

WELWYN HATFIELD BOROUGH COUNCIL
CABINET– 4 APRIL 2017
REPORT OF THE EXECUTIVE DIRECTOR (HOUSING AND COMMUNITIES)

RELEASE OF CAPITAL FUNDS – APPROVED HOUSING REVENUE ACCOUNT
(HRA) CAPITAL BUDGET 2017/18

1 EXECUTIVE SUMMARY

- 1.1 This report seeks approval to release the capital budget, for HRA services, approved by cabinet on 10th January for 2017/18. The total budget for maintenance is £11.5m, with £7.3m funding the capital element of the long term maintenance contract with Mears. This excludes any requested roll forwards sums from the 2016/17 year.

2 Recommendation(s)

- 2.1 To approve the release of the maintenance capital budget of £11,450,600 for 2017/18, funded by the Major Repairs Allowances (MRA) and HRA reserves.

Implications

3 Financial Implication(s)

- 3.1 The housing maintenance schemes of £11,450,600 were all part of the 2017/18 budget for the HRA and formed part of the medium term projections for the ring fenced account. All of these schemes will be funded from HRA resources.

4 Legal Implication(s)

- 4.1 No legal implications are inherent in relation to the proposals in this report.

5 Climate Change Implication(s)

- 5.1 There are no direct implications to climate change on expenditure on the properties. However, improvement works can lead to energy efficiency gains and the Council would ensure the home continued to meet the Decent Homes standard.

6 Risk Management Implications

- 6.1 A formal risk assessment has not been prepared in relation to this report. However, risk assessments are carried out in relation to the various elements of maintenance expenditure under this program. Failure to maintain the council's homes to the required standard, would also pose a significant risk to the council.

7 Explanation

- 7.1 The capital budget of £11,450,600 consists of various programs of expenditure as shown in the table below. Some of these programs are the capital part of existing ongoing contracts and, depending on programming, may be carried forward to future years. This is reflected in the medium term financial strategy for the HRA. They are all funded through the MRA, which in turn is funded through the HRA ring fenced account.

Project	Original Budget 2017/18
HSG MEARS Contract	7,259,700
HSG Aids and Adaptations	834,000
HSG Insulation Improvements	29,200
HSG Carbon Monoxide	65,700
Gas Central Heating Replacement Program	1,645,200
Other Contractors MRA Schemes	265,600
Door entry systems	463,900
Electricity mains	123,700
Energy improvement works	191,400
Lift replacement	72,200
Sheltered Refurbishment	500,000
Total	11,450,600

8 Equality and Diversity

- 8.1 I confirm that an Equality Impact Assessments (EIA) would have been carried out as part of awarding the contract for each one of the maintenance schemes.

Name of author Simone Russell Title Executive Director (Housing and Communities)
Date 24 March 2017

Background papers to be listed (if applicable)