

Corporate, Housing and Wellbeing Services Directorate

1. Revenue Summary

Service	Latest Budget £000	Year End			Year End Forecast at Quarter 2 £000	Change in Forecast £000
		Forecast at Period 8 £000	Actuals £000	Forecast Variance £000		
ICT & Shared Services	1,143	1,177	1,343	34	1,177	0
Customer & Corporate Services	1,739	1,719	1,198	(20)	1,719	0
Housing & Wellbeing	3,196	3,730	1,856	534	3,720	10
Total	6,078	6,626	4,396	548	6,616	10

At the end of Period 8 an overspend of £0.548m is forecast for the Corporate, Housing and Wellbeing Services Directorate.

The forecast spend at year end is £6.626m. This has increased by £0.010m from the forecast reported in Quarter 2.

2. Revenue Variances

Reported variances are itemised in the table below:

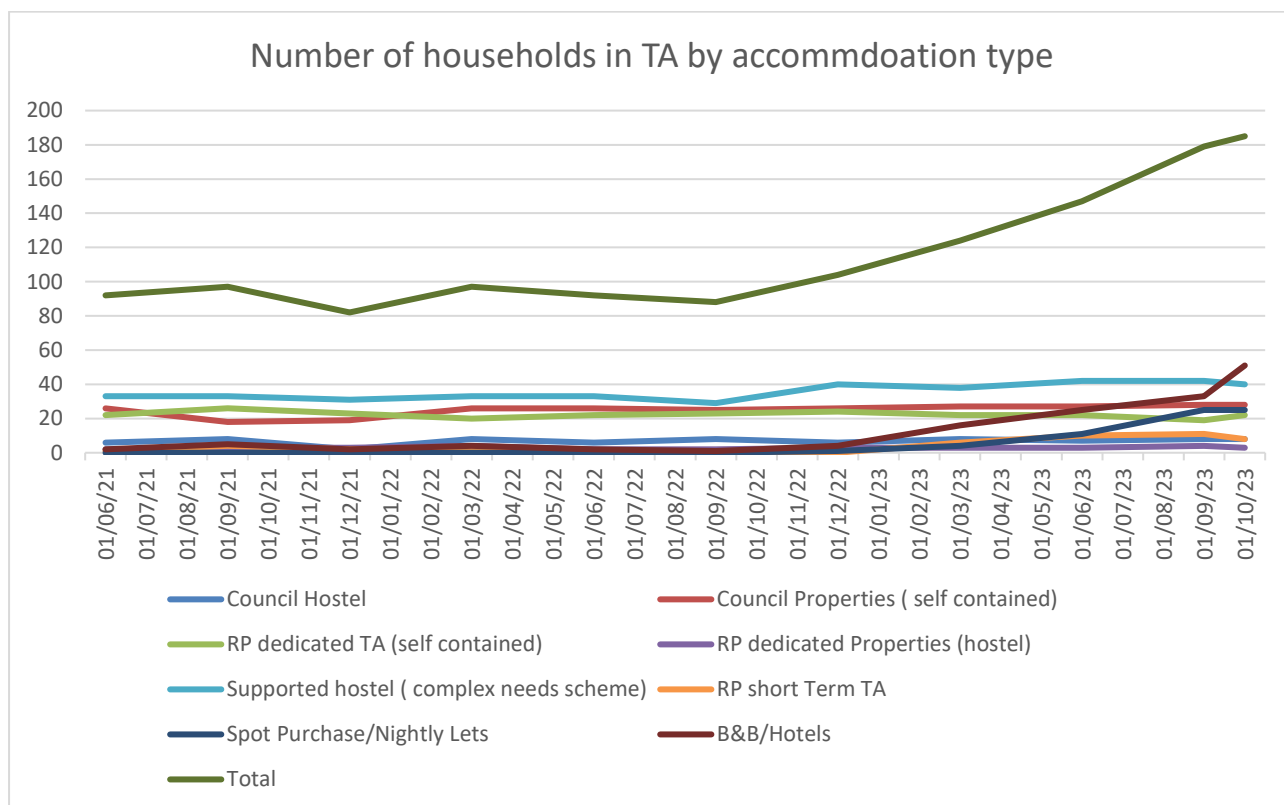
Service Area	Description	Details of Variances	£'000
Corporate Housing & Wellbeing	Housing	Net additional pressure on cost and volume of temporary accommodation	511
		Net Addition grant for the refugee scheme	(20)
	Pest Control Contract	Loss of income due to a lower demand for the service	10
		Other Variances	47
		TOTAL	548

The main variation to budget continues to be a forecast pressure of £0.511m in relation to the costs of temporary accommodation. The pressure is due to an increase in demand which has increased significantly since the end of the last financial year. The trend has continued to see an increase in the number of families being supported compared to demand from single individuals requiring support. Since the start of the financial year, there has been a 68% increase in the number of people needing single person accommodation compared to an increase of 107% in the demand for family accommodation.

