

REPORT TO	DATE OF MEETING
CABINET	30th March 2012

Report template revised June 2008



SUBJECT	PORTFOLIO	AUTHOR	ITEM
Authorisation of Expenditure of Capital Programme schemes 2012-2013	Finance & Resources Strategic Planning & Housing.	John Dalton	6

SUMMARY

Asset Management

The report requests approval to commit capital expenditure for works to Moss Side Depot roof as set out in the Capital Programme approved by Council on 29th February 2012 for 2012/13.

Housing

The report requests approval to commit to capital expenditure for Disabled Facilities Grants and Housing Standards work as set out in the Capital Programme approved by Council on 29th February 2012 for 2012/13.

Link To Corporate Priorities

The report links to the corporate priorities of creating a thriving and prosperous borough; and a clean, green and safe environment.

RECOMMENDATIONS

That Cabinet agrees :

Asset Management

1. To grant authority under section 3(3) of the Financial Regulations to incur capital expenditure of £212,850 for works at Moss Side Depot.

Housing

2. To grant authority under section 3(3) of the Financial Regulations to incur capital expenditure of £474,000 for Disabled Facilities Grants, and £80,000 for Housing Standards work

DETAILS AND REASONING

Council recently approved the budget for 2012/13. As part of the proposals an outline capital programme was included and as part of the overall budget, was approved. In accordance with the Council's Financial Regulation No.3.3, permission is now sought to incur expenditure on schemes listed in the outline capital programme that exceed a value of over £50,000.

Asset Management

With regard to Asset Management the scheme is to deal with the asbestos contained within the existing roof of Moss Side Depot. The Depot building was constructed in the 1970's and the roof

covering is of asbestos cement sheeting and the top external surface has weathered exposing some asbestos. It is proposed to leave the asbestos cement sheeting in place and carry out works to encapsulate and extend the life of the roof covering and gutters for a minimum of 15 years. The current estimate for these works is £212,850 including 10% professional fees. Permission is sought to authorize capital expenditure up to £212,850 for this scheme. Which will be procured in accordance with the Council's contract procedure rules.

Housing

There are two items under this heading. First Disabled Facility Grants, where the funding comes directly from Government on an annual basis. Authorization is requested to expend monies currently uncommitted from this year's budget and authorization for the anticipated monies due in April totalling £474,000. Members will recall the level of uncommitted expenditure for this year is relatively high due to the protracted process of replacing the Homes Improvement Agency (HIA) provider, however good progress is being made on reducing the waiting list and committing the monies.

A budget of £80,000 has been identified in the capital programme for Housing Standards work, which provides limited grants to bring property up to standard as required by the Housing Health and Safety rating scheme, enforcement, and dealing with vacant property. Authorization is sought to expend these monies.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas shown below. A risk assessment has also been carried out. The table shows the implications in respect of each of these.

<p>FINANCIAL</p>	<p>Asset Management The approved capital programme for 2012/13 includes the capital budget of £212,850 including a 10% allowance for professional fees for works at Moss Side Depot.</p> <p>Housing The approved capital programme for 2012/13 of £474,000 for Disabled Facility Grants (DFGs) is externally funded by Government and assumes funding for 2012/13 at a similar level to 2011/12, and a carry forward of the current uncommitted grant money from 2011/12.</p> <p>The £80,000 is identified in the Capital Programme to continue work on enforcement of private sector housing improvement and this will be funded from capital receipts.</p>
<p>LEGAL</p>	<p>Asset Management The successful tenderers will enter into formal contracts directly with the Council. This will protect the position of the Council.</p> <p>Housing The DFGs are delivered through the HIA and embodied in a contract.</p>

RISK	<p>Asset Management The scheme is included within the asset management plan and is essential to ensure that both the Depot is well maintained and risk of damage and health and safety issues are avoided.</p> <p>Housing The DFGs are delivered through a contract with the HIA, and risk is minimised. For housing standards it is important to be able to incentivise landlords and owners to bring property up to standard to avoid enforcement action which is both costly and where the fall back position is for the Council to carry out the work and place a charge on the property to be recovered when the property is sold.</p>
OTHER (see below)	<p>Asset Management</p> <p>Health & Safety The procurement process includes a Health and Safety assessment. The successful tenderer will be required to conform with the requirements of the Construction (Design & Management) Regulations 2007.</p>

Asset Management	Corporate Plans and Policies	Crime and Disorder Act 1998 – Section 17	Data Protection
Fair Access	Freedom of Information Act 2000	Health and Safety	Human Rights Act 1998
Implementing Electronic Government	Staffing	Sustainability	Training and Development

BACKGROUND DOCUMENTS

Cabinet Financial Strategy, Budget and Council Tax 2012/13 21/02/2012
Council Financial Strategy, Budget and Council Tax 2012/13 29/02/2012