

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 1 SEPTEMBER 2022
title: CAPITAL MONITORING 2022/23
submitted by: DIRECTOR OF RESOURCES
principal author: ANDREW COOK

1 PURPOSE

1.1 To report the progress on this Committee's 2022/23 capital programme for the period to the end of June 2022.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – none identified.
- Corporate Priorities - to continue to be a well-managed council, providing efficient services based on identified customer need.
- Other Considerations – none identified.

2 2022/23 CAPITAL PROGRAMME BACKGROUND

2.1 Six capital schemes for this Committee's original estimate budget, totalling £782,540, were approved by the Policy and Finance Committee and Full Council at their meetings in February 2022 and March 2022 respectively. This included two new scheme budgets for 2022/23 and budgets on five schemes that had been moved from the 2021/22 capital programme to the 2022/23 capital programme.

2.2 In addition to the original estimate budget above, the following budget changes have been made so far in 2022/23:

- Two 2021/22 capital schemes were not completed by 31 March 2022 and had unspent budget available at that date. The total unspent budget of £657,620 on those schemes, known as slippage, has been moved into the 2022/23 capital programme budget, after approval by this Committee in June 2022.
- Two additional capital schemes, with budgets totalling £2,166,450, were approved by Policy and Finance Committee in March 2022. The budget of £118,370 on one of the schemes was funded by reducing the budget on another capital scheme by £118,370. The total additional new budget funding was therefore £2,048,080.
- Additional 2022/23 external funding of £48,799 was received from Onward Homes for one scheme, so the budget on that scheme was increased by £48,800.

2.3 As a result of the above, the total approved budget for this Committee's capital programme of nine schemes is £3,537,040. This is shown at Annex 1.

3 CAPITAL MONITORING 2022/23

3.1 The table overleaf summarises this Committee's capital programme budget, expenditure to date and remaining budget, as at the end of June 2022. Annex 1 shows the full capital programme by scheme. Annex 2 shows scheme details, financial information and budget holder comments to date for each scheme.

Original Estimate 2022/23 £	Budget Moved from 2021/22 £	Slippage from 2021/22 £	Additional Approvals 2022/23 £	Total Approved Budget 2022/23 £	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
443,000	339,540	657,620	2,096,880	3,537,040	249,982	3,287,058

3.2 At the end of June 2022 £249,982 had been spent or committed. This is 7.1% of the annual capital programme budget for this Committee.

3.3 Of the nine schemes in the capital programme at the end of June 2022, four schemes are currently expected to be completed in-year, it is unclear whether one of the schemes will be completed in-year, one scheme is unlikely to be completed in-year and three schemes are on-going grants schemes.

3.4 Progress on the schemes to date (remaining budgets shown in brackets) is as follows:

- **Disabled Facilities Grants (£886,495):** Committed expenditure at the end of June 2022 was based on twenty-five schemes approved in previous years and nine schemes approved in 2022/23 by the end of June 2022. In addition to this, there were a further eighteen applications working towards approval, four currently approved schemes where additional approval may be required to fund further work now identified and there were twenty-seven referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

The number of schemes approved and completed in-year so far is lower than officers would like. The main reason for this continues to be the limited availability of contractors to quote for work and be available to complete work promptly. At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2023/24 because this scheme is financed by ring-fenced DFGs grant income from DLUHC and some funding from Onward Homes.

- **Landlord/Tenant Grants (£118,370):** There is no spend for the year to date and no schemes have been approved so far in 2022/23. This reflects reduced landlord interest in the scheme, despite the recent changes in the grant scheme rules. Given this, at this stage it is unlikely that the scheme budget will be fully committed by financial year-end.
- **Clitheroe Market Improvements (£78,600):** Meetings with market traders are ongoing and the Health and Housing Committee agreed for officers to seek quotes from consultants to consider a strategic way forward for market improvements. Utilising the UK Shared Prosperity Fund for suitable studies and/or improvement works is also an option which will be considered by members in due course. The aim is still to complete some improvement works in 2022/23, but there is no certainty that all the improvement works would be completed in-year.
- **Replacement of Pest Control Van PK13 FJP (£16,000) and Replacement of Dog Warden Van PE64 EYC (£16,000):** Prices have been obtained for replacement vans based on an updated specification. A report seeking approval from members on the way forward is included elsewhere on this meeting's agenda. Subject to approval by members, at this stage it is expected that the schemes will be completed in-year.

