

HRA - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Revised Budget 2021 as per P&F 21.01.21	Revised Budget including Variations for Approval	Outturn to date	Variance	Scheme Complete / Reprofile Budget	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME								
S91100	ROOF REPLACEMENTS	A Hayward	0	0	0	0		
S91115	Roof Replacement Works	A Hayward	200,000	263,830	304,160	40,330	complete	04.08.20 starting work end of Aug complete by Dec 20 15.10.20 work is progressing, started end of Sept. Three sites currently. 09.12.20 one site complete in Farndon, William Bailey will be finished this week and site in bilsthorpe is ongoing. 31.03.21 Overall roofing works spend within budget.
S91116	Flat Roof Replacement Wrk	A Hayward	200,000	200,000	94,954	(105,046)	Reprofile £64,710	04.08.20 47 flat roof replacements completed to date. 09.12.20 work will pick up on this scheme in the new year.
S711	ROOF REPLACEMENTS		400,000	463,830	399,114	(64,716)		
S91200	KITCHEN & BATHROOM CONVERSIONS	A Tutty	0	0	0	0		
S91218	Kit & Bathrooms	A Tutty	1,500,000	1,436,170	720,834	(715,336)	Reprofile £715,330	04.08.20 work restarted in July. Not expecting to spend the full budget due to delay in starting but this is revisited every month. 31.03.21 full budget was not required, but commitments outstanding from 20/21 to be carried out in new year.
S712	KITCHEN & BATHROOM CONVERSIONS		1,500,000	1,436,170	720,834	(715,336)		
S91300	EXTERNAL FABRIC	G Bruce	100,000	100,000	0	(100,000)	complete	13.10.20 Plans to spend this on further external works in the latter half of the year.
S91336	External Fabric Works	G Bruce	200,000	200,000	198,502	(1,498)	complete	04.08.20 contract awarded. Start work mid August. 13.10.20 started on site, first valuation received. 09.12.20 one valuation paid to date, others in dispute.
S713	EXTERNAL FABRIC		300,000	300,000	198,502	(101,498)		
S91400	DOORS & WINDOWS	D Bamford	0	0	0	0		
S91412	Doors & Windows Works	D Bamford	170,000	170,000	75,246	(94,754)	Reprofile £94,000	04.08.20 57 properties due to be completed in this year. 13.10.20 105 doors on the list for quotes with the contractor now, but work is currently happening slower than anticipated. 09.12.20 completed 40 jobs. 51 in progress. 31.03.21 works had to be stalled due to lockdowns resulting in problems obtaining materials.
S714	DOORS & WINDOWS		170,000	170,000	75,246	(94,754)		
S91500	OTHER STRUCTURAL	G Bruce	41,000	41,000	5,424	(35,576)	Reprofile £9,000	13.10.20 works being carried out across the district.
S91511	Walls Re-Rendering	G Bruce	0	0	9,179	9,179	complete	
S91534	Gutter Repairs	A Hayward	50,000	50,000	45,276	(4,724)	complete	15.10.20 work completed.
S715	OTHER STRUCTURAL		91,000	91,000	59,879	(31,121)		

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S93100	ELECTRICAL	A Hayward	0	0	0	0		
S93115	Rewires	A Hayward	600,000	600,000	295,404	(304,596)	Reprofile £300,000	04.08.20 8 rewires following start in July. Expected to spend full budget. 15.10.20 74 rewires completed to date. 09.12.20 125 rewires complete to date. 31.03.21 Contractors couldn't follow normal work methods to work safely with tenants in the property. Works on voids were able to continue.
S731	ELECTRICAL		600,000	600,000	295,404	(304,596)		
S93500	HEATING	D Bamford	0	0	0	0		
S93510	Heating/Boilers	D Bamford	550,000	550,000	357,259	(192,741)	Reprofile £138,000	04.08.20 147 properties currently with the contractor. 13.10.20 176 ordered and currently 66 completed replacement boilers with 6 on hold. 09.12.20 completed 95 replacements 86 in progress. 31.03.21 Contractors couldn't follow normal work methods to work safely with tenants in the property. emergency works continued.
