Housing Capital Submission 2004/05

IMPLICATIONS

Financial

1. Revenue implications of the schemes will be met from within the Housing Revenue Account for public sector schemes and within housing general fund budgets for private sector schemes. All capital costs are supported and will either be funded from grant – SCE(C) – or support for the revenue costs of borrowing – SCE(R).

Legal

2. There are no direct legal implications.

Personnel

3. The estimated cost of delivering of the programme has been included.

Equalities Impact

4. Private sector schemes are mainly concerned with area-based improvements to secure housing, environmental and socio-economic improvements in deprived inner city areas. Schemes in both sectors include improvements to housing for disabled and older people, enabling them to live independent lives.

Corporate objectives and priorities

5. The programme is consistent with the corporate objectives of **strong and positive neighbourhoods** and **protecting and supporting people**.

Mr Ray Cowlshaw
Chief Executive
Derby City Council
The Council House
Corporation Street
Derby
DE1 2FS

The Belgrave Centre
Stanley Place
Talbot Street
Nottingham NG1 5GG
Switchboard: 0115 971 9971
Direct Line: 0115 971 2679
GTN: 6205
Fax: 0115 971 2404

Date: 20th December 2004

Dear Mr Cowlshaw

HOUSING CAPITAL ALLOCATIONS 2005/06

I am writing to provide you with details of your authority's allocation of mainstream housing capital funds for 2005/06. This allocation is the second made under the regionally focussed arrangements established as part of the Sustainable Communities action programme launched by the Deputy Prime Minister in February 2003.

Under these arrangements, Regional Housing Boards (RHBs) were established in each region to make recommendations to Ministers on how housing investment resources (Regional Housing Pots) should be allocated to address agreed strategic housing priorities. The priorities for 2004/05 and 2005/06 were firstly set out in the Regional Strategy for Housing Investment, which was published on 5 September 2003 and then detailed in the East Midlands Regional Housing Strategy published in July of this year.

The arrangements cover the housing funds allocated to both local authorities (apart from the Major Repairs Allowance and support for Disabled Facilities Grants) and housing associations. The RHB made recommendations on the split of funding between local authorities and housing associations, where the fund should be allocated within the region and the broad activities that it should support, eg provision of new affordable, housing elements of area regeneration.

Following regional consultation, the RHB agreed the following particular priorities for the East Midlands in preparing the allocation strategy:-

- Meeting the Decent Homes Standard by 2010.
- The impact of the MKSM growth area objectives on the region.
- The need to ensure public investment in housing acts in support of the social, economic and environmental objectives for the region and focuses on supporting and underpinning growth, urban renaissance, rural development and sustainability.
- The wider aims of the Sustainable Communities Plan to ensure social inclusiveness through a focus on rural housing, the housing needs of BME communities and housing for vulnerable groups.
- The need to ensure the continued regeneration of urban communities, working towards the 60% target for the utilisation of previously developed land.



INVESTOR IN PEOPLE



In order to avoid major disruptions in existing programmes RHBs were required, in drawing up their recommendations, to allocate a formula-based minimum share of resources to each authority (75% of GNI in the East Midlands) and to provide for all housing association schemes already approved by the Housing Corporation.

The RHB's recommendations for your authority's provisional allocation for 2005/06 were firstly submitted to ODPM Ministers at the end of July 2003 as part of the two-year allocation strategy 2004/06. Ministers' considered these provisional allocations again earlier this month.

The Supported Capital Expenditure (Revenue) allocation for your authority for 2005/06 is £3,953,172. This figure has been increased from the amount previously provided to you in a letter dated 10th December 2003 to reflect your decision to take up a further £141,000 to the allocation you have already received to support extra activity in the private sector. As a result your allocation for 2005/06 to support this area is £805,172.

As previously, a part of the allocation, £1,670 is being retained in line with your authority's estimate (provided on the 0302 housing subsidy claim form) of grant to be claimed in 2005/06 for support for private sector renewal grant commitments entered into before 1 April 1999.