- **Joiners Arms Roof Renewal (-£850):** The scheme has been subject to delay, due to the lead time for delivery of the slate roof tiles. The contractor has not confirmed actual dates to complete the works at this stage but has indicated he aims to be on-site in September 2022 to complete the works before Winter. The work on this scheme was ordered in 2021/22 at a cost of £43,050 plus an 8% increase in slate costs, meaning the scheme cost was likely to increase further. The latest estimated scheme price is £44,250, based on the increase in slate prices notified by the contractor. Funding for the extra budget on this scheme, currently £2,050, will be identified and reported to this Committee when the revised estimate budget is set in January 2023.
- **First Time Buyers Grants (£115,993):** At the end of June 2022, there have been eight grant applications for this new scheme. One application with a value of £2,377 has been approved, five further applications are being considered for approval and two applications have been rejected. At this stage, it is unclear whether the scheme budget will be fully committed by year-end, but further applications are expected in-year.
- **Equity Share Option Schemes (£2,048,080):** This overall budget was approved by Policy and Finance Committee in March 2022, including some individual locality-based schemes and approval to spend the £1,625,950 S106 funding received re Land North of Dilworth Lane, Longridge. There has been no spend on this scheme to date for two reasons. Firstly, the locality-based equity share option schemes will not start until a scheme policy document is presented to this Committee for agreement. The policy document is still to be finalised, including confirmation of some legal issues being considered. Secondly, as reported to members in March 2022, a separate proposal for use of the Land North of Dilworth Lane, Longridge funding will be presented to members once more information is collated. At this stage it is unlikely that the scheme budget will be fully committed by financial year-end.
- **Clitheroe Affordable Housing Scheme (£8,370):** Roof works and boiler replacement works have been completed in-year so far on the property at Peel Street. However, the property is still being used as a homeless unit until November 2022, because of increased demand for temporary accommodation for larger families. Following this, any final refurbishment works required can be completed and the property leased to the registered housing provider by financial year-end.

4 CONCLUSION

- 4.1 At the end of June 2022 £249,982 had been spent or committed. This is 7.1% of the annual capital programme budget for this Committee.
- 4.2 Of the nine schemes in the capital programme at the end of June 2022, four schemes are currently expected to be completed in-year, it is unclear whether one of the schemes will be completed in-year, one scheme is unlikely to be completed in-year and three schemes are on-going grants schemes.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH10-21/AC/AC
23 August 2022

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

Health and Housing Committee – Capital Programme 2022/23

Cost Centre	Scheme	Original Estimate 2022/23 £	Budget Moved from 2021/22 £	Slippage from 2021/22 £	Additional Approvals 2022/23 £	Total Approved Budget 2022/23 £	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
DISCP	Disabled Facilities Grants	393,000		645,850	48,800	1,087,650	201,155	886,495
LANGR	Landlord/Tenant Grants	50,000	186,740		-118,370	118,370	0	118,370
CMIMP	Clitheroe Market Improvements		78,600			78,600	0	78,600
PVFJP	Replacement of Pest Control Van PK13 FJP		16,000			16,000	0	16,000
PVEYC	Replacement of Dog Warden Van PE64 EYC		16,000			16,000	0	16,000
JROOF	Joiners Arms Roof Renewal		42,200			42,200	43,050	-850
FTBGR	First Time Buyers Grants				118,370	118,370	2,377	115,993
	Equity Share Option Schemes				2,048,080	2,048,080	0	2,048,080
CLIAH	Clitheroe Affordable Housing Scheme			11,770		11,770	3,400	8,370
Total Health and Housing Committee		443,000	339,540	657,620	2,096,880	3,537,040	249,982	3,287,058

Individual Scheme Details and Budget Holder Comments

Disabled Facilities Grants

Service Area: Housing and Regeneration

Head of Service: 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.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	393,000		
Slippage from 2021/22	645,850		
Additional Approvals 2022/23	48,800		
Total Approved Budget 2022/23	1,087,650	201,155	886,495
ANTICIPATED TOTAL SCHEME COST	1,087,650		

Progress - Budget Holder Comments

June 2022: Committed expenditure at the end of June 2022 was based on twenty-five schemes approved in previous years and nine schemes approved in 2022/23 by the end of June 2022. In addition to this, there were a further eighteen applications working towards approval, four currently approved schemes where additional approval may be required to fund further work now identified and there were twenty-seven referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

The number of schemes approved and completed in-year so far is lower than officers would like. The main reason for this continues to be the limited availability of contractors to quote for work and be available to complete work promptly. At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2023/24 because this scheme is financed by ring-fenced DFGs grant income from DLUHC and some funding from Onward Homes.

