

CAPITAL PROGRAMME 2016/17 PROGRESS REPORT - OCTOBER 2016 ITEM 6 Appendix A HRA

	Grant Funded	Business Case Approved	Budget for Year	Actual April 16 to Oct 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	49	78	0	MG	Majority of asbestos works have been completed. Revised fire risk assessments have been received 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	33	93	0	MG	Ad hoc works to date. The Repairs and Maintenance Contract Surveyor has reviewed the requirements through Codeman which shows the lifecycles of the windows and doors and initial steps have been taken, through work with Welland Procurement, to procure a contract to complete the remainder of the required works.
Rewire Council Properties	N	Y	300	7	100	-200	MG	This project is being progressed as one of the first contracts to be procured due to the requirements to meet the Decent Homes Standard. 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 to be in 2017/18. The capital programme will be changed as reflected in the 2016-2021 capital programme item also on this agenda. 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	93	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	206	400	0	MG	Works are progressing well, with the year 3 programme (2016/17) nearly complete and moving into year 4 (17/18 works).
Void Catch Up Repairs	N	Y	240	110	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 and will be closely monitored.
Aids & Adaptations	N	Y	246	197	246	0	MG	These works are attached to the replacement kitchen and bathroom contract and are underway. There is high demand for aids and adaptations work.
Communal Refurbishments	N	Y	20	0	20	0	MG	An assessment of the roofs at Chapel Street flats identified legionella risk in the water tanks - £5k of this budget will therefore be required to address these issues. The remaining £15k will be committed to communal refurbishment works at Wilton Court to include communal bathroom refurbishment/flat refurbishment.
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	500	-1419	MG	The specification of works has been drawn up and the contract expected to be out to tender in November. The S20 major works consultation, which is required before procurement of this contract, started in October. The S20 consultation gives leaseholders 30 days to come forward with alternative contractors who may be able to do the work. It is expected therefore that only part of this budget (£500k) will be required in 16/17 and the remainder will be moved forward into 17/18. The capital programme will be changed as reflected in the 2016-2021 capital programme item also on this agenda.

Granby House Refurbishment	N	Y	1,000	26	1040	40	MG	The contract has been awarded and the works are due to start imminently. The total value of this contract is £1.040m and therefore the Head of Communities and Neighbourhoods, under delegated authority, has increased this project within the capital programme for 2016-2021 also on this agenda. There is potential for the project to complete in May 2017, in which case a carry forward will be required, but this is yet to be confirmed.
Gretton & Wilton Court	N	Y	52	0	52	0	MG	A programme to refurbish the kitchen at Gretton Court has started, following a Health and Safety Executive assessment, as the current kitchen is not up to current regulations.
Non Traditional Dwelling Site Development	N	Y	250	0	250	0	MG	Works are required to determine which properties, without solid or cavity brick walls, require remedial works to stabilise the structure of the building and insulation to make the property more efficient. There is no "one solution" as the non-traditional buildings differ and each require their own solution. Further work is required to move forward in this area.
Conversion of Electric Storage Heaters	N	Y	130	0	50	-80	MG	It is estimated that approximately 26 properties will receive full replacements of energy saving storage heaters in 2016/17. A contract is to be procured for these works and therefore £80k of this budget is to be moved into 2017/18. The capital programme will be changed as reflected in the 2016-2021 capital programme item also on this agenda. To be completed in line with the re-wiring contract.

TOTAL - HRA

5,073 724 3,415 - 1,658

Key to Initials:

MG = Malcolm Green