

BOROUGH OF KETTERING

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| Committee | COUNCIL | Item 8 | Page 1 |
| Report Originator | John Conway Head of Housing | Work Programme | |
| Wards Affected | Brambleside | 13 th December 2017 | |
| Title | NEW BUILD COUNCIL HOUSING AT SCOTT ROAD AND CHANGES TO THE CAPITAL PROGRAMME | | |

Portfolio Holder: Cllr M Rowley

1. PURPOSE OF REPORT

In accordance with the Council's Constitution this report seeks Councils approval to the changes required to the capital programme to take forward delivery of Housing Revenue account (HRA) new build at Scott Road.

2. INFORMATION

- 2.1 At its meeting in September, the Council's Executive Committee was presented with an update on the new build feasibility work on two sites – Scott Road and Albert Street. A further report was presented at Executive Committee on 6th December.
- 2.2 The recommendations to Executive Committee at their December meeting were as follows:
- a) Endorse the proposals for the procurement and financing of these schemes and approve the use of the Blueskies Framework to work with Westleigh on Scott Road.
 - b) Approve the appropriation of Scott Road from the General Fund to the HRA
 - c) Grant delegated authority to the Head of Housing in consultation with the Head of Resources and Head of Legal and Democratic to agree terms with Westleigh and progress the delivery of Scott Road
 - d) Note the proposals for taking Albert Street forward.
 - e) Recommend the changes required to the Capital Programme to this Council.
- 2.3 To comply with financial regulations and the Council's Constitution, any change to the capital programme greater than £250,000 needs to be recommended to full Council for approval. The financial implications in delivering Scott Road are summarised in the following table:

BOROUGH OF KETTERING

| | | | |
|-----------|----------------|-----------|--------|
| Committee | COUNCIL | Item 8 | Page 2 |
|-----------|----------------|-----------|--------|

| | Scott Road |
|--|-------------------|
| Number of Units | 21 |
| S106 allowance | 42,000 |
| Westleigh Design & Build package price | 2,550,630 |
| Other Costs | 160,000 |
| Total scheme cost | 2,752,630 |
| Westleigh/ HCA Funding | 630,000 |
| Borrowing | 2,122,630 |
| Total Funding | 2,752,630 |

2.4 The Council will need to borrow to fund some of the costs to deliver Scott Road as indicated above. There is sufficient headroom capacity within the HRA to do this and sufficient headroom within the Prudential Indicators to borrow for this scheme.

3. POLICY IMPLICATIONS

3.1 None arising from this report.

4. CONSULTATION AND CUSTOMER IMPACT

4.1 None arising from this report.

5. FINANCIAL RESOURCE IMPLICATIONS

5.1 The financial implications are outlined in the report.

6. HR IMPLICATIONS

6.1 None arising from this report

BOROUGH OF KETTERING

| | | | |
|-----------|----------------|-----------|--------|
| Committee | COUNCIL | Item 8 | Page 3 |
|-----------|----------------|-----------|--------|

7. LEGAL IMPLICATIONS

7.1 None arising from this report

8. RECOMMENDATION

8.1 That the changes to the Council's Capital Programme as outlined in 2.3 above be approved.

Previous Reports/Minutes:

Executive

6th December 2017