S735	HEATING		550,000	550,000	357,259	(192,741)		
S93600	ENERGY EFFICIENCY	D Bamford	0	0	0	0		
S93624	EE Boilers	D Bamford	150,000	150,000	16,378	(133,622)	complete	13.10.20 replacements are on programme. 31.03.21 Contractors couldn't follow normal work methods to work safely with tenants in the property. emergency works continued.
S736	ENERGY EFFICIENCY		150,000	150,000	16,378	(133,622)		
S95100	GARAGE FORECOURTS	A Hayward	0	0	0	0		
S95109	Garages	A Hayward	34,000	34,000	33,773	(227)	complete	15.10.20 tendered and contractor chosen to replace garage doors (25) 09.12.20 started this week, due for completion before christmas.
S95115	Resurfacing Works	A Hayward	75,000	75,000	74,956	(44)	complete	04.08.20 scheme complete
S751	GARAGE FORECOURTS		109,000	109,000	108,729	(271)		
S95200	ENVIRONMENTAL WORKS	M Carman	116,099	116,099	0	(116,099)	Reprofile £116,090	13.10.20 Plans to spend this on further external works in the latter half of the year.
S95203	Car Parking Schemes	D Roxburgh	250,000	250,000	191,084	(58,916)	Complete	04.08.20 Identified sites as part of the new build programme to satisfy planning conditions - Collingham and Cauntton sites..
S95206	Chatham Court Target Hardending - Safer Neigh	J Davidson/A Batty	68,901	68,901	66,639	(2,262)	Reprofile £2,260	24.09.20 Safer Neighbourhoods Funding 31.03.21 additional spend here is covered by additional grant. Equivalent reduction on general fund bicycle storage scheme due to some costs relating to Chatham Court.
S95207	Vineway Gated Access	M Carman	5,000	5,000	0	(5,000)	moved to revenue	31.03.21 outturn was below the £15k deminimis limit

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S95208	Roewood Lane Sewerage Treatment Station	M Carman	10,000	10,000	0	(10,000)	Reprofile £10,000	31.03.21 outturn was below the £15k deminimis limit
S95250	Communal Lighting	M Carman	20,000	20,000	0	(20,000)	moved to revenue	13.10.20 Three street lights identified for replacements. 31.03.21 outturn was below the £15k deminimis limit
S95252	Flood Defence Systems	D Bamford	10,000	10,000	0	(10,000)	budget available in 21/22	31.03.21 there is an annual budget allocation for flood defence, no commitments in 20/21 requiring a budget reprofile.
S95254	Estate Remodelling	G Bruce	65,000	65,000	17,824	(47,176)	Complete	13.10.20 fencing works across the district.
S752	ENVIRONMENTAL WORKS		545,000	545,000	275,546	(269,454)		
S97100	ASBESTOS	A Hayward	0	0	0	0		
S97115	Asbestos Surveys	A Hayward	30,000	30,000	0	(30,000)	Reprofile £13,000	04.08.20 surveys continued through lockdown due to essential services 15.10.20 surveys are progressing. 09.12.20 Due to review with compliance team.
S97116	Asbestos Removal	A Hayward	20,000	20,000	0	(20,000)	Reprofile £8,000	04.08.20 removals started in May. 15.10.20 ongoing.
S771	ASBESTOS		50,000	50,000	0	(50,000)		
S97200	FIRE SAFETY	J Knowles	50,000	50,000	0	(50,000)	Reprofile £36,870	
S97218	Fire Risk Assessments	J Knowles	150,000	150,000	0	(150,000)	Reprofile £150,000	04.08.20 works completed on receipt of risk assessment reports. 13.10.20 out to tender at the moment, due back late Oct. 31.03.21 Risk assessments have been carried out, spend will occur in the new year and expect to spend more than next years budget.
