

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 23 MARCH 2023
 title: CAPITAL PROGRAMME 2023/24
 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 2023/24 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 2023/24 to 2027/28. At its meeting on 19 January 2023, members considered schemes that had been put forward for this Committee.
- 2.2 In addition to the above, at its meeting on 19 January 2023, this Committee also considered the progress on the schemes in the 2022/23 capital programme and approved the move of several capital scheme budgets from 2022/23 to 2023/24.
- 2.3 Following recommendation by Special Policy and Finance Committee on 14 February 2023, Full Council approved the five-year capital programme for 2023/24 to 2027/28 on 7 March 2023.
- 2.4 The Council's overall capital programme for the five-year period 2023/24 to 2027/28 totals £10,126,410 for all committees. The total for this Committee is £4,775,540 over the five-year life of the programme. Of this, £2,933,040 relates to the 2023/24 financial year.

3 CAPITAL PROGRAMME 2023/24 – APPROVED SCHEMES

- 3.1 For this Committee there are eight approved schemes in the 2023/24 capital programme, totalling £2,933,040. These are shown in the table below.

Cost Centre	Scheme	Budget for 2023/24 £
DISCP	Disabled Facilities Grants *	393,000
LANGR	Landlord/Tenant Grants	50,000
TEMPH	Temporary Housing Scheme	304,580
CMIMP	Clitheroe Market Improvements <i>(Budget moved from 2022/23)</i>	72,600
PVFJP	Replacement of Pest Control Van PK13 FJP <i>(Budget moved from 2022/23)</i>	32,280
PVEYC	Replacement of Dog Warden Van PE64 EYC <i>(Budget moved from 2022/23)</i>	32,500
EQSOS	Equity Share Option Schemes <i>(Budget moved from 2022/23)</i>	422,130

Cost Centre	Scheme	Budget for 2023/24 £
AHLON	Affordable Housing – Longridge <i>(Budget moved from 2022/23)</i>	1,625,950
	Total - Health and Housing Committee	2,933,040

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 2023/24 grant allocation from central government, when notified to the Council.**

- 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, 2022/23. A report will be brought to a future meeting of this Committee giving details of any slippage on 2022/23 capital schemes.
- 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 2023/24 of eight schemes, totalling £2,933,040.
- 4.2 The Disabled Facilities Grants scheme budget is currently an indicative amount. The actual scheme budget will be confirmed when the 2023/24 grant allocation from central government is notified to the Council.
- 4.3 Any slippage on schemes in the 2022/23 capital programme will be reported to this Committee.

SENIOR ACCOUNTANT

HH7-23/AC/AC
10 March 2023

DIRECTOR OF RESOURCES

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

Disabled Facilities Grants

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

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.

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:

2023/24
£
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 2023/24 funding allocation is expected in Spring 2023.

Landlord/Tenant Grants

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

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:

2023/24
£
50,000

Temporary Housing Scheme

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

Brief Description of the Scheme:

This project focuses on the delivery of additional flexibility for the Council to meet demands for temporary housing. It proposes the purchase of two units of accommodation, one to serve Clitheroe and one to serve the Longridge area. These units would be operated as temporary short stay accommodation, but could also provide the flexibility to meet temporary safe house provision in connection with the Council's Domestic Abuse duties if necessary. Increasing demands on temporary accommodation are leading to greater use of bed and breakfast accommodation which is not appropriate in relation to families and victims of Domestic Abuse. Supplementing the general accommodation available at the Council's homeless unit (Joiners Arms), it would enable the Council to respond to demand of the service by offering a wider temporary offer.

Revenue Implications:

Expenditure per annum (cleaning, repairs, council tax, utilities, insurance and furnishings) = £6,000.

Rent and service charge income per annum = -£8,500.

Timescale for Completion:

It is anticipated that as a minimum properties could be delivered within 6 months from the commencement of the capital year, subject to suitable properties becoming available.

Any Risks to Completion:

The cost of property will be subject to market fluctuations, the risk that conveyancing can break down before completion and that suitable properties in an appropriate condition cannot be sourced.

