
Meeting: Social Care, Health and Housing Overview and Scrutiny Committee
Date: 29 April 2013
Subject: Capital Budget Management Report for period ended 31 December 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 December 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.

Public Health:

7. Not applicable.

Community Safety:

8. Not applicable.

Sustainability

9. Not applicable

Procurement:

10. Not applicable.

RECOMMENDATION(S):

The Committee is asked to note the SCHH General Fund Capital Budget position at the end of December 2012.

Introduction

11. The report sets out the financial position to the end of December 2012.

Executive Summary

12. The forecast position is a projected under spend of £0.996m (£0.769 in September) which is summarised in Table 1 below.

<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	2.700	(0.768)	1.932	(0.900)
Renewal Assistance	0.313	(0.074)	0.239	0.313	(0.074)	0.239	0
NHS Campus Closure	2.837	(2.837)	0	2.151	(2.151)	0	0
Timberlands	0.020	(0.015)	0.005	0.020	(0.015)	0.005	0
Empty Homes	0.160	0	0.160	0.064	0	0.064	(0.096)
Adult Social Care ICT Projects	0.300	(0.300)	0	0.140	(0.140)	0	0
Total	7.050	(3.814)	3.236	5.388	(3.148)	2.240	(0.996)

Detailed Commentary

13. The following table indicates the type of major adaptations completed as part of the **Disabled Facilities Grant (DFG)** programme to the end of December 2012.

14. 280 grants have been completed, installing 359 adaptations, as below (175 grants and 244 adaptations to September)

Type of adaptation	No' completed
Level access shower/wet room	190
Straight stair lift	47
Curved stair lift	26
Toilet alterations	10
Access ramps	16
Dropped kerb and hard standing	0
Wheelchair/step lift	3
Through floor lift	2
Major extension	14
Kitchen alterations	0
Access alterations (doors etc)	20
Heating improvements	2
Garage conversions	1
Safety repairs/improvements	3
Other	25
Total	359

15. 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.
16. Additional revenue resource has been allocated to the Occupational Therapist team during quarter three to address the backlog of assessments. As at the end of September 2012, there were 150 assessments waiting processing but this has now been reduced to a level of 60 during March 2013.
17. The revised forecast of £2.7 million (gross) is predicted due to 73 grants being made for 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.
18. The rate of referrals dropped in December to 30, making 358 for the year to date. Whilst they are expected to increase in January this is a demand led budget and there may not be the time to complete all new and existing referrals before the year end.

19. 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.
20. 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.
21. 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.
22. Affordable Warmth Assistance remedies fuel poverty, usually in association with external funding.
23. The work completed during Quarter 1, 2 and 3 of 2012/13 is as follows;
 - 12 Safety Security Emergency Repair grants
 - 43 Home Improvement Assistance
 - 11 Affordable Warmth Assistance
 - 1 Legacy Empty Homes Grant
24. 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.
25. Forecast expenditure on **Empty Homes** relates to Empty Dwelling Management Orders (EDMOs) for two properties in Hockliffe Street in Leighton Buzzard.
26. 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. The owner’s application for permission to appeal was refused in October 2012.
27. A decision on final EDMO will be made end February 2013, which gives the owner 6 months from the end of the successful application.
28. The cost of the works for the Council, if the final EDMO is served, is approximately £0.045m, but this is not likely to be spent until 2013/14.
29. Evidence for the fourth and fifth EDMO’s is currently being obtained. It is intended to make an application before end January 2013. We are awaiting a Court date for warrant for the fourth case. The cost is likely to be in the region of £0.030m but this would not be spent, even if the EDMO is successful, before 2013/14. Other cases are being progressed.
30. 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 £0.058m is committed to Loan Assistance cases and other work is in progress.
31. Due to the delays in progressing the cases above it is predicted that there will be an under spend in 12/13 of £0.096m, leaving an outturn of £0.064m.

32. The Executive approved the contract award for the **Timberlands** refurbishment at its meeting in February 2013 but most of the work will not be completed until the next financial year. Therefore the majority of this expenditure has been allocated as slippage into 2013/14.
33. The NHS Campus Closure programme has three remaining projects for Central Bedfordshire, The scheme in Silsoe commenced in July 2012 and is due to complete in April 2013. The second scheme, based in Dunstable, is the refurbishment of a local authority property and a new build. The refurbishment is expected to complete in January 2013 and the new build, which is subject to planning permission is expected to complete in September 2013. The third scheme is the refurbishment of an existing site in Dunstable and is subject to the sale of two other properties.

Appendices: None

Background papers and their location: None