Individual Scheme Details and Budget Holder Comments

Landlord/Tenant Grants

Service Area: Housing and Regeneration

Head of Service: 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.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	50,000		
Budget Moved from 2021/22	186,740		
Additional Approvals 2022/23	-118,370		
Total Approved Budget 2022/23	118,370	0	118,370
ANTICIPATED TOTAL SCHEME COST	118,370		

Progress - Budget Holder Comments

June 2022: There is no spend for the year to date and no schemes have been approved so far in 2022/23. This reflects reduced landlord interest in the scheme, despite the recent changes in the grant scheme rules. Given this, at this stage it is unlikely that the scheme budget will be fully committed by financial year-end.

Individual Scheme Details and Budget Holder Comments

Clitheroe Market Improvements

Service Area: Clitheroe Market

Head of Service/Director: Nicola Hopkins

Brief Description of the Scheme:

This scheme budget is now focussed on officers developing plans for market improvements, after consultation with the Market traders, with plans being reported to Health and Housing Committee.

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.

Revenue Implications:

To be confirmed - dependent on the proposals developed for approval.

Timescale for Completion:

To be confirmed - dependent on the proposals developed for approval.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	78,600		
Total Approved Budget 2022/23	78,600	0	78,600
Actual Expenditure 2019/20	88,139		
Actual Expenditure 2020/21	8,165		
Actual Expenditure 2021/22	0		
ANTICIPATED TOTAL SCHEME COST	174,904		

Progress - Budget Holder comments:

June 2022: Meetings with market traders are ongoing and the Health and Housing Committee agreed for officers to seek quotes from consultants to consider a strategic way forward for market improvements. Utilising the UK Shared Prosperity Fund for suitable studies and/or improvement works is also an option which will be considered by members in due course. The aim is still to complete some improvement works in 2022/23, but there is no certainty that all the improvement works would be completed in-year.

November 2021: The meetings with market traders began again (following their postponement during lockdowns), but engagement with the casual stallholder traders is also planned, so improvement plans can be developed. The aim is to complete the improvement works in 2022/23, so it is proposed that the 2021/22 revised estimate is reduced to nil and the £78,600 scheme budget is moved to 2022/23. The temporary improvements to weatherproof the backs of stalls have been completed. In addition, the Council have invested in enhanced Christmas lighting as part of the Welcome Back Fund work and facilitated a Christmas lights switch on.

September 2021: The plans for the further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. In the meantime, minor works to make the bull-ring stalls more weatherproof will be undertaken as a temporary improvement measure.

July 2021: The plans for this further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

November 2020: The work on the initial phase of market improvements is now complete. The unspent budget from this initial phase of works, £21,600, is to be added to the budget of £57,000 already set aside for a further phase of market improvements. The plans for this further phase, including the way forward for the bull-ring stalls, will be worked up by officers in 2021. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

Given the above, the further phase of works will not be undertaken in 2020/21. It is recommended that the 2020/21 revised estimate for the scheme is reduced to £8,260 and that the remaining budget of £78,600 is moved to the 2021/22 financial year.

August 2020: The work on the initial phase of market improvements is now complete, save for the removal of stalls in the bull-ring and purchase of pop-up stalls element of work being put on-hold. This is because the removal of stalls in the bull-ring is being reconsidered following a recent increase in trader demand for stalls.

The unspent budget from this initial phase of works, £21,643, is to be added to the budget of £57,000 already set aside for a further phase of market improvements. The plans for this further phase, including the way forward for the bull-ring stalls, will be worked up by officers in early 2021. This will allow for consultation with the market traders following the busy Christmas period and the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. Given this, the further phase of works will not be undertaken in 2020/21 and approval will be sought from members to move the remaining scheme budget into 2021/22 when the revised estimate capital programme is presented for approval in January 2021.

March 2020: The majority of the initial phase of market improvement works was completed in-year. The underspend was due to the cabins canopies quotes being lower than the budget set-aside, three canopy installations still to be confirmed as installed correctly, no payments being made in-year for the sign-writing and no expenditure in-year on the removal of the current stalls and purchase of pop-up stalls.

Slippage of £29,860 will be used to fund completion of the initial phase of market improvements in the first instance and then any remaining budget will be added to the £57,000 budget already moved to 2020/21 for the further phase of improvement works.

