

Resources Committee

13 September 2017

Report of the Section 151 Officer

CAPITAL PROGRAMME MONITORING

1 Purpose of Report

This report presents Members with the capital programme monitoring information to 30 June 2017.

2 Executive Summary

The total capital budget for 2017-18 of £6.635m was reported at Resources Committee on the 28 June 2017. Subsequent updates and amendments to the budget are reported in the body of this report and are shown in the table at 6.1. The revised capital budget for 2017-18 is £4.898m.

3 Appendices

Appendix 1: Capital Outturn Report to 30 June 2017

Appendix 2: Capital Programme Funding Position

Appendix 3: Urgent Action Request – Homelessness Initiative

4. The Resources Committee is invited to RESOLVE to:

4.1 Note the projected outturn and anticipated variances as at 30 June 2017 as shown in Appendix 1

4.2 Note the External funding as stated in Appendix 2

4.3 Note the updates and amendments to the 2017-18 capital programme as shown in Section 6.

4.4 Note the Urgent Action Request, approved under delegated powers in Section 7

4.5 Agree the inclusion and amendment of the schemes outlined in Section 9 in the agreed capital programme

5. Introduction

- 5.1 Capital monitoring is reported 4 times in the year, 3 in year reports (September, December and March committees) and the final out turn position in June of the following financial year. This report is the first in year report for 2017-18 and reflects the monitoring position as at 30 June 2017.
- 5.2 Further financial forecasts will be reported to Committee to show the changes in the monitoring position as at the following dates:
- 30 September 2017
 - 31 December 2017
 - 31 March 2018

6. Updates and amendments to the 2017-18 Capital Programme

- 6.1 The full assessment of the capital monitoring is attached to this report in Appendix 1; the table below provides information on the capital programme movements within 2017-18.

Capital Programme	£'000
Original 2017-18 Capital Programme (including brought forward)	6,635
<i>Resources Committee 28 June 2017</i>	
J183 Waendel Leisure Centre Pool Area	300
J182 Finedon Open Space S106	21
J180 Tithe Barn Offices - Roof	17
J181 IDOX EDRMS	35
J037 Wellingborough Road Adoptions	260
<i>Proposals contained within this report:</i>	
J156 Waste Transfer Station	14
K002 Disabled Facilities Grant	236
J100 Wellingborough Heritage and Shop Front Grant	-1,493
J151 Shop Front Improvements	-174
J144 Queensway Open Space S106	-17
J157 Agresso Upgrade	-24
K001 Renovation grant-Discretionary	-100
K105 Glamis Hall for All	-177
J154 Photovoltaic Panels	-635
Total Revised 2017-18 Capital Programme as per Appendix 1	4,898

- 6.2 The report details the current position for approved schemes. The comments are provided by the individual responsible officers and the financial software Agresso has been updated with profiling of capital schemes, as advised. Whilst officers provide the profiling information at the beginning of the financial year this requires periodic review as some of the schemes are reliant on uncontrollable factors, i.e. liaising with third party contractors. Officers have identified delays in the delivery of some schemes and have therefore requested re-profiling of some of the budgets and associated funding.
- 6.3 J156 Waste Transfer Station – The 2016-17 capital outturn reported on 28 June 2017 showed this scheme as complete with an underspend of £14k. Unfortunately the final costs had not been advised nor received. The remaining budget has therefore been carried forward into this financial year to accommodate the final charge. This scheme is now complete and operational.
- 6.4 K002 Disabled Facilities Grant – The Department for Communities and Local Government confirmed the 2017-18 grant allocation for Wellingborough as £499,352 on 20 April 2017. The budget has therefore been updated to reflect this, as shown in the table at 6.1 and including the carry forward of committed funds from 2016-17 the total budget is now £614,292.
- 6.5 J100 Wellingborough Heritage and Shop Front Grant Initiative – The council recently requested and was granted, an extension for the scheme from Heritage Lottery until October 2019. This will enable works in the town centre to progress along with key buildings such as the Hind Hotel. In addition, the Croyland Hall and Abbey are now included in the extended Heritage Initiative geographical area and a scheme for works needed is being developed. A request has been made to re-profile some of this budget into 2018-19.
- 6.6 J151 Shop Front Improvements – Work is currently underway on a number of shop fronts within the town centre with a further number currently being tendered. The project team is keeping a regular presence within the town centre to engage with the proprietors. However, the average timescale for each shop unit from the initial expression of interest to completion ranges from 8-12 months. In view of this and following the extension of the Heritage Grant funding deadline to October 2019 a request has been made to re-profile some of this budget into 2018-19.
- 6.7 J144 Queensway Open Space S106- Unfortunately progress on this scheme has been delayed due to the lack of staffing resources when other schemes have required prioritising. Therefore a request has been received to re-profile the budget to 2018-19.
- 6.8 J157 Agresso Upgrade – The upgrade to M6 on the council's financial software system Agresso has been completed, with final costs of approximately £5,700 expected. Following a meeting with consultants it has been confirmed there are no further upgrades scheduled in this financial year and therefore a request has been received to re-profile this budget into 2018-19.
- 6.9 K001 Renovation Grant Discretionary – Recent efforts to promote this scheme has seen the number of applications increase over the past six months. However officers do not envisage this budget being fully spent within this financial year. They are currently considering promoting this scheme to the owners of empty properties to encourage reoccupation of properties, however in the meantime have requested that some of the budget be re-profiled into 2018-19.

