

**REPORT FOR: Tenants', Leaseholders'  
and Residents'  
Consultative Forum**

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**Date of Meeting:** 19 December 2012

**Subject:** Consultation on the 2013/14 Housing Capital Programme

**Responsible Officer:** Lynne Pennington  
Divisional Director of Housing

**Exempt:** No

**Enclosures:** Appendix 1 – Draft Capital Programme for 2013/14 (to follow)

**Section 1 – Summary**

This report explains the purpose of the consultation exercise on the capital programme to be undertaken at the December meeting of the Tenants', Leaseholders' and Residents' Consultative Forum.

**RECOMMENDATIONS:**

That the Forum be invited to make comments and note the report.

## **Section 2 – Report**

### **Consultation on the Housing Capital Programme for 2013/14**

#### **1. Objective of consultation**

- 1.1. As TLRCF members are aware Housing are delivering a substantial capital programme in the current financial year. As we get more effective at planning our future capital programmes we agreed to consult you on the detailed content of the programme each year, and the outline programme for the next 3 years.
- 1.2. At the time of writing this report we are still preparing the draft programme for 2013/14 but the outline will be tabled at the meeting for discussion to see whether you believe we have got our investment priorities right for next year. Taking your views into account we will then consult on a more detailed programme before it goes to Cabinet for decision.
- 1.3. The second area we would like to seek your views on is how we ensure there is flexibility in the programme when it is agreed by Cabinet in February. We need to build in some flexibility in how we spend the money for 3 main reasons:
  - It may not be possible to deliver one or more elements of the programme within the year, because of something that becomes apparent between the programme being agreed and works actually being completed. This could mean us “slipping” the project to the following year
  - There may be an urgent need for capital investment arising during the course of the year that may cause us to change priorities. We will ask Cabinet to agree that an amount of “contingency funding” from within the capital resources available to the HRA is set aside for this purpose.
  - We may be able to procure some of the elements of the programme at a lower cost than anticipated when the programme is set. This would generate some savings we could re-invest in other schemes or projects.
- 1.4. It is proposed that a simple method is used to determine how we might re-invest any money that cannot be spent on the capital programme that will be agreed by Cabinet in year. This is:
  - Where the money is available because there is an element of the programme that cannot be delivered in 2013/14, or that the contingency money set aside is not needed we bring forward additional improvement works to homes from the next years

programme. This would mean completing additional kitchens & bathrooms, heating systems or doors and windows.

- Where the money is available because we have been able to procure the works for less than was anticipated we use this money to bring forward schemes that might not otherwise have been included on the programme for some years. Examples might be an improvement to a communal area, the external environment or a new initiative that would improve the quality of life for tenants and leaseholders living in that area.

1.5 Another factor is the need to consider the level of debt held by the HRA as the Council is unable to borrow any additional funds to finance the HRA capital programme; the opportunity to use any unused resources to repay debt should be kept under review.

1.6. Your views on how this work is taken forward will be very important to us.

### **Section 3 - Financial Implications**

Any financial issues are contained within the body of the report.

### **Section 4 - Equalities Implications**

There are no equalities implications associated with this report  
No Equality Impact Assessments have been carried out.

### **Section 5 - Corporate Priorities**

All of the above contribute to the corporate priorities, in particular:

- Keeping neighbourhoods clean, green and safe.
- United and involved communities: A Council that listens and leads.
- Supporting and protecting people who are most in need.

Name: Roger Hampson	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 4 <sup>th</sup> December 2012		

## **Section 6 - Contact Details and Background Papers**

### **Contact:**

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**Background Papers:** None