November 2019: The initial phase of work comprises erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bullring. The first batch of canopies installations are complete and the market toilets will be open to the public by Christmas 2019.

Some further work on the market toilets will take place in early 2020, alongside the work to complete the installation of all the canopies, hand paint the fascia signs, remove the stalls from the bull ring and purchase pop up stalls. The work is currently expected to be completed by the end of February 2020.

September 2019: Initial work on this scheme was approved by this Committee in September 2019. This initial phase of work comprises erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bull-ring. This work is currently being programmed in and the work is expected to be completed by early 2020.

An overall budget of £118,000 has been set aside for this initial work in 2019/20. It is currently planned to move any unspent budget on the scheme at year-end into the 2020/21 financial year and to bring a report to a future meeting of this Committee in respect of any further improvements proposed to the Market.

July 2019: Initial plans to use part of the budget on this scheme are reported to this Committee elsewhere on this agenda. If approved, this initial work will comprise erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bull-ring. The budgeted cost of this initial work is to be confirmed by this Committee and the work is expected to be completed by March 2020. It is proposed to bring a further report to this Committee in respect of any further improvements proposed to the Market.

December 2018: This scheme remains on hold, awaiting the final plans for the Clitheroe Market Development scheme. As a result, there is expected to be no expenditure on the scheme in 2018/19. It is recommended that the £175,000 budget for this scheme is moved to the 2019/20 financial year and the 2018/19 revised estimate is nil.

September 2018: No change - The scheme remains on hold, awaiting the final plans for the Clitheroe Market Development scheme.

July 2018: No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

November/December 2017: This scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme. As a result, there is expected to be no expenditure on the scheme in 2017/18. It is recommended that the £175,000 budget for this scheme is moved to the 2018/19 financial year.

August/September 2017: No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

July 2017: No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

December 2016: The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

September 2016: The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

July 2016: No change to May 2016 comments.

May 2016: The Clitheroe Market Improvements scheme budget was initially approved in 2015, before the Clitheroe Market Development scheme plans were announced. The detail of the Clitheroe Market Improvements scheme will be reviewed to take into account and complement the final plans for the Clitheroe Market Development scheme. No expenditure will take place until that detail has been confirmed.

Individual Scheme Details and Budget Holder Comments

Replacement of Pest Control Van PK13 FJP

Service Area: Dog Warden & Pest Control

Head of Service: Matthew Riding

Brief Description of the Scheme:

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.

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

Revenue Implications:

There are no additional revenue implications above those of the existing van.

Timescale for Completion:

2022/23

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	16,000		
Total Approved Budget 2022/23	16,000	0	16,000
ANTICIPATED TOTAL SCHEME COST	16,000		

Progress - Budget Holder comments:

June 2022: Prices have been obtained for a replacement van based on an updated specification. A report seeking approval from members on the way forward is included elsewhere on this meeting's agenda. Subject to approval by members, at this stage it is expected that the scheme will be completed in-year.

November 2021: The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23. An updated guide price has been obtained for a replacement van. This price, plus additional costs for fitting out the van so it is fit for pest control use, mean the latest cost estimate is now £16,000, which is a £2,200 increase on the current £13,800 scheme budget.

September 2021: The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23.

July 2021: Procurement of the new van has been put on hold in-year. This is because the Pest Control service is part of the Environmental Health Services team and available management and staff time on the team has been focussed on other priority areas of work so far this year due to on-going staff vacancies within the team and additional pressures caused by Covid-19. At this stage, it is unclear whether the van purchase will take place in-year.

Individual Scheme Details and Budget Holder Comments

Replacement of Dog Warden Van PE64 EYC

Service Area: Dog Warden & Pest Control

Head of Service: Matthew Riding

Brief Description of the Scheme:

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.

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

Revenue Implications:

There are no additional revenue implications above those of the existing van.

Timescale for Completion:

2022/23

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	16,000		
Total Approved Budget 2022/23	16,000	0	16,000
ANTICIPATED TOTAL SCHEME COST	16,000		

Progress - Budget Holder comments:

June 2022: Prices have been obtained for a replacement van based on an updated specification. A report seeking approval from members on the way forward is included elsewhere on this meeting's agenda. Subject to approval by members, at this stage it is expected that the scheme will be completed in-year.

