

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 17 MARCH 2022
 title: CAPITAL PROGRAMME 2022/23
 submitted by: DIRECTOR OF RESOURCES
 principal author: ANDREW COOK

1 PURPOSE

1.1 To inform members of the schemes approved for inclusion in this Committee's 2022/23 capital programme.

2 BACKGROUND

2.1 All committees were asked to put forward proposals for any new capital schemes for inclusion in a five-year capital programme for 2022/23 to 2026/27. At its meeting on 13 January 2022, members considered schemes that had been put forward for this committee.

2.2 In light of the uncertainty regarding local government funding beyond 2022/23 and the impending fair funding review, all new bids, across all committees were set aside until later in the 2022/23 financial year for consideration once there is more certainty around local government funding. As a result, a three-year capital programme for 2022/23 to 2024/25 is now in place.

2.3 The Council's overall capital programme for the three-year period 2022/23 to 2024/25 totals £5,563,970 for all committees. The total for this Committee is £1,737,240 over the three-year life of the programme. £782,540 of this relates to the 2022/23 financial year.

3 CAPITAL PROGRAMME 2022/23 – APPROVED SCHEMES

3.1 For this Committee there are six approved schemes in the 2022/23 capital programme, totalling £782,540. These are shown in the table below.

Cost Centre	Scheme	Budget for 2022/23 £
DISCP	Disabled Facilities Grants *	393,000
LANGR	Landlord/Tenant Grants (Includes £186,740 budget moved from 2021/22)	236,740
CMIMP	Clitheroe Market Improvements (Budget moved from 2021/22)	78,600
PVFJP	Replacement of Pest Control Van (PK13 FJP) (Budget moved from 2021/22 and £2,200 additional budget approved for this scheme)	16,000
PVEYC	Replacement of Dog Warden Van (PE64 EYC) (Budget moved from 2021/22 and £2,500 additional budget approved for this scheme)	16,000
JROOF	Joiners Arms Roof Renewal ** (Budget moved from 2021/22)	42,200
	Total - Health and Housing Committee	782,540

NOTES:

*** Disabled Facilities Grants – This scheme is funded by a yearly grant allocation from central government. The scheme is included in the original estimate capital programme at an indicative value of £393,000, on the basis that the scheme budget will be re-set to match the actual Disabled Facilities Grants 2022/23 grant allocation from central government, when notified to the Council.**

**** Joiners Arms Roof Renewal - The latest cost estimate provided by the contractor is £44,250, because of an increase in slate materials costs. This is higher than the scheme budget of £42,200, so additional budget approval will be requested in 2022/23 once the final scheme cost is confirmed.**

- 3.2 The detailed information for each scheme is shown in **Annex 1**.
- 3.3 During the closure of our capital accounts there may be some slippage on schemes in the current financial year, 2021/22. A report will be brought to a future meeting of this Committee giving details of any slippage on 2021/22 capital schemes and any slippage will also be reported to Budget Working Group.
- 3.4 Responsible officers will complete and update capital monitoring sheets for each scheme, which will be reported regularly to members to give an indication of progress.

4 CONCLUSION

- 4.1 This Committee has a capital programme for 2022/23 of six schemes, totalling £782,540.
- 4.2 The Disabled Facilities Grants scheme budget is currently an indicative amount. The actual scheme budget will be confirmed when the 2022/23 grant allocation from central government is notified to the Council.
- 4.3 Additional budget approval will be required for the Joiners Arms Roof Renewal scheme in 2022/23 once the final scheme cost is confirmed.
- 4.4 Any slippage on schemes in the 2021/22 capital programme will be reported to this Committee.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH2-22/AC/AC
7 March 2022

For further background information please ask for Andrew Cook.
BACKGROUND PAPERS – None

Disabled Facilities Grants

Service Area: Housing and Regeneration

Submitted by: Colin Hirst

Brief Description of the Scheme:

The scheme provides grant aid to adapt homes so elderly and disabled occupants can remain in their own home. The grants can provide for minor adaptation, for example the installation of a stair lift, up to the provision of a bathroom and bedroom extension.

Revenue Implications:

Administration fees are paid to the Council for any individual Disabled Facilities Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

Timescale for Completion:

The Disabled Facilities Grants budget operates throughout the financial year.

Any Risks to Completion:

Availability of technical staff and contractors to ensure grant schemes are designed and delivered promptly. This has been a major factor in the slower completion of schemes in both 2020/21 and 2021/22.

The population age of Ribble Valley occupants is increasing and therefore demand for the service will continue, but with finite resources.

The scheme is dependent on the level of funding awarded by the government.

Capital Cost:

2022/23 £
393,000

Please Note - The value above is indicative only and the actual scheme budget will be set to match the actual government grant funding received in-year. Notification of the 2022/23 funding allocation is expected in Spring 2022.

Landlord/Tenant Grants

Service Area: Housing and Regeneration

Submitted by: Colin Hirst

Brief Description of the Scheme:

The scheme match funds a landlord's investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set rent level in line with LHA. The scheme is crucial for move-on accommodation for families in temporary accommodation as the social housing waiting list is so long. The scheme is also used to bring empty properties back into use.

