

CAPITAL PROGRAMME 2016/17 PROGRESS REPORT - FEBRUARY 2017

| | Grant Funded | Business Case Approved | Budget for Year | Actual April 16 to Feb 17 | Forecast | Variance (-) = Underspend | Project Manager | Comments |
|---|--------------|------------------------|-----------------|---------------------------|----------|---------------------------|-----------------|--|
| | Y/N | Y/N | £000 | £000 | £000 | £000 | | |
| HRA | | | | | | | | |
| Replacement Kitchens Bathrooms | N | Y | 120 | 54 | 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. However, should there be any slippage, any remaining budget will be carried forward into 2017/18. |
| Housing Health & Safety Related Schemes | N | Y | 165 | 139 | 165 | 0 | MG | Majority of asbestos works have been completed. Revised fire risk assessments have been received and an action plan has been developed and works progressing to address the issues identified. Electrical works will also be captured in this process for the communal areas in relation to the communal entrance doors to flats. Expected to fully spend budget in year. Under delegated authority, the Head of Communities and Neighbourhoods has moved £17k into this budget to address parking safety issues of which £10k is to be recovered from private residents as part of the agreed scheme. |
| Replacement Exterior Doors & Windows | N | Y | 83 | 57 | 65 | -18 | 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. Steps will be taken to receive multiple quotations and procure a contract for the remaining £18k in the new financial year. Therefore any underspend will be carried forward. |
| Rewire Council Properties | N | Y | 65 | 7 | 10 | -55 | MG | This project continues to be progressed to meet the requirements of the Decent Homes Standard. It is expected that the contract will fully be in place towards the end of the financial year with the full contract to start in 2017/18 therefore any underspends will be carried forward to meet the contract amount. Some ad-hoc works may however continue to be required during the year as has been seen at the start of the year. |

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| Central Heating | N | Y | 150 | 139 | 150 | 0 | MG | Boilers have been replaced on an ad-hoc basis, with a programme of boilers to be replaced now in place. It is expected that the budget will be fully spent. |
| Re-Roofing Works | N | Y | 400 | 292 | 330 | -70 | MG | Works are progressing well, with the year 3 programme (2016/17) complete. The next phase of works has been brought forward, along with the budget, and is progressing well. Roof-line works are being incorporated into the re-roofing which takes a longer period of time to complete and therefore some of the works are expected to fall back into 2017/18 and any underspend will be carried forward accordingly. |
| Void Catch Up Repairs | N | Y | 240 | 217 | 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 | 205 | 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 | 5 | -15 | 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 works at Wilton Court to include communal bathroom and flooring in the communal hallways. |
| Capitalisation of Housing Inspector Costs | N | Y | 75 | 0 | 71 | -4 | MG | Re-consideration of staff time spent on capital projects following recruitments. |
| Beckmill Court Refurbishment & Regeneration | N | Y | 500 | 90 | 90 | -410 | MG | Following tender return, part 2 of the Section 20 leasehold consultation process is under way. The expected on site start date is May. Therefore remaining budget to be carried forward into 2017/18. |
| Granby House Refurbishment | N | Y | 1,050 | 112 | 184 | -866 | MG | The contract has been awarded and the works started in January. The increased value of this contract is £1.050m and therefore the Head of Communities and Neighbourhoods, under delegated authority, has increased this project from underspends from within existing resources. The majority of the project will be completed in 2017/18, in which case a carry forward of the budget will be required. |

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| Gretton & Wilton Court | N | Y | 52 | 2 | 5 | -47 | 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. Currently in the process of tendering and it is expected that the majority of the works will be completed within 2017/18. Any underspend will therefore be carried forward into 2017/18. |
| Non Traditional Dwelling Site Development | N | Y | 213 | 0 | 0 | -213 | 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. A way forward on these type of properties will be part of the Housing Asset Management Strategy refresh being presented to members at an ad-hoc CSA Committee in April. Therefore, it is not expected that there will be any spend within 2016/17 and the budget will be carried forward into 2017/18. Note: the budget has been reduced by £27k; £17k of which has been transferred to health and safety related works and £10k to Granby House Refurbishment as above. |
| Conversion of Electric Storage Heaters | N | Y | 35 | 0 | 0 | -35 | MG | These works are to be procured as part of the re-wire contract above. It is not anticipated that there will be any works undertaken in 2016/17 and therefore the budget will be carried forward into 2017/18 and merged with the re-wire contract budget. |

TOTAL - HRA

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| 3,414 | 1,314 | 1,681 | - | 1,733 |
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Key to Initials:

MG = Malcolm Green