November 2021: The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23. An updated guide price has been obtained for a replacement van. This price, plus additional costs for fitting out the van so it is fit for dog warden use, mean the latest cost estimate is now £16,000, which is a £2,500 increase on the current £13,500 scheme budget.

September 2021: The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23.

July 2021: Procurement of the new van has been put on hold in-year. This is because the Dog Warden service is part of the Environmental Health Services team and available management and staff time on the team has been focussed on other priority areas of work so far this year due to on-going staff vacancies within the team and additional pressures caused by Covid-19. At this stage, it is unclear whether the van purchase will take place in-year.

Individual Scheme Details and Budget Holder Comments

Joiners Arms Roof Renewal

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

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.

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.

Revenue Implications:

Lost rent income implications, only if any of the flats become uninhabitable, but work should be scheduled without the need to close any of the rooms during the scheme.

Timescale for Completion:

It is anticipated that the works will take 6-8 weeks to fully complete.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	42,200		
Total Approved Budget 2022/23	42,200	43,050	-850
ANTICIPATED TOTAL SCHEME COST	44,250		

Progress - Budget Holder comments:

June 2022: The scheme has been subject to delay, due to the lead time for delivery of the slate roof tiles. The contractor has not confirmed actual dates to complete the works at this stage, but has indicated he aims to be on-site in September 2022 to complete the works before Winter. The work on this scheme was ordered in 2021/22 at a cost of £43,050 plus an 8% increase in slate costs, meaning the scheme cost was likely to increase further. The latest estimated scheme price is £44,250, based on the increase in slate prices notified by the contractor. Funding for the extra budget on this scheme, currently £2,050, will be identified and reported to this Committee when the revised estimate budget is set in January 2023.

November 2021: The completion of the scheme is subject to delay due to the lead time for the slate roof tiles (estimated delivery time being August 2022) meaning this will not be complete in the current programme year. The contractor has also notified the Council of an 8% uplift in the slate materials costs from the supplier. The latest scheme cost is £43,050 plus an 8% increase in slate costs, meaning the scheme cost is likely to increase further. The work was ordered on this basis. Given this, it is proposed that the 2021/22 revised estimate is reduced to nil and the £42,200 scheme budget is moved to 2022/23. Once the final scheme cost is confirmed then an additional budget approval will be requested.

September 2021: The preferred contractor has now been selected for the roof renewal work, including the rendering work at the rear of the building. The initial price from the preferred contractor is £43,050, which is £850 above budget. In addition, there is currently a six-month delay on supply of the slate that must be used on the roof and the price of the slate will rise by 8% from early 2022, meaning the scheme cost is likely to increase further. The work has been ordered on this basis and additional budget approval will be requested at revised estimate budget stage. Given the current six-month delay on slate supply, at this stage it is unlikely that this scheme will be completed in 2021/22.

July 2021: This scheme is held up by the difficulty in identifying enough contractors prepared to quote for the works post Covid-19 lockdown. At the end of July 2021, one further contractor quote was still needed before the preferred contractor could be selected. Once the preferred contractor is selected, works completion will then be dependent on contractor timescales. Given this, it is unclear whether this scheme will be completed in-year.

Individual Scheme Details and Budget Holder Comments

First Time Buyers Grants

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

This new scheme from 2022/23 will provide grants to first time buyers to improve the energy efficiency of their property, which can include a range of improvements that would be determined by the dwelling's Energy Performance Certificate.

This scheme was approved by Policy and Finance Committee in March 2022 and is funded by transferring some budget from the Landlord/Tenant Grants scheme to this scheme.

Revenue Implications:

None identified.

Timescale for Completion:

The grant scheme operates throughout the financial year.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Additional Approvals 2022/23	118,370		
Total Approved Budget 2022/23	118,370	2,377	115,993
ANTICIPATED TOTAL SCHEME COST	118,370		

Progress - Budget Holder comments:

June 2022: At the end of June 2022, there have been eight grant applications for this new scheme. One application with a value of £2,377 has been approved, five further applications are being considered for approval and two applications have been rejected. At this stage, it is unclear whether the scheme budget will be fully committed by year-end, but further applications are expected in-year.

Individual Scheme Details and Budget Holder Comments

Equity Share Option Schemes

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

This new equity share option scheme from 2022/23 will help enable residents of the borough to get a first step on the housing ladder. Locality-based schemes can be approved as S106 monies become available to use in those areas. The scheme would be available to first time buyers with a local connection, a deposit is available to assist with buying the property and the value contributed would be equated to 20% of the property value and then registered as a charge. The scheme would be limited to Council Tax A-C and eligibility would restrict max income and the property being their main residence.

