

Executive Decision

HRA Additional Capital Investment 2015/16

Assistant City Mayor - Housing
Decision to be taken on 13 March 2015
Lead Director: Ann Branson



City Mayor

HRA Additional Capital Investment 2015/16 v3.1

Useful information

- Ward(s) affected: Potentially all
- Report author: Ann Branson
- Author contact details: 37 5101
- Report version number: v3.1

1. Summary

- 1.1 Within the draft HRA budget for 2015/16 there are unallocated revenue reserves of £2.4m identified as available for additional capital investment. This report seeks approval to add £2.4m to the 2015/16 Capital Programme.

2. Recommendations

- 2.1. Subject to the Council approving the HRA budget, to invest £2.4m of HRA revenue reserves in the improvement schemes listed in Appendix A;
- 2.2 To add the schemes as immediate starts to the approved Capital Programme;
- 2.3 To release £0.5m from the External Wall Insulation policy provision to the main programme for immediate start.

3. Supporting information including options considered:

- 3.1 The draft 2015/16 HRA Budget has identified £2.4m of reserves which can be used for additional capital investment. It is proposed to add new schemes totalling £2.4m, shown in Appendix A, to the 2015/16 Capital Programme approved by Council in January 2015.

4. Details of Scrutiny

- 4.1 The Tenants' and Leaseholders' Forum and Housing Scrutiny Commission considered the Executive draft proposals for the 2015/16 budget and rent setting. The Tenants' and Leaseholders' Forum consider each year what their priorities would be if more or less resources were available.

5. Financial, legal and other implications

5.1 Financial implications – Peter Coles

Financing for the schemes listed in appendix A, totalling £2.4m, can be financed from available revenue reserves of £2.4m.

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For capital planning purposes, profiles of expenditure will be prepared when schemes have been fully designed.

5.2 Legal implications – Jeremy Rainbow, Supervisory Legal Executive

The Council is also constrained by the requirement to ring-fence the HRA (s75 and Schedule 4 Local Government and Housing Act 1989) which means that, in essence, only monies received and spent for the obligations and powers under the Housing Act 1985 can be paid into and out of the Housing Revenue Account.

5.3 Climate Change and Carbon Reduction implications - Louise Buckley, Graduate Project Officer (Climate Change), 372 293

Domestic emissions account for around 34% of city-wide carbon emissions and therefore actions that work to reduce the carbon emissions of housing can make a significant contribution towards meeting city-wide carbon reduction targets. The recommendation involving further investment in new or existing capital schemes includes a number of options that would reduce energy consumption; fitting external wall insulation, upgrading way lighting.

5.4 Equalities Implications

No. An EIA has been done on the HRA budget 2014/15 and identified that overall housing investment has a favourable impact on groups with protected characteristics.

6. Background information and other papers:

Reports to Executive and Housing Scrutiny Commission on Housing Revenue Account Budget (including Capital Programme) 2015/16.

7. Summary of appendices:

Appendix A: Proposed additional investment schemes

8. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

At this stage, No

9. Is this a “key decision”?

Yes

10. If a key decision please explain reason:

The investment decisions are significant and across many wards.
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Additional proposed investment 2015/16

Scheme	£m	No of dwellings	Notes
Environmental and Communal Areas	£0.75m	Dependant on scheme.	To be allocated pro-rata to the six housing areas, potential schemes to be identified by local tenants and ward councillors.
External wall insulation	£0.75m	Dependant on the tender price and level of subsidy achieved	Priority order: 1. Complete Braunstone North (204) 2. Humberstone (152) 3. Saffron (254)
Waylighting	£0.3m	Dependant on scheme	To enhance the ongoing investment of £150k pa. Next priority – Morton Estate.
External Painting Programme	£0.25m	Dependant on scheme	To enhance the ongoing investment of £250k pa. Programme based on last painted date.
Landscape Improvements	£0.25m	Dependant on scheme	To enhance the ongoing investment of £250k pa. Schemes to be identified across the six housing areas with local tenants and ward councillors.
Concrete Paths	£0.1m	Dependant on scheme	To enhance the ongoing investment of £100k pa. Next priority: New Parks.
Total	£2.4m		