As in previous years the funding for 2005/06 relates to levels of expenditure to financed through borrowing with revenue funding to meet the cost of this borrowing being provided through Revenue Support Grant and the Housing Revenue Account Subsidy system. As a result of changes to the local government finance system (arising from the Local Government Act 2003) the aggregate of borrowing allocations no longer acts as a limit for the authority's overall borrowing. From 1 April 2004 authorities were able to borrow above this level provided that they have the revenue resources to meet the borrowing costs.

Information about the Regional Strategy for Housing Investment and the Regional Housing Strategy is available on the GOEM website www.go-em.gov.uk

A copy of this letter has also been sent to your Head of Housing.

Yours sincerely



MELANIE ALKER
DIRECTOR OF LOCAL GOVERNMENT

Mr Cowlshaw
Chief Executive
Derby City Council
The Council House
Corporation Street
Derby DE1 2FS

The Belgrave Centre
Stanley Place
Talbot Street
Nottingham NG1 5GG
Switchboard: 0115 971 9971
Direct Line: 0115 971 2679
GTN: 6205
Fax: 0115 971 2404

Date: 6th January 2005

Dear Mr Cowlshaw

**ALLOCATIONS OF SPECIFIED CAPITAL GRANT FOR 2005/06 TO
SUPPORT LOCAL AUTHORITY EXPENDITURE ON MANDATORY
DISABLED FACILITIES GRANT**

I am writing to let you know that ODPM Ministers have now approved these allocations and that your authority will be able to claim in 2005/06 up to a maximum of £422,000 specified capital grant.

Please note that the arrangements for supporting local authority expenditure on mandatory disabled facilities grant changed from April 2004 following the introduction of the new prudential borrowing system for local authorities.

The arrangements are as set out in the attached Housing Renewal Grants (Exchequer Contributions)(England) Determination 2004. The principal features of this arrangement are as follows:

- Specific Credit Approvals ceased to have any effect from April 2004.
- Grant may be claimed from ODPM to cover 60% of relevant local authority expenditure on mandatory DFG as set out in paragraph 3 of the determination.
- Total grant payments made in the year 2005/06 to your authority will be limited to the amount set out in the first paragraph of this letter.
- Paragraph 4 states that the grant will be paid in 4 instalments throughout the year. The payments dates will be quarterly from 16 May 2005.

If you have any queries about the allocation of DFG specified capital grant for 2005/06 please contact Matthew Yeomans (myeomans.goem@go-regions.gsi.gov.uk) on 0115 971 2679 at this Government Office.

If you have any queries about the system for claiming specified capital grant through the LOGASnet system please contact Wendy Prest (Wendy.Prest@odpm.gsi.gov.uk) on 020 7944 3444 or Jeff Hollingworth (Jeff.Hollingworth@odpm.gsi.gov.uk) on 020 7944 3447 at ODPM.

Additional copies of this letter are enclosed for the attention of your Chief Finance Officer and the Chief Officer responsible for the administration of Disabled Facilities Grant. I should be grateful if you would arrange for them to be passed on as soon as possible.