- 6.10 K105 Glamis Hall for All – Updates provided by GHFA have confirmed that a schedule of works is being prepared and a building contractor has been appointed. Unfortunately due to the workload of the contractor it is unlikely works will commence within this financial year. GHFA will provide ongoing reports however they request the budget is re-profiled into 2018-19.
- 6.11 J154 Photovoltaic Panels – The progress of this scheme has been impacted by the suitability of BCW properties for this purpose and the changes to the feed-in tariffs announced by central government. To date, panels have been installed at Trafalgar House with the installation at The Waendel Centre nearing completion. Investigations have shown there are no further viable installations and therefore £635k of this budget can be released.

7. Urgent Action

An urgent action request to seek £25,500 additional budget for the J127 Homelessness Initiative scheme has been received. Homeless applications have increased significantly in the borough since March 2017. This has led to an increased demand for suitable temporary accommodation for homeless households to whom the council has a statutory duty. Hotel accommodation is not suitable for families and cannot be used for more than 6 weeks without legal challenge. This existing scheme provides funding to landlords to secure a nomination right over a property for at least 13 months in order to discharge the council's statutory duty. This funding will provide for 17 properties which will reduce the demand for alternative temporary accommodation and avoid any breach of regulation. A bid for further funding is shown at 9.1.1.