S772	FIRE SAFETY		200,000	200,000	0	(200,000)		
S97300	DDA IMPROVEMENTS	L Powell	17,531	17,531	17,531	0	complete	04.08.20 Completed work at Burton Court. Accessible Kitchens being carried out at Community Centres. All budget will be spent. 13.10.20 works at comm centres finished. Remaining budget is required for a stairlift. 09.12.20 work planned for this year complete.
S773	DDA IMPROVEMENTS		17,531	17,531	17,531	0		
S97400	DISABLED ADAPTATIONS	L Powell	0	0	0	0		
S97416	Major Adaptations	L Powell	425,000	425,000	382,856	(42,144)	Reprofile £42,000	04.08.20 only external works carried out due to lockdown. It is expected that this budget will be fully spent due to the level of referrals. 13.10.20 upward trend on referrals. 09.12.20 161 referrals completed 108. 31.03.21 commitments made within 20/21 will occur in 21/22.
S97417	Minor Adaptations	L Powell	30,000	30,000	26,975	(3,025)	Reprofile £3,000	04.08.20 until the end July contractor was only carrying our emergency work. Still expect to fully spend budget due to referrals. 13.10.20 spend on target. 09.12.20 179 referrals, completed 157. 31.03.21 commitments made within 20/21 will occur in 21/22.

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S97418	Adaptation Stair Lift/Ho	L Powell	47,469	47,469	44,263	(3,206)	Reprofile £3,000	04.08.20 committed full budget. 13.10.20 spend increased on anticipated due to some specialist stairlifts being installed where staircase has a turn in it. 09.12.20 11 Stairlifts and 6 Hoists put in so far. 31.03.21 commitments made within 20/21 will occur in 21/22.
S774	DISABLED ADAPTATIONS		502,469	502,469	454,094	(48,375)		
S97500	LEGIONELLA	D Bamford	30,000	30,000	0	(30,000)	moved to revenue	04.08.20 Surveys due to start again during August. Works will be carried out following reports. 13.10.20 Work started on works following surveys. 31.03.21 spend on surveys only and under deminis limit.
S791	UNALLOCATED FUNDING		30,000	30,000	0	(30,000)		
S99100	PROPERTY INVESTMENT CONTINGENCY	M Carman	50,000	50,000	0	(50,000)	budget available in 21/22	31.03.21 Contingency budgeted for every year.
S99102	Housing Capital Fees	M Carman	378,800	378,800	214,564	(164,236)	complete	31.03.21 fees dependant on spend incurred to manage the investment programme within the revenue budget.
S791	UNALLOCATED FUNDING		428,800	428,800	214,564	(214,236)		
	PROPERTY INVESTMENT		5,643,800	5,643,800	3,193,081	(2,450,719)	1,705,260	
AFFORDABLE HOUSING								
SA1030	HRA Site Development	K Shutt	0	0	0	0		
SA1031	Site Acquisition (Inc RTB)	K Shutt / J Sanderson	780,000	780,000	221,400	(558,600)	Reprofile £558,600	10.08.20 Three sites currently being investigated. 13.10.20 hoping to finalise the three sites by the end of the financial year. Also investigating another site. 08.12.20 Northgate site transfer completed on 4.12.20 work to start on hording w/e 11.12.20. other acquisitions to take place in the latter months of the financial year reprofile remaining budget. 31.03.21 other sites did not progress in time to aquire before the year end.
SA1033	Estate Regeneration	C Clarkson	1,085,430	1,085,430	394,102	(691,328)	Reprofile £691,328	10.08.20 Heads of terms and consultants appointment to deliver enabling works agreed. Continued work to around funding. 31.03.21 some delays in enabling works to be progressed in 21/22.
SA1034	Former ASRA Properties	C Clarkson	1,074,579	1,074,579	1,080,469	5,890	complete	10.08.20 due to delays additional consultation underway with PA tenants with a view to complete Q3.
