

PLACE - HRA PRIORITY
CAPITAL PROGRAMME 2019-20

Appendix C- HRA Priority Capital programme 2019-20

Priority		Grant Funded	Business Case Approved	Total Budget 19-20	Actual April 19 to Sept 19	Year End Forecast	Variance (-) = Underspend	Comments
		Y/N	Y/N	£000	£000	£000	£000	
Place	Aids & Adaptations	N	Y	150	45	TBC	TBC	Existing term contract expired. Ad hoc procurement required now. The demand for A & A will meet the budget
Place	Replacement Kitchens Bathrooms	N	Y	142	4	TBC	TBC	Works not started this financial year on this years programme. 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	Central Heating	N	Y	247	124	TBC	TBC	Ad hoc replacements as failures occur. Winter months may result in a greater number of failures.
Place	Replacement Exterior Doors & Windows	N	Y	148	16	TBC	TBC	Ad hoc replacement's only. Review spend profile in next period in anticipation of reduction
Place	Rewire Council Properties	N	Y	498	319	700	202	To date 133 properties completed . Asbestos removal cost is likely to increase as properties contain materials with asbestos are programmed for the next quarter. Access continues to be an issue and may impede progress in the next 4 months. Progress is dependent on access being granted and the number of right to buys occurring. Aiming to complete project in Oct 2020 and forecast spend for this financial year end is expected to be approx. £700k.
Place	Re-Roofing Works	N	Y	50	1	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	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	Capitalisation of Housing Inspector Costs	N	Y	132	0	TBC	TBC	Dependant upon employee time. Forecast spend in line with budget. Calculation undertaken at year end
Place	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	Conversion of Electric Storage Heaters	N	Y	195	5	TBC	TBC	Properties currently being surveyed and heat loss calculations being compiled. 59 properties identified so far after failure of previous contract. Needs a new procurement exercise which is unlikely to take place this financial year. Principal Designer and CDM advisor fees to be expended this year of £2,800.
Place	Non Traditional Dwelling Site Development	N	Y	700	0	TBC	TBC	Project not moved forward due to capacity issues. Resource identification following the preparation of HRA business plan in quarter 3.
Place	Granby House Refurbishment	N	Y	29	25	29	0	Final Certificate received. Retention remaining
Place	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	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	Affordable Housing	N	Y	2,425	785	2,425	0	4 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	Fire Damage - Drummond Rd	N	N	0	4	65	65	The forecasted amount is the latest estimate received from contractor for works required.
Place	Fire Safety & Fire Risk Assessment	N	N	0	0	250	250	To undertake all works in connection with Fire Safety and Fire Risk Assessments .
Place	Scooter Pods	N	N	0	0	45	45	Mobility Scooter pods to be installed at St Johns Court. Consultation is being undertaken for other schemes which may increase amount required.
Place	Void Catch Up Repairs	N	Y	192	36	192	0	VOIDS occur during the financial year as and when tenancies are terminated which can occur at any time

TOTAL - HRA

16,243 1,364 TBC TBC

Note

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.