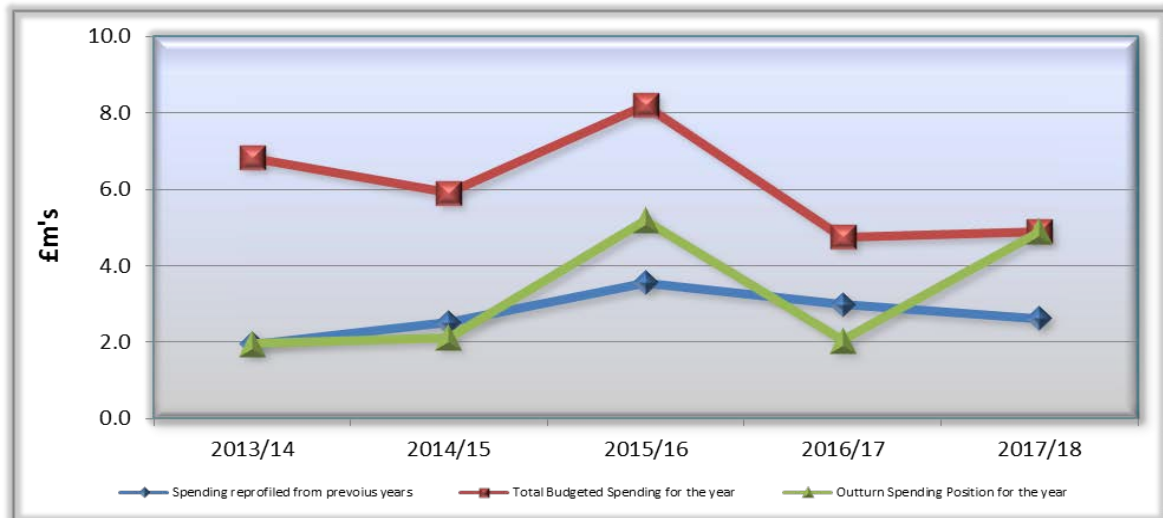
8. Forecast Outturn

- 8.1 The anticipated forecast outturn reflects the budget position at year end based on the information available in the first quarter of the financial year. There is currently no cause for concern that there is insufficient budget to meet profiled expenditure.
- 8.2 Re-profiling has taken place as identified in the table at 6.1. Further re-profiling may be required as we progress through the year and as more information becomes available, the outturn report will be updated to reflect this knowledge

The RAG status reflects the financial status of each scheme. The coding is based on the variance between the forecast outturn and the agreed budget for the current year.

- Red - variance is greater than agreed budget
- Amber - variance is greater than -10% of agreed budget
- Green - variance is between 0 and -10% of agreed budget

8.3 The graph following shows the level of budgeted and committed resources based on planned delivery of schemes and projects compared to the actual spending, and also highlights the amounts of re-profiling for each year. Officers continue to review the capital programme regularly in order to improve the profiling of committed budgets between financial years. The capital spending is now more closely monitored and the reporting of profiled spending improved.



9. Capital working group update

9.1. The capital working group met in August 2017 to discuss and review updates to existing schemes and consider the following new schemes.

9.1.1. Nomination Rights – A bid for this scheme has been received which is in addition to the urgent action discussed in section 7 of this report. The pressures arising from our statutory homelessness duty is increasing and officers are working to identify alternative solutions to mitigate this pressure, therefore it is recommended to award a further capital budget allocation of £60,000 to support this scheme until other solutions are identified and costed.

9.1.2. Waste Transfer Station – The new station started processing recycling materials in April 2017; however, it was brought to our attention, after the building works had been completed that there is clause in the trading permit which prevents recycling materials being stored overnight. The original business case assumed we would have more than 1 day to sort the materials, which was necessary to process all of the recycle. The new regulation means that material processing has to be carried out as the waste streams arrive, on that day. In order to accommodate this requirement, further works are necessary to provide the additional working space to allow the materials handling to be processed in 1 day. The works have been costed at £13,150 and it is recommend to approve this bid in order for the full benefits of the transfer station to be realised.

- 9.2. K002 Disabled Facilities Grant – In previous financial years the demand for adaptations has exceeded the grant allowance. As this is a statutory duty of the council, a provisional sum was approved to allow the continuation of application approvals should the grant be fully spent. As the grant allowance has significantly increased it is unlikely these funds will be required, therefore this approved contingency budget as shown on Appendix 2, is now surplus to requirements and will be removed from future reports.
- 9.3. Capital Community Grant budget – The voluntary sector working party met on 23 August 2017 to discuss and review the submissions for capital funding. A number of bids have been received but not all of them are complete, therefore it was not possible to progress the formal review. However it was agreed, based on the value of bids received to date, to request a total capital budget of £250k (£150k in 2018-19 and £100k over the remainder of the capital programme) to fund the initiative. Members are also reminded that the scheme is open to all councillors, parish councils and the 3rd (voluntary) sector.

10 Legal Powers

Local Government Act 1992

11 Financial and Value for Money Implications

These are detailed in this report.

12 Risk Analysis

The following risks and controls have been identified.

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Error in reported position	Revised outturn, slippage and reserves return figure	Low due to level of quality assurance	Robust financial arrangements.