There are a range of contributing factors driving the increase in demand. These include rising rents, no fault evictions as private landlords exit the rental market, and a shortage of available accommodation. These factors are all linked to the cost of living

crisis including rising interest rates driving up mortgage costs for both families and landlords.

The following graph shows the number of households in temporary accommodation by accommodation type and illustrates the sharp increase in households supported over the last 14 months from Autumn 2022 compared to a stable period of demand over the previous 14 months in 2021/22. This increase in demand is over and above the core accommodation that is commissioned for temporary accommodation and demand has been met through an increase in the use of bed and breakfast and hotel accommodation and the spot purchase of nightly lets. The typical cost of accommodating a household in through nightly lets is between £200 and £300 per week. This cost increases to a typical cost of between £400 and £500 when households are accommodated in bed and breakfast.



Actions are being taken to manage the cost pressures. These actions broadly fall into three categories:

- Targeted prevention to reduce demand
- Procurement of additional core temporary accommodation to meet demand at a lower cost, including reviewing opportunities to redeploy Council owned properties

- Increasing through-put by working with partners to maximise opportunities to deliver affordable housing and enable households to move on into stable accommodation

3. Significant Income Streams

Income generating items can fluctuate depending on the economic climate. Licencing income has been identified as a significant income stream for this directorate. It is currently forecast to achieve a small favourable variance at year end.

Service Area	Income Stream	Latest Budget 2023/24 £000	Forecast 2023/24 £000	Forecast Variance £000	Comments
Corporate, Housing & Wellbeing	Licensing	(246)	(261)	(15)	Minor Variation

4. Capital Investment Programme

Budget Area	Services	Latest Budget 2023/24 £'000	Forecast Outturn 2023/24 £'000	Actuals to date £'000	Latest Budget 2024/25 £'000	Latest Budget 2025/26 £'000
ICT and Shared Services	ICT Shared Services	68	68	187	68	68
	ICT Client Services	568	468	42	855	855
Customer and Corporate Services	Customer Services	46	46	0	0	0
	Town Hall Quarter	16,714	9,801	2,151	4,138	0
Housing and Wellbeing	Environmental Health	300	300	101	200	200
	Housing	67	79	10	50	50

The Capital Investment Programme includes the Town Hall Quarter Programme. A number of key milestones have been achieved during the year, including achieving practical completion of decarbonisation works to the Town Hall and Colosseum and commencing work on the Colosseum refurbishment following the appointment of Morgan Sindall as the contractor.

The scheme detail is provided at Annex A

Corporate, Housing and Wellbeing Services Directorate Capital Scheme Detail

Capital Scheme	Latest Budget 2023/24	Forecast Outturn 2023/24	Forecast Variance	Actual 2023/24	Scheme Update
	£	£	£	£	
ED-CORPORATE, HOUSING & WELLBEING					
ICT Shared Services					
ShS-ICT Modernisation	0	0	0	(450)	
ShS-Migration To The Cloud	22,534	22,534	0	0	
ShS-Hardware Replacement Programme	45,000	45,000	0	187,397	
ICT Client Services					
ICT-Hardware Replacement Programme	200,929	100,929	(100,000)	41,897	In year underspend forecast by service including savings for 2024/25.
ICT-Business Application Upgrade	206,756	206,756	0	0	
ICT-Project Management Provision	160,000	160,000	0	0	
ShS-Scheme 1 REFCUS	0	0	0	0	
Customer Services					
Building Investment Programme	46,411	46,411	0	0	Budget growth identified for future financial years.
Town Hall Quarter (Concept)					
Town Hall & Colosseum Projects	0	0	0	17,519	
Decarbonisation Project Salix	0	0	0	774,644	
Town Hall Quarter (Delivery)					
Town Hall Refurbishment	6,600,795	1,800,000	(4,800,795)	178,536	Service request for budget rephasing into 2024/25.
Colosseum Refurbishment	8,611,734	6,500,000	(2,111,734)	464,917	
Annexe Refurbishment	0	38,848	38,848	38,848	
Thq Programme Delivery	500,000	500,000	0	117,116	
Decarbonisation Project Salix	646,436	646,436	0	255,904	
Town Hall / Colosseum Fabric Works	354,655	315,807	(38,848)	303,306	
Environmental Health					
Decent Homes Assistance	100,000	100,000	0	0	
Private Sector Housing Renewal	200,000	200,000	0	101,233	
Housing					
Private Sector Stock Condition	16,534	16,534	0	3,000	
Retained Housing Stock	50,000	62,372	12,372	7,262	Additional works needed in order to let for temporary accommodation.
Total	17,761,784	10,761,627	(7,000,157)	2,491,128	