Yours sincerely

ALISON ADAMS
HOUSING POLICY LEAD

Details of Funded Scheme Costs

APPENDIX 4

Scheme	Cost				
	2005/2006 £'000	2006/2007 £'000	2007/2008 £'000	Future yrs £'000	Total cost £'000
Housing Revenue Account					
Kitchens & Bathrooms post war north	7,557	50	50	50	7,707
Kitchens & Bathrooms post war south	3,745	50	50	50	3,895
Kitchens pre war	900	800	900	900	3,500
Bathrooms pre war	500	300	400	400	1,600
DPC	500	200	200	200	1,100
Installation of Burglar alarms	100	100	100	100	400
Electrical upgrade	500	400	500	500	1,900
Britannia Court (provisional allocation)	700	700	-	-	1,400
Re Roofing	850	400	500	500	2,250
Asbestos Removal	350	400	500	500	1,750
Wimpeys	4,100	-	-	-	4,100
Unities	4,300	-	-	-	4,300
Pre war (full mods) inc conv of 4/5 bed homes	1,500	-	-	-	1,500
PVCu Windows	1,000	753	900	919	3,572
Gas Central Heating	800	800	800	800	3,200
Replacement Heatlease	800	800	975	975	3,550
City Housing Imp Plans (Large scale)	880	300	300	300	1,780
City Housing Imp Plans (Small scale)	320	150	150	150	770
Adaptations for disabled people	700	600	600	600	2,500
Installation of Smoke alarms	200	200	200	200	800
Crime Prevention Measures	70	50	50	50	220
Communal door entry systems	250	100	100	100	550
IT Development	35	35	35	35	140
Conversion of Sheltered Accommodation	25	25	24	24	98
Capitalised salaries	908	680	686	686	2,960
Help Scheme	200	50	-	-	250
SP Environmental Improvements	350	-	-	-	350
Max Road extension	65	-	-	-	65
Miscellaneous Capital Costs	58	50	50	50	208
Total HRA	32,263	7,993	8,070	8,089	56,415
Housing General Fund					
Acquisition & Demolition of Unfit Properties	50	5	5	5	65
Area Renewal Programme	1,408	1,536	1,540	1,600	6,084
Housing Renewal - SRHP	805	700	700	700	2,905
Disabled Facilities Grant	1,400	1,353	1,400	1,500	5,653
Minor Repairs grants	250	250	250	250	1,000
Capitalised Salaries	130	140	150	150	570
Facilitation Fund	509	450	517	441	1,917
PFI Scheme	88	184	205	258	735
Total HGF	4,640	4,618	4,767	4,904	18,929
Grand Total	36,903	12,611	12,837	12,993	75,344

NON- HRA HOUSING CAPITAL SUBMISSION 2005/06

Acquisition and Demolition of Unfit dwellings - £50k

Relates mainly to properties acquired for demolition where they have become unfit or unsafe. Formerly a substantial part of the capital programme when major slum clearance schemes were undertaken in the 1970s and 1980s. Much more limited clearance took place in the 1990s, mainly in the Pear Tree Renewal Area. Currently spending is limited to the acquisition of single properties if necessary and making them safe and/or demolishing. The budget is also used to make payments to previously untraceable recipients of Compulsory Purchase Orders - CPOs - and to make safe gable walls following demolition of adjoining properties.

Area Renewal Programme - £1.408m

Declarations of Renewal Areas or non-statutory Housing Improvement Zones to secure housing, environmental and socio-economic improvements in deprived inner city areas.

Housing Renewal – Single Regional Housing Pot, SRHP - £805k

Additional bid based funding for new forms of Housing Renewal including rehabilitation of empty properties, improvement of the private rented sector and loan assistance.

Disabled Facilities Grants, DFGs - £1.400m

Grant aided adaptations to private sector dwellings for the benefit of disabled occupants. Programme delivered in conjunction with Social Services as part of Care in the Community.

Minor Repairs Grants - £250k

Grant aided repairs and improvements to dwellings occupied by older low-income homeowners to enable them to “stay put”.

Capitalised Salaries - £130k

Charging to the capital programme the salaries of staff directly involved in the development and implementation of private sector housing programmes.

Facilitation Fund - £509k

First created in the early 1990s following the government's desire for councils to take an enabling role rather than direct provision. It has been used to help finance a number of schemes, mainly in partnership with Housing Associations, for example a self-build scheme at Sinfin, the provision of new homes at Bedford Street and schemes to provide additional affordable housing at Micklover, Radbourne Gate, and Littleover, Heatherton. Other activity has included working in partnership with Social Services to provide extensions to make homes suitable to be used for fostering children. Current commitments include schemes for rent with Walbrook, Raglan, Home and Tuntum Housing Associations – a total of 52 units.