Revenue Implications:

Administration fees are paid to the Council for any individual Landlord/Tenant Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

Timescale for Completion:

The Landlord/Tenant Grants budget operates throughout the financial year.

Any Risks to Completion:

Dependent on demand for the scheme.

Attractiveness or not of the scheme's grant conditions to landlords, such as the set rent level and nomination rights.

Capital Cost:

2022/23 £
236,740

Please Note – The £236,740 budget for 2022/23 is made up of two elements:

- *£50,000 capital scheme bid for 2022/23.*
- *In January 2022 this Committee approved the transfer of £186,740 of the 2021/22 Landlord/Tenant Grants scheme budget from 2021/22 to the 2022/23 financial year. This was because Housing officers did not expect any further grants to be approved and completed in 2021/22 in addition to the grants already approved at that stage.*

Clitheroe Market Improvements

Service Area: Regeneration and Clitheroe Market

Submitted by: Nicola Hopkins

Budget moved from 2021/22:

The work on the initial phase of market improvements was completed in 2020/21 and there is £78,600 budget available for a further phase of market improvements. The plans for this further phase of work were held up over the Covid-19 lockdown periods and therefore meetings with traders to discuss and consult on plans for the next phase of works only began again in late 2021. The aim now is to complete the improvement works in 2022/23.

Given the above, in January 2022 this Committee approved the transfer of the £78,600 remaining scheme budget from 2021/22 to the 2022/23 financial year.

Capital Cost:

2022/23 £
78,600

Replacement of Pest Control Van (PK13 FJP)

Service Area: Dog Warden & Pest Control

Submitted by: Matthew Riding

Budget moved from 2021/22 and additional budget approved:

The current van is required to transport pest control staff to various sites around the borough to carry out their work. This scheme, for the replacement of the current pest control van with a like for like van, was included in the 2021/22 capital programme with a scheme budget of £13,800.

During 2021/22 it was decided that the current van was in good enough condition to continue to be used throughout the year, so the purchase of the new van was planned to take place in 2022/23. In addition, an updated guide price was obtained for a replacement van, meaning the latest cost estimate increased to £16,000, which was a £2,200 increase on the original £13,800 scheme budget.

Given the above, in January 2022 this Committee approved the transfer of the £13,800 scheme budget from 2021/22 to the 2022/23 financial year and in February 2022 Special Policy and Finance Committee approved additional budget of £2,200 for this scheme.

This means the 2022/23 scheme budget is £16,000.

Capital Cost:

2022/23 £
16,000

Replacement of Dog Warden Van (PE64 EYC)

Service Area: Dog Warden & Pest Control

Submitted by: Matthew Riding

Budget moved from 2021/22 and additional budget approved:

The current van is required to transport dog warden staff to various sites around the borough to carry out their work. This scheme, for the replacement of the current dog warden van with a like for like van, was included in the 2021/22 capital programme with a scheme budget of £13,500.

During 2021/22 it was decided that the current van was in good enough condition to continue to be used throughout the year, so the purchase of the new van was planned to take place in 2022/23. In addition, an updated guide price was obtained for a replacement van, meaning the latest cost estimate increased to £16,000, which was a £2,500 increase on the original £13,500 scheme budget.

Given the above, in January 2022 this Committee approved the transfer of the £13,500 scheme budget from 2021/22 to the 2022/23 financial year and in February 2022 Special Policy and Finance Committee approved additional budget of £2,500 for this scheme.

This means the 2022/23 scheme budget is £16,000.

Capital Cost:

2022/23 £
16,000

Joiners Arms Roof Renewal

Service Area: Joiners Arms (homelessness unit)

Submitted by: Colin Hirst

Budget moved from 2021/22:

This scheme is for the re-roofing of the Council's Joiners Arms homelessness unit at 90 Whalley Road. The existing coverings (main and extension roofs) will be removed and replaced because they have reached the end of their expected life span. Burlington Slate must be used where appropriate as per the requirements of RVBC's Planning department (the property is a Grade II listed building).

Other works are also included because the chimneys, associated flashings, mortar flaunching and rainwater goods are in need of repair work and rendering work is required at the rear of the property.

The scheme was subject to delay in 2021/22, initially due to difficulty in getting contractors to provide quotes and then because of the lead time for the sourcing of slate roof tiles (estimated delivery time being August 2022). The work was ordered from the preferred contractor at an initial price of £43,050 plus a future 8% uplift in slate materials costs from the supplier, meaning the scheme cost was likely to increase further.

Given this, in January 2022 this Committee approved the transfer of the original £42,200 scheme budget from 2021/22 to the 2022/23 financial year, on the basis that once the final scheme cost is confirmed then an additional budget approval will be requested.

Please Note - The latest cost estimate provided by the contractor is £44,250, including the 8% increase in slate costs, so additional budget approval will be requested in 2022/23.

Capital Cost:

2022/23 £
42,200