13 Implications for resources, equalities, and stronger and safer communities

No specific implications

14 Author and Contact Officer

Danny Gordge, Service Accountant
Julie O’Connell, Accountancy Team Leader

15 Consultees

Samantha Knowles, Interim Assistant Director
Budget Managers
Liz Elliott, Managing Director
Bridget Gamble, Director
Julie Thomas, Director

16 Background Papers

None

Desired Outcomes	Themes	Reference	Capital Scheme Title	Responsible Officer	Total Capital Programme 2017-18 -2021-22	Capital Programme 2017-18 Including re-profiling	Profiled Budget to P3 30 June	Actual Expenditure to P3 30 June	Variance Year to Date	Commitments	Committed Expenditure to current period	Forecast for the year	Variance Forecast for year against budget	RAG Status	P3 Responsible Officer Comments		
					£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000				
Essential for service delivery	Asset maintenance for H&S / Compliance - operational	Current Capital Programme 2017-18 to 2021-22															
		J181	IDOX EDRMS	Alison Curtis	35	35	35	15	-20	20	35	35	-	😊	Implementation underway following urgent action request approved June Resources		
		J128	ICT Resilience	Ian Peters	28	28	-	-	-	-	-	28	-	😊	Budget available for changes to infrastructure at the new data centre, within the overall IT strategy implementation		
		J152	SQL Database replacement/licensing consolidation	Ian Peters	5	5	5	-	-5	-	-	-	5	-	😊	Budget available towards the completion of the overall IT strategy implementation.	
		J159	Upgrade of server infrastructure (licensing & PSN)	Ian Peters	2	2	2	-	-2	-	-	-	2	-	😊	Budget available towards the completion of the overall IT strategy implementation.	
		J166	ICT Backup System	Ian Peters	15	15	-	-	-	-	-	-	15	-	😊	Budget available towards the completion of the overall IT strategy implementation.	
		J167	ICT Servers	Ian Peters	51	51	-	-	-	-	-	-	51	-	😊	Budget available towards the new SAN/Server equipment in the new data centre, within the overall IT strategy implementation	
		J168	ICT Data Store	Ian Peters	41	41	-	-	-	-	-	-	41	-	😊	Budget available towards the new SAN/Server equipment in the new data centre, within the overall IT strategy implementation	
		J157	Agresso Upgrade	Liz Elliott	25	1	1	-5	-6	12	7	1	-	😐	Implementation of M6 software complete, final costs anticipated. Further enhancements due approximately 2018-19 therefore budget has been reprofiled.		
		J174	Waendel Leisure Centre	Liz Elliott	219	219	7	7	-	-	123	130	219	-	😊	The renovation works to the swimming pool are almost complete with final costs anticipated	
		J176	IT Strategy Implementation	Liz Elliott	305	305	76	-8	-84	307	299	305	-	😐	IT strategy implementation ongoing, monthly updates available via the intranet		
		J041	Non Operational Property	Paul Burnett	23	23	23	-	-23	-	-	-	23	-	😊	Contingency budget for unforeseen emergency repairs.	
		J180	Tithe Barn Roof	Paul Burnett	17	17	17	-	-17	17	17	17	-	😊	Works to provide a membrane roof covering at the Tithe Barn office block is underway.		
		Maintenance for H&S / Compliance	J037	Wellingborough Road Adoptions Scheme	Victoria Phillipson	672	672	60	60	-	-	443	503	672	-	😊	Work commenced on 3.7.17. It is anticipated this will take approximately 23 weeks to complete.
			J169	Bridge and Culvert Repairs	Victoria Phillipson	162	60	-	-	-	-	52	52	60	-	😊	Works profiled for 2017-18 are ongoing with anticipated completion by autumn 2017.
New assets for operational use	J107	Telephone System	Alison Curtis	70	70	-	-	-	-	-	-	70	-	😊	Tenders for the new telephony system are currently being evaluated		
	J132	Desktop Equipment Replacement and Windows7	Alison Curtis	89	89	-	-	-	-	-	-	89	-	😊	Budget to be used for any desktop refresh requirements as part of the new Office 365 migration, within the overall IT strategy implementation		
		J172	Revenue & Benefits EDRMS	Nigel Robinson	40	40	-	-	-	-	-	40	-	😊	Budget ring-fenced for delivery of EDRMS system within the overall IT strategy implementation		
To generate further revenue resources	Invest to generate income return	J156	Waste Transfer Station	Bernard Gallyot	14	14	14	14	-	-	14	14	-	😊	Complete		
		J154	Photovoltaic Panels	Paul Burnett	60	60	54	51	-3	4	55	60	-	😊	Installation of PV panels at the Waendel Centre is almost complete, an update on the remaining budget is included in the body of the report		
		J175	Market Layout	Victoria Phillipson	17	17	-	-	-	-	-	17	-	😊	A detailed scheme plan is required in order to progress and profile appropriately		
	Wellbeing and grants (to avoid revenue costs)	J100	Wellingborough Heritage and Shop Front Grant Initiative	John Udall	1,796	303	80	64	-16	14	77	303	-	😊	The Heritage Lottery Fund has granted a two year extension to this initiative which will allow officers to resolve historic delays in the delivery of this scheme		
		J151	Shop Front Improvements	John Udall	236	62	30	30	-	6	37	62	-	😊	The Heritage Lottery Fund has granted a two year extension to this initiative which will allow officers to resolve historic delays in the delivery of this scheme		
		K001	Renovation Grant-Discretionary	Vicki Jessop	151	51	16	14	-2	-	14	51	-	😊	Following some ongoing promotional work over the last 6 months, the numbers of requests for renovation grants has increased. Consideration is being given to directing this more towards owners of empty homes		
		K002	Disabled Facilities Grant	Vicki Jessop	614	614	59	42	-17	-	42	614	-	😊	It is anticipated that the DFG budget for 2017-18 will be fully committed		

