

HOUSING CAPITAL ALLOCATION 2006/07

EXECUTIVE MEMBER: Cllr G Clements

LEAD OFFICER: Mike Tichford

REPORT AUTHOR: Brian Kirkbride

Summary: To present to members the recommended Housing Capital Allocation for 2006/07.

Recommendation:	That the Executive approve: <ol style="list-style-type: none">1. The Housing Investment Programme utilising the approved Housing Capital Allocation.2. Note that the Housing Renewal Policy is currently under review and may impact on the current years Housing Investment Programme.
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Impact on delivering the Corporate Plan: The Housing Capital Investment Programme will directly assist the Council support the Decent Homes Standard through investment in the Private Sector Housing stock and will support Copeland Homes in addressing areas of Low Demand Housing areas as part of the Housing Market Renewal Initiative in Copeland.

Impact on other statutory objectives (e.g. crime & disorder, LA21): Through investing in private and social housing the council is assisting in reaching energy efficiency standards which link directly to LA21. Improvements in the areas of Low Demand Housing will help address social issues, which will have an impact on crime and disorder within communities.

Financial and human resource implications: The Council has an agreed Housing Capital Allocation of £1,476,000 made up of Renovation Grants (£1,319,000) and Disabled Facilities Grants (£157,000) in addition Copeland supports the investment programme with a further £500,000 from the 2006/07 Approved Capital Budget making a total investment programme of £1,976,000. The programme is made up as follows:

Housing Capital Allocation

Disabled Facilities Grants	£ 157,000
Renovation Grants	£1,319,000
Copeland BC	£ 500,000
TOTAL	£1,976,000

In addition to this years allocation a carry over of £ 459,051 was agreed at the Executive on the 23rd May 2006 to support commitments from 2005/06.

This will form part of the Council's Capital Programme. As such it will be monitored on a monthly basis and reported to Executive on a quarterly basis.

Project & Risk Management:

Quarterly monitoring systems are in place to monitor commitments and expenditure against budget. These management processes will ensure overall budgetary control enabling actions to be taken to mitigate against overall programme delivery.

Key Decision Status

- Financial: N/A
- Ward: N/A

Other Ward Implications: None

1. INTRODUCTION

- 1.1 Following the Housing stock transfer the Council has limited resources to support Housing Investment this is predominantly supported through the Housing Capital Allocations which in 2005/06 supported the Private Sector Grants Programme specifically Renovation Grants/Home Repair Assistance and Disabled Facilities Grants.
- 1.2 The Housing Capital Allocation for 2006/07, excluding Disabled Facilities Grants, of £1,319,000, is £375,000 higher than the previous years allocation of £944,000. This is due to the recent confirmation of Copeland being approved as a Housing Market Renewal Area as part of the West Cumbria and Furness Programme.
- 1.3 Copeland have been informed by West Lakes Renaissance that the Prospectus for Housing Market Renewal has been agreed and as such it is expected that in order to support the Housing Market Renewal Programme part of the Councils Housing Capital Allocation will be required to finance the programme. This report identifies the breakdown of the Housing Capital Allocation for 2006/07 on the basis of an ongoing Private Sector Renovation/Disabled Facilities Grant programme and indicative allocation to support Housing Market Renewal.

2. HOUSING RENEWAL POLICY

- 2.1 The Council Housing Renewal Policy is currently undergoing a review, a task group has been established through the Social Wellbeing Overview and Scrutiny Group and key officers to assess the current policy and review in light of local and national housing changes.
- 2.2 The review is still ongoing and will be reported through the Overview and Scrutiny Committee and then the Executive once complete. The implications of the review may change the proposed Housing Capital Allocations identified within this report if any changes are recommended they will be presented to the Executive in association with the Housing Renewal Policy review when finalised.

3. HOUSING CAPITAL BUDGET 2006/07

- 3.1 The Disabled Facilities Grant Allocation is a specific grant, which can only be used to support Mandatory Disabled Facilities Grants. The contribution of £ 157,000 is based on 60% of expenditure, so that a minimum of £262,000 has to be spent in order to claim all of the contribution. Over the past 2 years a request has been made to vire funding totalling £100,000 from the Renovation grant budget to support increasing demands placed on the Council to support larger Disabled Facilities Grant schemes and also to support an increasing number of grant applications from tenants of Home Housing Association and Copeland Homes. On this basis It is proposed that the base budget for Disabled Facilities Grants be set at a level comparable to previous years which is £357,000 (£200,000 from CBC).

- 3.2 The General Housing Allocation supports a range of initiatives/grants to address defective accommodation in the Private Housing Sector in 2005/06 this has supported Renovation Grants/Housing Repair Assistance and various capital programmes to aid Private Sector Initiatives such as Trusteel Housing.
- 3.3 Subject to the Housing Renewal Policy Review it is proposed that Renovation Grants/Housing Repair Assistance/Trusteel Housing are supported in addition to an allocation ring fenced to support Housing Market Renewal Activity. In addition the Executive agreed on the 14th March 2006 to support a 12month fixed term post to help support private sector additional work.
- 3.4 Details of the financing of Housing Budget is attached at appendix A.

4 CONCLUSION

- 4.1 The proposed Housing Allocations will enable ongoing commitments to be made to fetch the Private Housing sector up to the Decent Homes standard as required by Government and will enable support to continue for the Disabled and elderly in ensuring that their homes are improved to a standard to support future comfort and condition.
- 4.2 The budgets proposed are an interim position to enable ongoing investment until the Housing Policy Review has been completed. A further report detailing any revisions to the Housing Capital Budgets will be presented following completion of the review.

List of Appendices

[Appendix A - Housing Budget 2006/07](#)

List of Background Documents:

Executive report 27/09/05
Executive report 14/03/06

List of Consultees:

Corporate Team, Debbie Cochrane,
John Hughes, Paul Robson,
Cllr M Woodburn, Anne Fisher