

APPENDIX 2

Financial Implications

The capital programme for 2021/22 includes the following Housing Delivery Plan related schemes:

	Budget 2020/21 £	Actual 2020/21 £	Budget 2021/22 £	Actual Q1/Q2 £
Purchase of Completed Housing/ Former Right to Buy Properties	2,090,100	1,289,147	2,200,950*	466,467
Bungalows (Willoughby Street, Beeston)	265,250	278,632	-	-
Housing New Build Delivery Activity	120,000	103,288	616,700*	87,330
New Build – Oakfield Road	85,000	74,168	690,850*	394,667
New Build – Fishpond Cottage	-	-	550,000	-
New Build – Chilwell/Watnall Garage Sites	-	-	600,000	-
Housing Delivery Plan Officer Posts	56,400	32,005	188,000	188,000

* Budgets include carry forward from 2020/21.

Details of the 2020/21 capital outturn was presented to Finance and Resources Committee on 8 July 2021 and approvals made to carry forward unspent 2020/21 budgets into 2021/22 to allow the schemes to be concluded.

A summary of the capital expenditure 2021/22 incurred to 30 September 2021 is provided above. An update on the capital programme, including further details of spending in respect of the schemes above, will be presented to Finance and Resources Committee on 9 December 2021.

The Purchase of Completed Housing/Former Right to Buy (RTB) Properties and New Build Housing Feasibility Costs schemes were financed by capital receipts from the sale of council houses under the RTB initiative. The bungalows in Beeston were financed by a grant from the Better Care Fund. Expenditure on the other schemes in the 2020/21 capital programme were financed by capital receipts from the sale of council houses under the RTB initiative.

The £188,000 for Housing Delivery Plan Officer posts in the 2021/22 capital programme includes the cost of the Interim Housing Delivery Manager, a Housing Acquisitions Officer, a Legal Officer and a share of the cost of the Head of Asset Management post. These capital salaries have been recharged in full from April 2021.

It is anticipated that the budget for the purchase of Purchase of Completed Housing/Former Right to Buy Properties will be financed by borrowing in the 2021/22 capital programme with the other five schemes financed by capital receipts from the sale of Council Houses under the RTB initiative.

The Finance and Resources Committee approved capital budget variations as part of the Capital Programme 2021/22 Update report on 8 July 2021. This included a £400,000 capital budget for Housing New Build Delivery Activity financed from HRA Direct Capital Funding. This scheme is for the increased fees associated with additional activity to further increase Council Housing Stock. Dedicated schemes are being examined to mitigate abortive costs. The costs associated with any scheme that does not proceed will be charged to the HRA revenue budget.

Any further schemes that require incorporating in the Capital Programme such as the proposed new build development on land west of Coventry Lane in Bramcote will be presented to the Finance and Resources Committee along with details of their intended financing for approval in due course.