PFI Scheme - £88k

Currently, a scheme is under consideration for the building of 150 new units of social housing under the government's Private Finance Initiative. Any consultancy and legal fees associated with

the scheme are estimated at £100k – mainly payable in 2004/05 – plus a contribution to the scheme of about £700k over the next four years.

Appendix 6

HRA HOUSING CAPITAL SUBMISSION 2005/06

Kitchens and Bathrooms – post-war – North - £7.557m

Installation of new kitchens and bathrooms to post-war homes in the north of the city

Kitchens and Bathrooms – post-war – South - £3.745m

Installation of new kitchens and bathrooms to post war homes in the south of the city

Kitchens – pre-war - £900k

Installation of new kitchens to pre-war homes where required across the city

Bathrooms – pre-war - £500k

Installation of new bathrooms to pre-war homes where required across the city

DPC - £500k

Installation of new damp proof courses

Installation of Burglar Alarms - £100k

Installation of electronic intruder alarm systems

Electrical Upgrades - £500k

Upgrades to electrical systems to the current regulations including some rewires

Britannia Court - £700k

Work to bring the bed-sits and flats up to the decent homes standard, re-roofing and some structural alterations to convert up to six bed-sits into one or two bedroom flats. The proposal is provisional only pending an assessment of other options for the site.

Re-roofing - £850k

Replacement roof coverings to pre-war homes owing to age and to some post-war homes owing to poor roof design

Asbestos Removal - £350k

Detailed surveys to identify locations of asbestos to keep the asbestos register up to date and the selective removal of any presenting a risk to tenants

Refurbishment of Wimpey No Fines Dwellings - £4.1m

External wall insulation, attractive render system and new PVCu double glazing

Refurbishment of Unity Dwellings - £4.3m

Replacement of external walls with brick/block construction and full internal refurbishment

Pre-war Full Modernisations – including conversion of 4/5 bedroom dwellings - £1.5m

Internal improvements including new kitchen, bathroom, rewiring, internal dry lining, new PVCu windows, redecoration and parking

PVCu Windows – £1.0m

Installation of PVCu double glazed windows to all dwellings

Gas Central Heating - £800k

Installation of energy efficient gas central heating systems in all dwellings that either do not have an existing heating system or have one that is over 15 years old. Replacement of old, inefficient, communal heating systems.

Replacement Heatlease - £800k

Replacement of old electric storage heating systems with energy efficient gas central heating systems.

City Housing Improvement Plans – CHIPs – large scale - £880k

Customer identified environmental improvement work to public sector housing estates – for example erection of fencing and provision of parking spaces.

City Housing Improvement Plans – CHIPs – small scale - £320k

Customer identified small-scale environmental improvement work to public sector housing estates – for example, minor landscaping including provision of shrubbery.

Adaptations for Disabled People - £700k

Adaptations to the homes of disabled people to enable them to live independently and avoid the need for residential or hospital care.

Installation of Smoke Alarms - £200k

Installation of hard-wired smoke alarms across the City as required

Crime Prevention Measures - £70k

Installation of security measures including window locks, lights, gates and CCTV cameras

Communal Door Entry Systems - £250k

Replacement of communal door entry systems at sheltered schemes, flats and so on

IT Development - £35k

New IT equipment to enable more efficient commissioning of the Public Sector programme, including provision of hand-held computers and completion of the repairs call centre

Conversion of Sheltered Accommodation - £25k

Converting unpopular bed-sits within sheltered housing schemes into one or two bed units

Capitalised Salaries - £908k

Capitalisation of salaries of staff involved in the development/implementation of public sector housing programmes.

Help Scheme - £200k

Energy efficiency improvements and free benefits advice where required following the achievement of decency – normally includes increasing loft insulation to 250mm and provision of free low energy light bulbs.

Supporting People Environmental Improvements - £350k

Improvements to Sheltered Housing schemes, for example:

Max Road Extension - £65k

Extension to the common room at Max Road Sheltered Housing Scheme

Miscellaneous Capital Costs - £58k

Payment of professional and consultancy fees