Desired Outcomes	Themes	Reference	Capital Scheme Title	Responsible Officer	Total Capital Programme 2017-18 -2021-22	Capital Programme 2017-18 Including re-profiling	Profiled Budget to P3 30 June	Actual Expenditure to P3 30 June	Variance Year to Date	Commitments	Committed Expenditure to current period	Forecast for the year	Variance Forecast for year against budget	RAG Status	P3 Responsible Officer Comments	
To achieve policy objectives	Invest to save	J162	PFP Leisure	Liz Elliott	240	240	-	-	-	241	241	240	-	😊	Awaiting profiling information from PFP leisure.	
	CPO / Property regeneration	J127	Private Sector Housing Grant - homelessness initiative	Vicki Jessop	12	12	12	8	-4	5	12	12	-	😊	Homeless applications are at their highest for 5 years. B&B is not suitable for families and only to a max of 6 wks. An urgent action for £25,500 has been approved to meet this need. A further capital bid for funding is being made.	
		K007	Empty Properties	Vicki Jessop	366	366	-	-	-	-	-	366	-	😊	A new CPO procedure and an updated Private Sector Housing policy which contains the Empty Homes Strategy will go to Committee in Sept 17. The corporate CPO group will continue to monitor empty homes and new processes will improve data collection.	
		J149	CPO Fund	Victoria Phillipson	668	668	5	5	-	14	19	668	-	😊	Projects are currently being considered, however a lack of resources to deliver the scheme means this budget is likely to be reprofiled	
	Community / S106	J178	Fencing for parks	Bernard Gallyot	50	50	16	-	-16	-	-	50	-	😊	These works are ongoing with Croyland/Kingsway fencing completed. It is anticipated that the remainder of the project will be completed in the summer 2017.	
		J183	Waendel Leisure Centre Pool Area	Gill Chapman	300	300	-	-	-	-	-	300	-	😊	Budget is available for the redesign of the pool side area following the completion of the swimming pool upgrade	
		K105	Glamis Hall for All	Liz Elliott	177	-	-	-	-	-	-	-	-	-	😊	GHFA have advised that they have now engaged a contractor to complete the remaining works, however due to their workload it is unlikely works will begin before the summer of 2018. Therefore this budget has been profiled into 2018-19.
		J139	Castle Fields Park S106	Victoria Phillipson	261	261	-	-	-	-	-	261	-	😊	The cost of demolition is being investigated in order to complete the scheme profiling	
		J140	Eastfields Park S106	Victoria Phillipson	3	3	-	-	-	-	-	3	-	😊	Final works to be completed by Wellingborough Norse in the autumn of 2017	
		J141	Croyland Park S106	Victoria Phillipson	3	3	-	-	-	-	-	3	-	😊	Final works to be completed by Wellingborough Norse in the autumn of 2017	
		J143	Bassett's Close S106	Victoria Phillipson	21	21	-	-	-	-	1	1	21	-	😊	The remaining funds on this S106 monies is to support the skate park works which are currently delayed whilst officers identify interest from a possible community group (as per below).
		J144	Queensway Open Space S106	Victoria Phillipson	17	-	-	-	-	-	-	-	-	-	😊	Completion is unlikely during this financial year therefore the budget has been reprofiled to 2018-19.
		J147	Finedon Recreation Projects S106	Victoria Phillipson	25	25	-	-	-	-	11	11	25	-	😊	Work is underway and it is anticipated this scheme will complete within this financial year
		J148	Allotment Improvements S106	Victoria Phillipson	3	3	1	1	-	-	-	1	3	-	😊	Work is underway and it is anticipated this scheme will complete within this financial year
		J153	Bassetts Park Skate Park	Victoria Phillipson	110	110	-	-	-	-	-	-	110	-	😊	Work is progressing to identify a possible community group however it is likely some reprofiling will be required or there is the possibility that the scheme will not happen.
		J179	Embankment Splash Pool S106	Victoria Phillipson	2	2	-	-	-	-	-	-	2	-	😊	Scheme is complete with final costs anticipated.
	J182	Finedon Open Space S106	Victoria Phillipson	21	21	-	-	-	-	-	-	21	-	😊	Work is underway and it is anticipated this scheme will complete within this financial year	
	Public Realm	J122	Street Furniture	Victoria Phillipson	17	17	5	-	-5	-	-	17	-	😊	A detailed scheme plan is required in order to progress and profile appropriately	

