

CAPITAL PROGRAMME 2018/19 PROGRESS REPORT - September 2018

Appendix A

	Grant Funded	Business Case Approved	Budget for Year	Actual April 18 to Sept 18	Forecast	Variance (-) = Underspend	Project Manager	Comments
	Y/N	Y/N	£000	£000	£000	£000		
HRA								
Aids & Adaptations	N	Y	150	41	150	0	GB	High demand for aids and adaptations work, with a number of works in the pipeline. Budget expected to be fully spent with the option being explored to request additional grant funding to carry out further works. Outcome to be determined and reviewed at budget setting.
Replacement Kitchens Bathrooms	N	Y	137	2	137	0	LS	Last year of existing contract with works currently ad-hoc. Budget to be fully spent by the end of the financial year.
Central Heating	N	Y	260	46	260	0	DW	Contract in place with Ranuwo with two years remaining. Works are currently ad-hoc. Current profile below budget but majority of works are expected in the winter months.
Replacement Exterior Doors & Windows	N	Y	132	8	132	0	LS	Works are currently ad-hoc. Procurement for a contract is required with some significant works identified at the other schemes. Fire Risk Assessments will determine the programme of works and the budget may need to be increased at budget setting as a result.
Rewire Council Properties	N	Y	401	34	401	0	LS	The contract is live and running successfully. MBC directive to reduce contract spend to pay for preliminaries, the impact of which is to be reviewed later in the year.
Re-Roofing Works	N	Y	200	173	200	0	DW	Currently in the final year of the contract with a schedule of works in place and underway. Additional works, outside of the contract, completed at Chapel Street.
Housing Repair Systems	N	Y	50	22	50	0	PP	Purchase and installation of a new system to enable communication of repairs between the Council's Northgate system and the contractors (AXIS) IT system.
Housing Health & Safety Related Schemes	N	Y	50	5	50	0	MG	A stock condition survey has started to give a better view of need in quarter 3. At this early stage it is expected that there will be an underspend but this is to be monitored once better information is available.
Capitalisation of Housing Inspector Costs	N	Y	89	0	89	0	PP	Dependant upon employee time. Forecast spend in line with budget.
Beckmill Court Refurbishment & Regeneration	N	Y	1,244	958	1360	116	PP	Additional regulatory and compliance works have been identified and added to the original specification, including some fire risk assessed works, to keep in line with new legislation. In addition extra works around fire doors and externals are required. Overall these additional requirements will cause an overspend on the project of £116k.
Conversion of Electric Storage Heaters	N	Y	100	0	130	30	LS	A contract has been awarded with 18/19 being year one of a four year programme. A schedule of works have been identified with expected start date in Q3. Requirement to increase budget to ensure contracted amounts can be met.
Non Traditional Dwelling Site Development	N	Y	450	0	0	-450	PP	These works will be linked to the asset strategy including the housing company discussions which are currently ongoing and therefore it is unlikely these funds will be required during 2018/19.
Granby House Refurbishment	N	Y	31	2	31	0	LS	Works are complete and signed off with retention works outstanding. An additional lift is required which includes some significant works but the cost of these are not yet known and are therefore not yet reflected in the forecast position. Tender documents are being prepared.
Fairmead Regeneration	N	Y	2400	0	20	-2380	PP	Works will be linked to the asset strategy including the housing company discussions. To be reviewed later in the year at budget setting.
Affordable Housing Greeting Extra Care	N	Y	100	0	20	-80	PP	Works will be linked to the asset strategy including the housing company discussions. To be reviewed later in the year at budget setting.
Affordable Housing	N	Y	1410	85	1410	0	PP	One flat at Meynell Close purchased in quarter 1. Use of RTB receipts expected to purchase other properties later in the year.
Void Catch Up Repairs	N	Y	150	46	150	0	SD	Works all completed for end of Wates contract. Slow start with new Axis contract causing slight delay in works progressing. Continuing to find dilapidated kitchens and bathrooms requiring upgrade during void works.

TOTAL - HRA

7,354 1,422 4,590 - 2,764

Key to Initials:
 MG = Malcolm Green
 LS = Laurence Short
 DW = Duncan Watson
 GB = Graham Bradley
 SD = Sean Denton
 PP = Pranshi Parakh