SA1035	Land at 17 Northgate S106 donated asset	K Shutt	0	178,121	178,121	0	complete	31.03.21 donated asset, under S106 agreement. Cost shown represents market valuation at time of agreement and is only to correctly account for the transfer.
SA1047	New Build Contingency	K Shutt	109,802	109,802	0	(109,802)	Reprofile £109,800	31.03.21 contingency for the full build programme, and will be added to or moved from as required for phase 4 and 5.

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SA1048	Boughton Extra Care	K Shutt	6,567,605	6,567,605	5,954,226	(613,379)	Reprofile £613,379	10.08.20 back on site but currently only at 70-80% capacity. PC due March/April 2021, then fit out early June. 13.10.20 still on programme. 08.12.20 will be ready and fit out for being passed to T&E for June. 31.03.21 BP PC will happen in June now and will include fit out. Ground works had to pause in March, restarted with a new company in April so externals are behind, but scheme overall will not be delayed.
SA1053	Phase 2 Cluster 3 - Hawtonville	K Shutt	152,307	152,307	115,021	(37,286)	complete	10.08.20 three sites, retention due in September, final site retention won't be due until 2021/22. 08.12.20 Practical was in reached in June. Retention is being held for 12 months.
SA1060	Phase 3	K Shutt	0	0	23,555	23,555	complete	10.08.20 subject to planning approval, 28 further units being progressed. In qrt 2. Sites are quite complex, causing delays compounded by COVID-19 rephase £1.5m budget into 2021/22. 16.10.20 ready to set up the new final clusters in this phase now, with sites being passed over to contractor. Therefore will need to distribute costs accordingly to SA1061-SA1064.
SA1061	Phase 3 - Cluster 1 Stand Alone	K Shutt	1,069,158	1,069,158	1,057,660	(11,498)	complete	10.08.20 progressing - 4 sites, 8 units 4 week extension due to lockdown. Due for completion between August and October. 13.10.20 3 sites completed, 4th due end of November.
SA1062	Phase 3 - Cluster 2 Various	K Shutt	1,634,308	1,634,308	1,656,993	22,685	complete	10.08.20 progressing - 4 sites, 9 units started on site in May/June. Due for completion between March/April 2021.
SA1063	Phase 3 - Cluster 3	K Shutt	1,870,000	1,870,000	681,487	(1,188,513)	Reprofile £1,188,512	31.03.21 Started on site November 2020.
SA1064	Phase 3 - Cluster 4	K Shutt	706,000	706,000	236,544	(469,456)	Reprofile £423,220	08.12.20 expecting to Start on the first site in Jan 21. 31.03.21 had to redesign and resubmit planning which delayed going on site.
SA1070	Phase 4	K Shutt	0	160,000	148,735	(11,265)	Reprofile £11,265	10.08.20 pre planning work on phase 4 is being carried out now. 13.10.20 subject to planning permission, will be onsite before the end of March. 14.01.21 50 units progressing 31.03.21 spend re sites that will progress in 21/22. Budget from SA1071 moved to cover expenditure.
SA1071	Phase 4 Cluster 1 Fire Station	K Shutt	700,000	540,000	249,139	(290,861)	Reprofile £290,861	08.12.20 First cluster of phase 3 due for start on site in Jan 21. 31.03.21 started on site in January 21 as planned.
SA1080	Phase 5	K Shutt	0	0	0	0		10.08.20 Land acquisitions will ensure delivery of phase 5.
SA3001	Ollerton Local Office Refurbishment & Repurpos	J Baker	50,000	50,000	20,390	(29,610)	Reprofile £29,610	
SC2000	Careline Analogue to Digital	S Hartley-Hill	80,540	80,540	0	(80,540)	Reprofile £80,540	
	SUB TOTAL AFFORDABLE HOUSING		15,879,729	16,057,849	12,017,840	(4,040,009)	3,997,115	
	TOTAL HOUSING REVENUE ACCOUNT		21,523,529	21,701,649	15,210,921	(6,490,728)	5,702,375	