Current Programme Totals **6,985** **4,898** **518** **297** **-221** **1,269** **1,566** **4,897** **-**

Funded by:		
S106	358	341
Heritage Lottery Fund	1,221	206
Disabled Facilities Grant	614	614
Capital Receipts	4,792	3,737
	6,985	4,898

Current Capital Reserves:

	2017-18 £000	2018-19 £000	2019-20 £000	2020-21 £000	2021-22 £000
Capital Reserves Funding Balance B/f	17,634	24,040	23,269	23,485	23,735
Current Capital Programme (Appendix 1)	4,014	68	34	-	-
<i>2017-18 New capital programme (June Resources)</i>	633				
<i>2016-17 Outturn underspend reprofiled</i>	2,621				
<i>Adjustments as contained in this report</i>	250				
<i>Approved budget no longer required</i>	-635				
<i>Budget re-profiled</i>	-1,985	1,985			
Capital Programme as per Agresso	4,898	2,053	34	-	-
<i>Approved schemes awaiting available resources</i>	200				
<i>Crematorium Contingency Budget not yet in main programme</i>	212				
<i>DFG Funding approved subject to demand</i>	95				
Capital Programme	5,405	2,053	34	-	-
2017-18 Expenditure funded from capital resources					
External Funding					
Capital S106	341	17			
Disabled Facilities Grant	614	-			
Heritage Lottery funding	206	1,015			
	1,161	1,032	-	-	-
Current Capital Programme funded by capital reserves	4,244	1,021	34	-	-
Anticipated Capital Receipts					
<i>RTB , VAT Shelter & Asset Sales</i>	500	250	250	250	250
<i>2016-17 Sale of land/vehicles</i>					
<i>Asset Held for Sale</i>	450				
<i>Other Anticipated Capital Receipts</i>	12,700				
Income transferred to Capital Investment Reserve	-3,000				
Anticipated New Capital Receipts	10,650	250	250	250	250
Forecast Capital Reserves Funding Balance C/f	24,040	23,269	23,485	23,735	23,985

NB - Italics Estimate

Forecast Capital Reserves if anticipated income not received	13,890	13,119	13,335	13,585	13,835
Minimum Capital Reserve	5,000	5,000	5,000	5,000	5,000
Available resources for capital programme	8,890	8,119	8,335	8,585	8,835

REQUEST FOR URGENT ACTION
(In accordance with Section 3.4.09 Urgent Action of the Constitution)

