

2023/24 HRA Capital Programme

	Description	Proposed Funding Source	Original Budget £'000	Current Budget £'000	Forecast £'000	Variance £'000	Comments
1	Energy Central Heating, Ventilation and boiler replacements	Major Repairs Reserve / SHDF Grant	5,398	5,474	3,000	(2,474)	Heating replacements are underway with approximately 151 completed and a further 50 gas heating systems programmed with the contractor. Engagement has commenced with E.ON regarding the Social Housing Decarbonisation Fund (SHDF) bid which will see a further 100 heating system improvements delivered by the end of March 2024.
			5,398	5,474	3,000	(2,474)	
2	ICT Housing System Enhancements	HRA Priorities Reserve	470	630	630	0	The new housing system is progressing well with the rent module successfully going live in January 2024
3	Choice Based Letting	HRA Priorities Reserve	0	110	110	0	The Choice Based Lettings system has been installed and went live in October 2023.
			470	740	740	0	
4	New Build Housing Development Investment	Capital Receipts	4,500	5,500	2,900	(2,600)	Site works have commenced at Swinegate in Grantham. The development at Elizabeth Road in Stamford is scheduled to commence within the coming weeks. The proposed development at Larch Close Grantham is progressing although the scheme will not commence before next financial year.
			4,500	5,500	2,900	(2,600)	
5	Refurbishment Re-roofing	Major Repairs Reserve	1,069	1,069	440	(629)	The annual estimated programme is to replace 112 roofs, 2 have been fully completed at this time with a further 8 properties at the quotation stage. We are in progress of procuring a new contractor from framework to complete the delivery of this programme.

6	Re-wiring	Major Repairs Reserve	1,203	1,369	1,550	181	An estimated 267 re-wires have been budgeted for, currently around 160 have been programmed in with contractors and to date 45 have been completed. SHDF related works have commenced which is leading to a overspend position, which is compensated by the underspend on Heating.
7	Passenger Lifts, Supported Housing Scheme	Major Repairs Reserve	120	700	120	(580)	The new lift installations at Church View and Riverside are now complete. A further 6 lifts have been identified for replacement and procurement to secure a contractor is now complete . Due to the lead in time for materials it is unlikely any further installations will be completed this year.
8	Doors & Windows	Major Repairs Reserve / SHDF Grant	1,014	1,014	1,014	0	A new contractor has been appointed for replacement doors and windows with 125 completed to date and a further 105 programmed in before the end of the year.
9	Exterior Refurbishment / Fencing	Major Repairs Reserve	350	350	130	(220)	This scheme includes fencing, car park, access roads and pathway works. A contractor is currently being sought to undertake this programme of works and it is anticipated that the programme will be undertaken during the remainder of 2023/24 and into 2024/25.
10	Communal Rooms	Major Repairs Reserve	115	115	0	(115)	A Sheltered Housing review is underway to develop a programme of works.
11	Door Entry System	Major Repairs Reserve	100	100	100	0	A contractor has now been appointed and works have begun with the majority of works occurring in Q4.
12	Compliance Works	Major Repairs Reserve	100	100	25	(75)	This project will not be completed until early 2024/25. The Council are currently awaiting the appointment of a contractor for radon gas detection works.
13	Fire Prevention	HRA Priorities Reserve	1,035	1,035	977	(58)	This scheme includes compartmentation, fire doors, emergency lighting and fire alarm replacement. A contractor has been appointed and a programme of works is now in place. Due to the delayed start, the programme will not complete until early 2024/25
14	Local Authority Housing Fund	HRA Priorities Resrve / Grant	1,469	4,483	4,222	(261)	21 properties have been purchased. The forecast underspend is due to the negotiated purchase price being less than the average valuation used by Government in calculating the grant funding. LAHF 1 funding expired at the end of November 2023. LAHF 2 is forecast to be fully utilised by March 2024.
15	Kitchen Refurbishments	Major Repairs Reserve	871	1,119	996	(123)	We have completed circa 162 kitchens with a further 24 programmed. Procurement of an additional contractor is progressing to start April 2024.

16	Bathroom Refurbishments	Major Repairs Reserve	952	1,200	782	(418)	<p>We have completed around 137 bathrooms to date, with a further 15 programmed in before the end of the year. Procurement of an additional contractor is progressing with the contract expected to commence in April 2024.</p> <p>The contractor (Tunstall) has started works on this years programme.</p> <p>Based on current costs the budget is sufficient to complete improvements to approximately 35 properties. The Council has currently identified 31 properties for improvement. Engagement has commenced with Eon regarding the SHDF bid which will see improvements delivered by the end of March 2024. The overspend on this scheme is due to the impact of SHDF, this is mitigated by the underspend on Heating programme.</p> <p>A full structural survey has been completed on 17 defective properties throughout the district, with a full programme of works prepared for the required remedial actions. These works will result in a projected overspend so a virement will be required</p> <p>39 assessments have been completed and are currently with the contractors for quotations</p> <p>The procurement of the vehicles will be undertaken during 2024/25 and therefore it is anticipated that the budget underspend will be carried forward.</p>
17	Alarms	Major Repairs Reserve	125	125	125	0	
18	External Wall Finishes	Major Repairs Reserve	625	625	841	216	
19	Structural Refurbishment	Major Repairs Reserve	150	150	350	200	
20	Physical Disabled Adaptations	Major Repairs Reserve	300	300	300	0	
21	Repair Vehicles	Major Repairs Reserve	0	81	20	(61)	
			9,598	13,935	11,992	(1,943)	
			19,966	25,649	18,632	(7,017)	