

CAPITAL PROGRAMME 2016/17 PROGRESS REPORT - JULY 2016

	Grant Funded	Business Case Approved	Budget for Year	Actual April 16 to July 16	Forecast	Variance (-) = Underspend	Project Manager	Comments
	Y/N	Y/N	£000	£000	£000	£000		
HRA								
Replacement Kitchens Bathrooms	N	Y	120	3	120	0	MG	Contract in place and works are being managed through this contract which started in July. There is a list of properties for which replacement kitchens/bathrooms are needed and it is expected that this project will be delivered in line with budget.
Housing Health & Safety Related Schemes	N	Y	78	17	78	0	MG	Majority of asbestos works have been completed. Revised fire risk assessments are expected to be received early August and an action plan will be developed as a result. Electrical works will also be captured in this process for the communal areas in relation to the communal entrance doors and entrance systems to flats. Expected to fully spend budget in year.
Replacement Exterior Doors & Windows	N	Y	93	20	93	0	MG	Ad hoc works to date. The Repairs and Maintenance Contract Surveyor is reviewing the requirements through Codeman which shows the lifecycles of the windows and doors, and initial steps have been taken to procure a contract to complete the remainder of the required works.
Rewire Council Properties	N	Y	300	7	300	0	MG	The Repairs and Maintenance Contract Surveyor is procuring a contract for the re-wiring of Council properties. It is expected that the contract will fully be in place towards the end of the financial year and therefore the majority of works are expected later in the year, with the potential for some of the works to fall into 2017/18. Some ad-hoc works may however be required during the year as has been seen at the start of the year.
Central Heating	N	Y	150	59	150	0	MG	Ad hoc works to date. A contract will be procured in the near future for replacement boilers with a programme of works to be identified.

Re-Roofing Works	N	Y	400	152	400	0	MG	Works are progressing well, with the year 3 programme (2016/17) nearly complete and moving into year 4 (17/18 works) - value £200k. £200k has been moved to this budget from the Beckmill Refurbishment and Regeneration scheme under delegated authority.
Void Catch Up Repairs	N	Y	240	47	240	0	MG	High demand of replacement kitchen and bathrooms in the void properties to meet the decent homes standards. This is a demand led budget.
Aids & Adaptations	N	Y	246	58	246	0	MG	These works are attached to the replacement kitchen and bathroom contract and are underway.
Communal Refurbishments	N	Y	20	0	20	0	MG	An assessment of the roofs at Chapel Street flats is needed to determine the level of works required for these communal properties. Once undertaken, costs of the works will be determined and delivered.
Capitalisation of Housing Inspector Costs	N	Y	75	0	76	1	MG	Re-consideration of staff time spent on capital projects following recent recruitments.
Beckmill Court Refurbishment & Regeneration	N	Y	1,919	0	1919	0	MG	The specification of works has been drawn up. However, before procurement of any contract, leaseholders have 28 days (under Section 20 major works consultation) to come forward with alternative contractors who may be able to do the work. The Head of Communities and Neighbourhoods has, with legal services, drafted these Section 20 major works notices which were issued in August. The tender process is therefore expected to start in September. There is a potential for some of this spend to slip into 2017/18 and therefore there may be a request later in the year to carry forward some of the budget. Current estimate is 50%. Note that this budget has been reduced by £200k which has been moved to the Re-Roofing works scheme as above.
Granby House Refurbishment	N	Y	1,000	0	1000	0	MG	Tenders received. Finalising contract documents for work to proceed.

Gretton & Wilton Court	N	Y	52	0	52	0	MG	A HSE assessment on the kitchen will be undertaken as the current kitchen is not up to current regulations. Once that assessment is received, a contractor will be procured to deliver the required works.
Non Traditional Dwelling Site Development	N	Y	250	0	250	0	MG	Advice is being sought from external parties to determine which properties, with a solid wall construction and not cavity wall, require installation to make the property more efficient. There is no "one solution" as the non-traditional buildings differ and each require their own solution, but the installations will include insulation and new skins. After investigation external funding is a real potential that will provide further funding for 'wrap round' proposals to make the properties more affordable to keep warm.
Conversion of Electric Storage Heaters	N	Y	130	0	130	0	MG	It is estimated that approximately 26 properties will receive full replacements of energy saving storage heaters in 2016/17, with costs in line with budget.

TOTAL - HRA

5,073	363	5,074	1
--------------	------------	--------------	----------

Key to Initials:

MG = Malcolm Green