
Meeting: Social Care Health & Housing Overview & Scrutiny Committee
Date: 17 December 2012
Subject: Capital Budget Management Report for period ended 30 September 2012 for Social Care, Health and Housing.
Report of: Cllr Carole Hegley, Executive Member for Social Care, Health & Housing.
Summary: The report provides information on the Directorate General Fund Capital financial position as at the end of September 2012

Advising Officer: Julie Ogley, Director of Social Care, Health and Housing
Contact Officer: Nick Murley, Assistant Director Business & Performance
Public/Exempt: N/A
Wards Affected: All
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

1. Sound financial management contributes to the delivery of the Council's value for money, enabling the Council to successfully deliver its priorities

Financial:

2. The financial implications are set out in the report

Legal:

3. Not applicable.

Risk Management:

4. Not applicable.

Staffing (including Trades Unions):

5. Not applicable.

Equalities/Human Rights:

6. Not applicable.

Community Safety:

7. Not applicable.

Sustainability:

8. Not applicable.

Procurement:

9. Not applicable.

RECOMMENDATION(S):**The Committee is asked to note the SCHH General Fund Capital Budget position at the end of September 2012.****Introduction**

10. The report sets out the financial position to the end of September 2012.

Executive Summary

11. The forecast position is a projected under spend of £0.769m (£0.399m in June) which is summarised in Table 1 below. Of the £0.769m under spend, £0.227m is slippage into 2013/14 and £0.542m is under spend.

<u>Table 1 Capital programme summary</u>	Full Year Forecast Variance						
	Gross Expend. Budget	Gross Income Budget	Net Total	Gross Expend. Forecast	Gross Income Forecast	Net Total	Variance
Directorate	£m	£m	£m	£m	£m	£m	£m
Disabled Facility Grants (DFG)	3.420	(0.588)	2.832	3.000	(0.650)	2.350	(0.482)
Renewal Assistance	0.313	(0.074)	0.239	0.313	(0.074)	0.239	0
NHS Campus Closure	4.837	(4.837)	0	2.221	(2.221)	0	0
Timberlands	0.931	(0.699)	0.232	0.020	(0.015)	0.005	(0.227)
Empty Homes	0.160	0	0.160	0.100	0	0.100	(0.060)
Adult Social Care ICT Projects	0.300	(0.300)	0	0.300	(0.300)	0	0
Sheltered Housing	0.020	(0.020)	0	0	0	0	0
Review of Accommodation /Day Support	0.346	(0.346)	0	0.346	(0.346)	0	0
Total	10.327	(6.864)	3.463	6.300	(3.606)	2.694	(0.769)

Detailed Commentary

12. The following table indicates the type of major adaptations completed as part of the Disabled Facilities Grant (DFG) programme to the end of September 2012.
13. 175 grants have been completed, installing 244 adaptations, as below (93 grants and 134 adaptations to June)

Type of adaptation	No. completed
Level access shower/wet room	126
Straight stair lift	30
Curved stair lift	18
Toilet alterations	9
Access ramps	12
Dropped kerb and hard standing	0
Wheelchair/step lift	2
Through floor lift	2
Major extension	10
Kitchen alterations	0
Access alterations (doors etc)	15
Heating improvements	0
Garage conversions	1
Safety repairs/improvements	2
Other	17
Total	244

14. The grants provided to residents through the DFG programme assist some of the poorer and most vulnerable members of the community. Without these grants in many cases the properties involved would be unsuitable for the needs of the occupiers who may then be unable to remain in their own homes. This also reduces pressure on health service resources and residential care, as without these improvements more residents would require emergency or longer term care solutions.
15. Additional revenue resource has been allocated to the Occupational Therapist team, in order to address the backlog of assessments required.
16. The revised forecast of £3 million (gross) is predicted due to a lower than expected rate of referrals in the last 2 months (Aug and Sept), a higher than expected number of Council tenant adaptation cases (which are funded from HRA, not GF DFG programme), and some delays caused by contractors not being able to respond quickly to increased workload.
17. Whilst referrals are expected to increase in October and later months, this is a demand led budget and there may not be the time to complete all new and existing referrals before the year end.

18. A review has been scoped, and has now commenced, to evaluate the DFG programme. The purpose of this review will be to ensure that those requiring such works are treated equitably and that the process provides Value for Money for the Council, tenants and council tax payers.
19. The Renewals Assistance programme includes Safety Security Emergency Repair assistance, which is an “emergency” type of assistance for the most vulnerable households, for example dangerous wiring, a condemned boiler, etc.
20. Home Improvement Assistance will remedy hazardous and/or non decent homes occupied by vulnerable households, for example leaking roofs, rotten windows, defective heating systems. Most defects remedied were likely to have affected health of occupants.
21. Affordable Warmth Assistance remedies fuel poverty, usually in association with external funding.
22. The work completed during Quarter 1 and Quarter 2 of 2012/13 is as follows;
12 Safety Security Emergency Repair grants
29 Home Improvement Assistance
6 Affordable Warmth Assistance
1 Legacy Empty Homes Grant
23. All types of assistance provided normally results in improvements to homes that could previously have been affecting the health of the occupants. Assistance is related to improved health outcomes.
24. Forecast expenditure on Empty Homes relates to Empty Dwelling Management Orders (EDMOs) for two properties in Hockliffe Street in Leighton Buzzard.
25. The Hearing for the third EDMO application was held on 1 August 2012 and the Council received confirmation that the application was successful on 27 August 2012. Although the Interim EDMO has been served, the owner has applied for permission to appeal.
26. The decision on 27 August 2012 is based upon the Council agreeing to work with the owner and allow him reasonable progress to undertake the required work before a Final EDMO is served.
27. It is unlikely that works will start before November 2012 unless the owner makes no attempt to progress works himself. The cost of the works for the Council is approximately £0.04m.
28. Evidence for the fourth and fifth EDMOs is currently being obtained. It is intended to progress an application before December 2012. Other cases are being progressed.
29. A number of Empty Homes loans are being considered for long term empty homes. Three have been completed in 2012/13 to date and seven more are being progressed. Empty Homes Loan assistance is an alternative for owners of empty homes willing to work with the Council. Currently, approximately £0.030m is committed to Loan Assistance cases.
30. Due to the delays in progressing the cases above it is predicted that there will be an under spend in 12/13 of £0.060m, leaving an outturn of £0.100m.

31. Procurement of the Timberlands refurbishment is now underway, but it is likely that only preparatory works will occur during 2012/13. Therefore the majority of this expenditure has been allocated as slippage into 2013/14.
32. The NHS Campus Closure programme has six remaining projects, three for Central Bedfordshire, two for Bedford Borough and one Luton Borough Council. The Central Bedfordshire scheme in Silsoe is due to start on site in July 2012 and to complete in February 2013. The second scheme, based in Dunstable, is the refurbishment of a local authority property, and is currently awaiting planning permission and, subject to this, is due to complete in September 2013. The third scheme is the refurbishment of an existing site in Dunstable and is due to start and complete in 2013/14.

Appendices: None

Background papers and their location: None