REPORTING COMMITTEE: Resources Committee
DATE OF NEXT MEETING: 13 SEPTEMBER 2017
PURPOSE OF REPORT: To seek approval for a further £25,500 to the J127 budget for Homelessness Initiatives
REASON FOR URGENCY: <ul style="list-style-type: none">• Homeless applications have increased significantly in the borough since March 2017. This has led to an increased demand for suitable temporary accommodation for homeless households to whom the council has a statutory duty.• Hotel accommodation is not suitable for families and cannot be used for more than 6 weeks without legal challenge• The council runs a scheme which provides grants to registered providers or private landlords to provide accommodation to homeless families and individuals to whom the council has a statutory duty to house. The grant secures the property for a period of at least 13 months for a household nominated by the council.• Further funding of £25,500 is requested to cover the cost of units that are available to the scheme and for a further 3 units.• A revised capital bid will be submitted for consideration by resources committee in September 2017.
KEY FACTS: <ul style="list-style-type: none">• Homeless applications in the borough have been rising for some time but have risen significantly since March 2017. From 1 January 2017 to 16 August 2017 this council has accepted a statutory duty to 111 households, the same number of households as were accepted during the whole of 2016. Homeless applications are at their highest level for 5 years.• Demand for temporary accommodation for homeless households is consequently increasing. The maximum period that a family can be placed in hotel accommodation is 6 weeks. The council would be at risk of a claim of maladministration by the ombudsman, were a family to remain there for a longer period. This would have financial and

NB: To comply with the Constitution this signed urgent action pro forma must be attached to a report to the next meeting of the Committee concerned.

reputational implications for the council.

- The council runs a scheme which provides funding to registered providers or private landlords to procure self-contained units which are used as temporary accommodation for households to whom the council has a statutory duty. This is the council's only temporary accommodation scheme.
- It is a legislative requirement to provide temporary accommodation to households who are statutory homeless and there is also a legal duty to provide an offer of permanent accommodation to such households for whom a statutory duty has been accepted. The council must provide temporary accommodation until such time as a permanent housing solution can be found. Hotel accommodation can only be used in an emergency and then only for up to 6 weeks – self-contained accommodation must be made available after this period. The council's duty to provide permanent accommodation to a statutory homeless household remains for 2 years. Recent guidance from the Supreme Court states that councils must be able to procure sufficient units of temporary accommodation. A recent ombudsman finding from Kettering Borough Council states that temporary accommodation must always be suitable for a person's needs.

FINANCIAL IMPLICATIONS (SEE BELOW):

- The council provides funding of £1,500 to a landlord to secure a property for a period of at least 13 months. This gives the council the right to use this property to provide accommodation to a household to whom it has a statutory duty under the homeless legislation.
- This is an existing scheme which provides properties to the council to enable it to discharge its homeless duties. This required further information before it could secure additional capital funding. Due to the way that the market has diversified and demand more generally for private renting has increased, interest from private landlords in assisting the council in this type of scheme has reduced, as has the availability of private rented homes, in general to meet local needs. The majority of the properties in this scheme come from Wellingborough Homes' stock as they have a contract with the council to provide temporary accommodation. This scheme exceeds their contractual requirements.
- Homelessness figures are currently increasing very rapidly and Wellingborough Homes have made us aware that they have suitable properties that they are able to make available to us to enable us to discharge our statutory duties and mitigate the risk of a challenge by the ombudsman.
- The request for £25,500 will provide funding for 17 properties, which reduces the demand for alternative temporary accommodation and avoids any breach of regulation.
- A bid for further capital funding will be presented to resources committee in September 2017.

SIGNATURES:

• REPORT AUTHOR: P McCourt



DATE: 23 AUGUST 2017

• ~~DIRECTOR:~~ CHAIR OF RESOURCES:



DATE:

24/8/17

NB: To comply with the Constitution this signed urgent action pro forma must be attached to a report to the next meeting of the Committee concerned.

• CHAIRMAN/VICE-CHAIRMAN OF COMMITTEE :

DATE:

IF FINANCIAL IMPLICATIONS SIGNATURE OF:

• CHAIRMAN/VICE-CHAIRMAN OF RESOURCES COMMITTEE:
CLLR M GRIFFITHS

See previous

DATE:

pages

[Signature]

