

CAPITAL PROGRAMME 2017/18 PROGRESS REPORT - FEBRUARY 2018

	Grant Funded	Business Case Approved	Budget for Year	Actual April 17 to February 18	Forecast	Variance (-) = Underspend	Project Manager	Comments
	Y/N	Y/N	£000	£000	£000	£000		
HRA								
Replacement Kitchens Bathrooms	N	Y	129	26	129	0	MG	Kitchen and bathroom contracts are in place. The current focus is on bathrooms, with kitchens to follow. It is expected that the budget will be fully spent however if there are any delays in the works the budget will be carried forward into 2018/19.
Housing Health & Safety Related Schemes	N	Y	77	77	77	0	MG	Granby House fire improvement works relating to a fire enforcement notice. Other works completed in line with fire risk assessments. Note budget increased by £11k, through an underspend expected on the rewire contract below, to cover expected overspend.
Replacement Exterior Doors & Windows	N	Y	30	20	30	0	MG	A schedule of window and door replacements is in place. A contract is to be procured however due to the timescales for procurement it is expected that the majority of the works will fall into 2018/19 and the budget has been reduced accordingly.
Rewire Council Properties	N	Y	34	0	34	0	MG	Procurement stage is progressing for the new contract. However, it is expected that the contract will not be in place until end of Q4 and therefore the majority of works will fall into 2018/19. At the last round of monitoring the budget was reduced accordingly. Note, budget reduced by a further £16k as not required in year and has been moved to the Housing Health and Safety works above and voids below.

Central Heating	N	Y	60	38	60	0	MG	Currently boiler replacements are ad-hoc. Current forecast is based on demand which has been higher than anticipated. Going forward, a contract will be procured and a schedule of works produced however it is not expected that this will be until the new financial year. Note, budget increased by £20k through an expected underspend on aids and adaptations below.
Re-Roofing Works	N	Y	237	200	237	0	MG	Works are progressing well. Year 5 works to be completed in line with budget.
Void Catch Up Repairs	N	Y	180	169	180	0	MG	The introduction of Price Per Void should smooth out the spending over the year. This is to continue to be monitored as spend is dependant on number and works needed. Current forecast was an overspend of £30k which has been covered through an increase in the budget from a £5k underspend on the rewire contract above, £10k from aids and adaptations underspend and £15k from conversion of electric storage heaters budget which has now been removed due to a delay in the procurement of the contract.
Aids & Adaptations	N	Y	120	104	120	0	MG	Aids and adaptations are being progressed in line with policy and date order for small/large works. An underspend is expected due to resources available to deliver the works. The budget has been reduced accordingly by £30k and moved to central heating and void catch up above.
Communal Refurbishments	N	Y	19	0	19	0	MG	Communal refurbishments at Wilton Court are underway with works expected to be completed in quarter four.
Capitalisation of Housing Inspector Costs	N	Y	79	0	79	0	JE	Dependant upon employee time. Forecast spend in line with revised budget.

Beckmill Court Refurbishment & Regeneration	N	Y	2,200	442	1032	-1168	LS	Contract in place with works underway. Works currently behind schedule partly due to inclement weather. A large proportion of the works are expected to fall at the end of the project and it is therefore requested that any underspend is carried forward to 2018/19. Potential need to request additional budget in 2018/19 for Fire Risk Assessment works not included in the original scope in 2018/19.
Granby House Refurbishment	N	Y	849	783	849	0	LS	Works completed with final account awaited.
Gretton & Wilton Court	N	Y	37	28	37	0	LS	Emergency kitchen upgrade works at Gretton Court to comply with legal requirements now complete. Roofing works also complete with invoice awaited.
Affordable Housing	N	Y	80	0	80	0	JE	Negotiated terms on purchase of a flat. Stamp duty is being looked in to, to determine if it is payable due to the value of the purchase; no allowance for this is made within the £80k. It could be that the purchase is not completed until 2018/19 in which case the budget will be carried forward. Remainder of affordable housing scheme will be subject to prioritisation through the HAMP in line with the Peer Challenge recommendations and the budget has already been moved into 2018/19 accordingly. Note, this budget has been increased by £10k through removing the £10k budget on Non Traditional Dwelling Site Development previously in the 17/18 programme which is now expected to fall into 18/19 where the budget has been set accordingly.

TOTAL - HRA

4,131	1,887	2,963	-	1,168
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Key to Initials:

MG = Malcolm Green

JE = John East

LS = Laurence Short