

APPENDIX C

PLACE - HRA PRIORITY  
CAPITAL PROGRAMME 2019-20

HRA Priority Capital programme 2019-20

Priority	Project Ref		Grant Funded	Business Case Approved	Total Budget 19-20	Actual April 19 to June 19	Year End Forecast	Variance (-) = Underspend	Comments
			Y/N	Y/N	£000	£000	£000	£000	
								TBC - See Note	
Place	8001	Aids & Adaptations	N	Y	150	16	TBC	TBC	Existing term contract expired. Ad hoc procurement required now. The demand for A & A will meet the budget
Place	8002	Replacement Kitchens Bathrooms	N	Y	142	(1)	TBC	TBC	Works not started this financial year. Total retention to be released next quarter £ 4292. Existing measured term contract has expired. Existing stock condition data is unreliable as to forming the replacement programme. To date 6 kitchens 3 bathrooms identified for replacement. Update next quarter on likelihood of spend profile being met.
Place	8003	Central Heating	N	Y	247	41	TBC	TBC	Ad hoc replacements as failures occur. Winter months may result in a greater number of failures.
Place	8005	Replacement Exterior Doors & Windows	N	Y	148	(5)	TBC	TBC	Ad hoc replacement's only. Review spend profile in next period in anticipation of reduction
Place	8006	Rewire Council Properties	N	Y	498	82	600	102	Further works completed since actual spend position to June. To date 119 properties completed with total spend with contractor at £235K(net of retention @5%) Asbestos removal cost is likely to increase as properties contain materials with asbestos are programmed for the next quarter. Note: progress is dependent on access being granted and the number of right to buys occurring. Project has been accelerated to meet decent homes standard and as a result there is an increase in the properties to be completed in 19-20
Place	8009	Re-Roofing Works	N	Y	50	0	TBC	TBC	Ad hoc replacement's only. Review spend profile in next period in anticipation of reduction
Place		Housing Repairs System			28	0	28	0	Purchase and installation of a new system to enable communication of repairs between the Council's Northgate system and the contractors (AXIS) IT system. Project commenced 2018-19 and final works to be completed 2019-20.
Place	8018	Housing Health & Safety Related Schemes	N	Y	95	0	TBC	TBC	Ad hoc replacements as failures occurs. Winter months may result incidences of damp mould.
Place	8020	Capitalisation of Housing Inspector Costs	N	Y	75	0	TBC	TBC	Dependant upon employee time. Forecast spend in line with budget. Calculation undertaken at year end
Place	8025	Beckmill Court Refurbishment & Regeneration	N	Y	152	0	152	0	Works are complete on site as per the contract. The retention sum will be released at the end of snagging period, following completion of remedial works .
Place	8026	Conversion of Electric Storage Heaters	N	Y	195	0	TBC	TBC	Following confirmation from the appointed contractor that they will not be able to deliver the contract, this project is being re-scoped and re-procured. Budget will need to be set following the procurement.
Place	8028	Non Traditional Dwelling Site Development	N	Y	700	0	TBC	TBC	<i>Project not moved forward due to capacity issues. Resource identification following the preparation of HRA business plan in quarter 3.</i>
Place	8029	Granby House Refurbishment	N	Y	29	25	29	0	Final Certificate received. Retention remaining
Place	8032	Fairmead Regeneration	N	Y	2,400	0	TBC	TBC	Project not moved forward due to capacity issues. Resource identification following the preparation of HRA business plan in quarter 3.
Place	8033	Affordable Housing Gretton Extra Care	N	Y	8,660	0	TBC	TBC	Consultants engaged using the £14k LGA grant money for design advice. Next steps and resource needs to be identified following the HRA business plan in quarter 3.
Place	8034	Affordable Housing	N	Y	2,425	552	TBC	TBC	3 properties purchased in quarter 1. Delivering the full programme will be dependant on resource identification following the preparation of HRA business plan in quarter 3.
Place	8040	Fire Damage - Drummond Rd	N	N	0	0	0	0	This is currently out for pricing Estimated that this will be in the region of £ 25,000
Place	9100	Void Catch Up Repairs	N	Y	192	17	192	0	Void occurs during the financial year as and when tenancies are terminated which can occur at any time

TOTAL - HRA

16,186                      728    TBC            TBC

<b>Note</b>		
TBC	To Be Confirmed	For all projects in the table above with "TBC", the year end forecast is to be confirmed once the HRA business plan has been produced which is expected to conclude in November 2019. At present there is no planned maintenance programme in place and any works undertaken are as required.