
Meeting: Social Care, Health & Housing Overview and Scrutiny Committee
Date: 29 July 2013
Subject: Capital Budget Management 2012/13
Report of: Cllr Carole Hegley, Executive Member for Social Care, Health & Housing.
Summary: The report provides information on the Directorate General Fund Capital Outturn position for 2012/13.

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

CORPORATE IMPLICATIONS

Council Priorities:

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

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| 2. The financial implications are set out in the report. |
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Legal:

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| 3. Not applicable. |
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Risk Management:

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| 4. Not applicable. |
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Staffing (including Trades Unions):
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| 5. Not applicable. |
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Equalities/Human Rights:

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| 6. Not applicable. |
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Community Safety:

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| 7. Not applicable. |
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Sustainability:

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| 8. Not applicable. |
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Procurement:

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| 9. Not applicable. |
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RECOMMENDATION: The Committee is asked to note the Capital outturn position as at the end of March 2013.

Status of the Programme

10. The year end position presents an under spend of £1.080m and the table below summarises the outturn against each individual capital project. None of this under spend will be required as slippage into 2013/14.
11. Table 1 Capital programme summary

	Full Year Outturn						
	Gross Expend. Budget	Gross Income Budget	Net Total	Gross Expend. Outturn	Gross Income Outturn	Net Total	Variance
Project	£m	£m	£m	£m	£m	£m	£m
Disabled Facility Grants (DFG)	3.420	(0.588)	2.832	2.671	(0.781)	1.890	(0.942)
Renewal Assistance	0.313	(0.074)	0.239	0.279	(0.077)	0.202	(0.037)
NHS Campus Closure	2.837	(2.837)	0	1.214	(1.214)	0	0
Timberlands	0.020	(0.015)	0.005	0.017	(0.012)	0.005	0
Empty Homes	0.160	0	0.160	0.059	(0)	0.059	(0.101)
Adult Social Care ICT Projects	0.300	(0.300)	0	0	0	0	0
Total	7.050	(3.814)	3.236	4.240	(2.084)	2.156	(1.080)

12. For the **Disabled Facility Grants**, the reduced outturn of £2.67 million (gross) is due to a lower than expected rate of referrals in the second half of the financial year, a higher than expected number of Council tenant adaptation cases (which are funded from HRA, not the General Fund DFG programme), and some delays caused by contractors not being able to respond quickly to increased workload.
13. Additional Disabled Facility Grant of £0.119m was allocated by Central Government without any notification during December, resulting in total grant for the year of £0.703m. Client contributions of £0.078m accounted for the remainder of the income.

14. In the year 2012/13, 284 DFG cases were completed which resulted in 426 major adaptations.

These are as follows:

Type of adaptation	No completed
Level access shower/wet room	192
Straight stair lift	52
Curved stair lift	33
Toilet alterations	14
Access ramps	28
Dropped kerb and hard standing	0
Wheelchair/step lift	1
Through floor lift	5
Major extension	14
Kitchen alterations	2
Access alterations (doors etc)	34
Heating improvements	2
Garage conversions/minor additions	7
Safety repairs/improvements	5
Other	37
Total	426

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.
16. By providing such residents with the facilities required to enable them to remain in their current homes, the DFG programme is helping to enhance the quality of their lives. 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.
17. An independent review has been conducted to evaluate the DFG programme. It was carried out 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. The outcome of the review has suggested some improvements but was generally very positive about the Council's performance and processes.
18. The OT waiting list for assessments has been tackled during the year with additional resources brought in to deal with this. As a result of the outcome of the review, OT's are undertaking a more robust approach to assessments, with a higher proportion of recommendations for equipment and minor works than previously, resulting in a lower proportion of referrals for DFG. This more robust approach provides better value for money for the Council.
19. The **Renewals Assistance** programme includes Safety Security Emergency Repair assistance and is an "emergency" type of assistance for the most vulnerable households, for example dangerous wiring, a condemned boiler, etc.

20. Home Improvement Loan Assistance will remedy hazardous and/or non decent homes occupied by vulnerable households, for example leaking roofs, rotten windows, and defective heating systems. Most defects remedied were likely to have affected health of occupants.
21. The Affordable Warmth Assistance remedies fuel poverty, usually in association with external funding.
22. All types of assistance provided normally result in improvements to homes that could previously have been affecting the health of the occupants. Assistance is related to improved health outcomes.
23. In the year 2012/13, 87 Renewals cases were completed and are broken down as follows:

Type of Assistance	Number
Safety Security Emergency Repair	17
Home Improvement Assistance	56
Affordable Warmth Assistance	14

24. Expenditure on **Empty Homes** related mainly 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 but on the basis that the Council allow the owner reasonable time to progress remedial works. The owner's application for permission to appeal was refused in October 2012.
26. The owner has started some work and has obtained Building Regulation approval for the structural work. This has been monitored weekly and by end March 2013, it was deemed that reasonable progress has not been made. Consequently, updated tenders for works are being obtained for the Final EDMO application. The cost of the works for the Council, if the final EDMO is served, is anticipated to be approximately £0.055m, and this would be spent in 2013/14, subject to the owner not appealing successfully against the final EDMO.
27. Several other cases are being progressed and these will result in expenditure in 2013/14. A fourth application is ready for June 2013.
28. A number of Empty Homes loans are being considered for long term empty homes. Three were completed in 2012/13 and seven more are being progressed. Empty Homes Loan assistance is an alternative for owners of empty homes willing to work with the Council.
29. 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.

30. The **NHS Campus Closure programme** has three remaining projects for Central Bedfordshire. The scheme in Silsoe commenced in July 2012 and is now expected to complete in August 2013 after suffering further delays due to adverse weather conditions.
31. The second scheme, Steppingstones which is based in Dunstable, is the refurbishment of a local authority property and a new build. The refurbishment is expected to complete in September 2013 and the new build, in August 2014. Planning permission has been granted and work will commence as soon as the S257 is signed.
32. The third scheme, Beech Close is the refurbishment of an existing site in Dunstable and is subject to the sale of two other properties, one which has fallen through due to complex legal issues. It is anticipated that the capital receipts from the sale of these properties will be used to either refurbish Beech Close or failing that a new site will need to be found which could result with further delays on completing the campus programme.
33. The final Bedford Borough scheme is that of Orchard House. Planning permission has now been awarded and upon signing of the S257 agreement, work can commence. It is anticipated that the scheme will be completed at the end of 2013.
34. The final Luton Borough scheme will be funded from sale of Overstones, a LBC based property. Work is under way to refurbish an existing LBC property to incorporate respite and day care services, which is a move away from the original plan and will require a new S257 being drawn up and agreed.

Background papers and their location: None