Capital Cost:

2023/24
£
304,580

Clitheroe Market Improvements

Service Area: Regeneration and Clitheroe Market

Submitted by: Director of Economic Development and Planning

Budget moved from 2022/23:

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.

At the stage of setting the 2022/23 revised capital programme budget, consultants had been engaged by the Council to consider the strategic way forward for the next stage of market improvements and their work was in progress. The consultants' report was expected in early 2023 and following this the aim was for a plan for the next stage of the market improvements to be drawn up and reported to this Committee. The improvement works would then be undertaken in 2023/24, subject to the plan being agreed by members. Therefore, the £6,000 cost for the market consultants' report was the only spend expected on this scheme in 2022/23.

Given the above, in January 2023 this Committee approved the move of £72,600 of the scheme budget to the 2023/24 capital programme and the 2022/23 revised estimate budget was reduced to £6,000.

Capital Cost:

2023/24
£
72,600

Replacement of Pest Control Van PK13

FJP

Service Area: Dog Warden & Pest Control

Submitted by: Head of Environmental Health Services

Budget moved from 2022/23:

This scheme is for the purchase of an electric replacement van with adaptations and charging point installation. The scheme budget in 2022/23 was £37,890.

At the stage of setting the 2022/23 revised capital programme budget, the replacement van had been ordered but the supplier had confirmed that the van was likely to be delivered around about July 2023, so the scheme would not be completed in 2022/23, and there was no confirmation of when the charging point installation would take place.

Given the above, in January 2023 this Committee approved the move of £32,280 of the scheme budget to the 2023/24 capital programme, to fund the cost of the van and adaptations, and the 2022/23 revised estimate budget was reduced to £5,610, to fund the charging point installation in case it took place in 2022/23.

Capital Cost:

2023/24
£
32,280

Replacement of Dog Warden Van PE64 EYC

Service Area: Dog Warden & Pest Control

Submitted by: Head of Environmental Health Services

Budget moved from 2022/23:

This scheme is for the purchase of an electric replacement van with adaptations and charging point installation. The scheme budget in 2022/23 was £38,110.

At the stage of setting the 2022/23 revised capital programme budget, the replacement van had been ordered but the supplier had confirmed that the van was likely to be delivered around about July 2023, so the scheme would not be completed in 2022/23, and there was no confirmation of when the charging point installation would take place.

Given the above, in January 2023 this Committee approved the move of £32,500 of the scheme budget to the 2023/24 capital programme, to fund the cost of the van and adaptations, and the 2022/23 revised estimate budget was reduced to £5,610, to fund the charging point installation in case it took place in 2022/23.

Capital Cost:

2023/24
£
32,500

Equity Share Option Schemes

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

Budget moved from 2022/23:

This new equity share option scheme was included in the capital programme in 2022/23. The aim is to 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.

The scheme was included in the 2022/23 capital programme on the basis that it will not start until a scheme policy document is presented to this Committee for agreement.

At the stage of setting the 2022/23 revised capital programme budget the policy document was still to be finalised, including confirmation of some legal issues being considered. Therefore, it was unlikely that any expenditure would take place on the scheme in 2022/23.

Therefore, in January 2023 this Committee approved the move of the £422,130 scheme budget to the 2023/24 capital programme.

Capital Cost:

2023/24
£
422,130

Affordable Housing - Longridge

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

Budget moved from 2022/23:

This scheme was approved in March 2022, to enable S106 monies received re Land North of Dilworth Lane, Longridge to be used for affordable housing. The scheme was approved on the basis that a proposal for use of the S106 funding from Land North of Dilworth Lane, Longridge was to be presented to members once more information was collated.

At the stage of setting the 2022/23 revised capital programme budget, suggestions for use of the S106 Land North of Dilworth Lane, Longridge funding were still to be presented to members. Therefore, it was unlikely that any expenditure would take place on the scheme in 2022/23.

Therefore, in January 2023 this Committee approved the move of the £1,625,950 scheme budget to the 2023/24 capital programme.

Capital Cost:

2023/24
£
1,625,950