This scheme was approved by Policy and Finance Committee in March 2022.

Note – A large proportion of the budget approved in March 2022, £1,625,950, relates to S106 funding for Land North of Dilworth Lane, Longridge. A separate proposal for use of that S106 funding will be presented to members once more information is collated.

Revenue Implications:

None identified.

Timescale for Completion:

Continues whilst S106 monies are available to fund the purchase of equity shares.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Additional Approvals 2022/23	2,048,080		
Total Approved Budget 2022/23	2,048,080	0	2,048,080
ANTICIPATED TOTAL SCHEME COST	2,048,080		

Progress - Budget Holder comments:

June 2022: This overall budget was approved by Policy and Finance Committee in March 2022, including some individual locality-based schemes and approval to spend the £1,625,950 S106 funding received re Land North of Dilworth Lane, Longridge. There has been no spend on this scheme to date for two reasons. Firstly, the locality-based equity share option schemes will not start until a scheme policy document is presented to this Committee for agreement. The policy document is still to be finalised, including confirmation of some legal issues being considered. Secondly, as reported to members in March 2022, a separate proposal for use of the Land North of Dilworth Lane, Longridge funding will be presented to members once more information is collated. At this stage it is unlikely that the scheme budget will be fully committed by financial year-end.

Individual Scheme Details and Budget Holder Comments

Clitheroe Affordable Housing Scheme

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

The purchase of one property in Clitheroe to be rented out as an affordable rental unit, utilising commuted sum monies. The property will be leased to a registered provider and the Council will have 100% nomination rights and the rent will be capped at LHA rate. This scheme was approved by Policy and Finance Committee in November 2020.

NOTE – Final refurbishment budget initially slipped to 2021/22 and then to 2022/23, as the property is being used temporarily as a homeless let until November 2022.

Revenue Implications:

Annual lease income from the registered provider, set against yearly repairs and building insurance costs under the terms of the lease. Depreciation will also be charged to the cost centre each year.

Timescale for Completion:

Purchase the property in 2020/21. Refurbishment in 2022/23.

Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Slippage from 2021/22	11,770		
Total Approved Budget 2022/23	11,770	3,400	8,370
Actual Expenditure 2020/21	129,067		
Actual Expenditure 2021/22	0		
ANTICIPATED TOTAL SCHEME COST	140,837		

Progress - Budget Holder comments:

June 2022: Roof works and boiler replacement works have been completed in-year so far on the property at Peel Street. However, the property is still being used as a homeless unit until November 2022, because of increased demand for temporary accommodation for larger families. Following this, any final refurbishment works required can be completed and the property leased to the registered housing provider by financial year-end.

March 2022: Use as a homeless unit has continued throughout 2021/22 and into 2022/23 to cover initially for Flats 1 and 2 at Joiners Arms being out of service and most recently because of an increased demand for temporary accommodation for larger families. As a result of this the final refurbishment works on this scheme were not completed in 2021/22. The latest plan is for this property to be used as a homeless unit until November 2022, at which point the refurbishment can be completed and the property leased to the registered provider for affordable rent. Slippage of £11,770 into 2022/23 is requested to fund the final refurbishment works required.

November 2021: The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed, meaning the final refurbishment works are still to be completed. At this stage, subject to the return of flats 1 and 2 into use it is possible that this work may now be completed within the programme year.

September 2021: The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed, meaning the final refurbishment works are still to be completed. At this stage, it is unlikely that this scheme will be completed in-year, based on it being unlikely that the Joiners Arms Flats 1 and 2 Renovation scheme will be completed in-year.

July 2021: The scheme was put on hold in January 2021 whilst the property was temporarily used as a homeless let. This means the final refurbishment works are still to be completed. The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed. It is unclear whether this scheme will be completed in-year, based on it being unclear when the Joiners Arms Flats 1 and 2 Renovation scheme will be completed.

March 2021: The property was purchased in-year and some of the planned refurbishment work was completed also. However, scheme completion was put on hold in January 2021 whilst the property was temporarily used as a homeless let. The homeless let was on-going at 2020/21 financial year-end. Slippage of £11,770 into 2021/22 is requested to fund the final refurbishment works required in 2021/22.

November 2020: There was no spend by the end of November 2020, but the property was purchased in December 2020. The refurbishment works are planned for early 2021, which means the scheme is planned to be completed in-year.