

Meeting: Social Care, Health and Housing Overview and Scrutiny Committee

Date: 16 December 2013

Subject: Capital Budget Management Report for period ended 30 September 2013 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 2013

Advising Officer: Julie Ogle, Director of Social Care, Health and Housing

Contact Officer: Nick Murley, Assistant Director Resources

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: The Committee is asked to note the SCHH General Fund Capital Budget position at the end of September 2013.

Purpose of Report

1. To provide information on the Directorate capital financial position as at the end of September 2013.

Summary

2. At the end of September the capital budget monitoring reporting indicates that the year end forecast outturn position is an under spend of £0.741m. The major area of under spend is the Disabled Facilities Grant (DFG) which was declared at the end of quarter 1.
3. The HRA Capital programme is now monitored as part of the HRA's budget report.

Status of Programme

4. The following table summarises the position against the revised budget as at the end of September.

<u>Table 1</u> <u>Capital</u> <u>programme</u> <u>summary</u>	Full Year Forecast Variance 2013/14						
	Gross Expend .Budget	Gross Income Budget	Net Total	Gross Expend. Forecast	Gross Income Forecast	Net Total	Variance
SCHH Directorate	£m	£m	£m	£m	£m	£m	£m
NHS Campus Closure	3.674	(3.674)	0	1.909	(1.909)	0	0
Disabled Facilities Grants Scheme (DFG)	3.000	(0.588)	2.412	2.500	(0.659)	1.841	(0.571)
Timberlands Gypsy and Traveller Site	0.914	(0.687)	0.227	0.914	(0.687)	0.227	0
Review of Accommodation /Day Support	0.347	(0.347)	0	0	0	0	0
Adult Social Care ICT Projects	0.300	(0.300)	0	0.300	(0.300)	0	0
Empty Homes	0.270	0	0.270	0.100	0	0.100	(0.170)
Renewal Assistance	0.150	(0.050)	0.100	0.250	(0.150)	0.100	0
Total	8.655	(5.646)	3.009	5.973	(3.705)	2.268	(0.741)

5. The grants provided to residents through the **Disabled Facility Grant** 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.
6. The following table indicates the type of major adaptations completed to September in the DFG programme.

Type of adaptation	Total No complete to September 2013
Level access shower/wet room	81
Straight stair lift	17
Curved stair lift	11
Toilet alterations	6
Access ramps	17
Dropped kerb and hard standing	0
Wheelchair/step lift	0
Through floor lift	2
Major extension	10
Kitchen alterations	5
Access alterations (doors etc)	17
Heating improvements	2
Garage conversions/minor additions	4
Safety repairs/improvements	2
Other	9
Total	183

9. Although the Council's waiting list for assessments is being tackled with additional Occupational Therapist (OT) resource, OTs 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.
10. Approximately £0.114m of payments were made in September, which is low compared to previous months (partly due to a slow down over the summer).
11. Requests for OT Assessments provide a further prediction of demand for 2013/14. In September, 63 assessments resulted in 32 referrals for a DFG. If the current rate of referrals continued for the rest of the year this would result in a total of 406.
12. The Council's waiting list for assessments has increased recently to 73 (from 50 in April 2013 due to a short term loss of two OTs). This is being addressed with current procurement of OT resource to ensure that the waiting list is addressed.
13. Having regard to all matters considered above, it is forecast that the outturn will not exceed £2.500m for 2013/14. Further monitoring may alter the forecast after assessing the value of new referrals over the following few months.

OT Referrals	North	South	Total
2009/10	220	147	367
2010/11	285	321	606
2011/12	217	291	508
2012/13	242	291	533
Apr- 13	18	18	36
May-13	13	10	23
Jun-13	18	22	40
July	16	21	37
August	14	21	35
Sept	16	16	32
2013/14 to date	95	108	203
2013/14 Projection	190	216	406

14. 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.
15. Home Improvement 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 the health of occupants.
16. Affordable Warmth Assistance remedies fuel poverty, usually in association with external funding.
17. Relocation Assistance helps moves an eligible client to a new home where their existing home cannot reasonably or practicably be adapted or improved to meet their needs.
18. 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.

19. The work completed to September 2013 is as follows;

Type of assistance	Up to Q2 2013/14	2012/13
Safety Security Emergency Repair grant	6	17
Home Improvement Assistance	12	56
Affordable Warmth Assistance	4	14
Relocation assistance	2	
Disc DFG	2	
Total	26	87

20. The Council Warmer Homes Healthy People campaign last winter has increased demand for Renewal Assistance. There is a large waiting list which could impact upon the 2013/14 budget. The value of waiting list work cannot be captured until allocated to Officers to progress.

21. Most assistance is provided as Loan Assistance. The repayment of Loan Assistance is on change of ownership of the property that has been improved with such assistance. For the year to date, repayment has exceeded £0.063m. This repayment will allow the Council to progress some of the cases being held on the waiting list.

22. In addition, for assistance targeted at tackling fuel poverty, the Council can claim funding on a quarterly basis from the Bedfordshire and Luton Energy Scheme (BALES). For the year to date BALES funding has exceeded £0.067m. This is welcome news but is unlikely to be sustainable for the whole year. Income will be monitored over the coming months. From the initial allocation of BALES funding (£0.195m), approximately £0.080m is available.

23. Having regard for the matters considered above, the full year forecast net outturn corresponds to the original budget.

24. Expenditure on **Empty Homes** relates to Empty Dwelling Management Orders (EDMOs) and Empty Homes Loans.

25. A number of Empty Homes loans are being considered for long term empty homes. Empty Homes Loan assistance is an alternative for owners of empty homes willing to work with the Council. There are eleven Empty Homes Loan cases at enquiry stage. There is one major scheme in Dunstable that might provide several units of accommodation.

26. There are currently two EDMOs in progress. The first is in The Green, Caddington. This property has an interim EDMO approved on the basis that the Council works with the owner to give reasonable opportunity to progress the works. Shortly before the final EDMO came into force on the 29th August, the owner placed the property on the market. At the end of

September, a sale had been agreed. The council is therefore unlikely to undertake this work.

27. The second EDMO relates to a property in Grove Road, Houghton Regis. The owners have received an EDMO notice and the Council is currently awaiting the end of the notification period. Estimated costs for this property are in the region of £0.040m.
28. The total projected outturn at 30th September is in the region of £0.100m.
29. The Executive approved the contract award for the **Timberlands** refurbishment at its meeting in February 2013. The main contractor Thomas Bow Ltd commenced works in April 2013 and these were scheduled to complete in November 2013.
30. Our Building Surveyor team have raised concerns with the contractor regarding the quality of work on the amenity buildings. Works are continuing on site and we are in negotiations with the contractor to agree an improvement plan in order to bring the programme back on target and to rectify any defective work.
31. The work at Timberlands is due to be completed on schedule, however there is a risk that the current negotiations may result in the programme not being completed in the current financial year.
32. The **NHS Campus Closure programme** has three remaining projects for Central Bedfordshire. The scheme in Silsoe commenced in July 2012 and opened in October 2013.
33. The second scheme, Steppingstones which is based in Dunstable, is the refurbishment of a local authority property and a new build. The refurbished house opened in October 2013. Planning permission has been granted for the new build and work will commence as soon as the s257 is signed.
34. 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.
35. 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.
36. 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