

HRA - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Revised Budget 19/20 (Following P&F 28.11.19)	Revised Budget including Variations for Approval	Actuals to end of December	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME										
S91100	ROOF REPLACEMENTS	NSH	32,000	32,000	0	0.00	32,000	32,000	0	
S91113	Roof Replacement Works 17/18	NSH	0	0	-1,000	1,000.00	0	0	0	
S91115	Roof Replacement Works	NSH	210,000	210,000	184,701	1,040.23	24,259	210,000	0	8.8.19 On target and on budget.
S91116	Flat Roof Replacement Wrk	NSH	210,000	210,000	182,777	17,222.70	10,000	210,000	0	8.8.19 On target and on budget 22.01.20 all roof repairs completed for this year, and amount remaining is retention.
S711	ROOF REPLACEMENTS		452,000	452,000	366,478	19,262.93	66,259	452,000	0	
S91200	KITCHEN & BATHROOM CONVERSIONS	NSH	120,000	120,000	0	0.00	120,000	120,000	0	
S91218	Kit & Bathrooms	NSH	1,500,000	1,500,000	1,130,585	373,526.75	-4,112	1,500,000	0	8.8.19 On target and on budget
S712	KITCHEN & BATHROOM CONVERSIONS		1,620,000	1,620,000	1,130,585	373,526.75	115,888	1,620,000	0	
S91300	EXTERNAL FABRIC	NSH	98,000	98,000	76,785	0.00	21,215	98,000	0	
S91336	External Fabric Works	NSH	200,000	200,000	50,136	0.00	149,864	200,000	0	8.8.19 Retention due to be paid.
S91337	Conservation Area Doors	NSH	26,000	26,000	0	26,000.00	0	26,000	0	22.01.20 scheme completed and paid for during January
S713	EXTERNAL FABRIC		324,000	324,000	126,921	26,000.00	171,079	324,000	0	
S91400	DOORS & WINDOWS	NSH	13,600	13,600	0	0.00	13,600	13,600	0	
S91412	Doors & Windows Works	NSH	170,000	170,000	110,606	53,179.26	6,215	170,000	0	22.01.20 Scheme on target
S91413	Doors & Windows	NSH	0	0	-1	0.00	1	0	0	
S714	DOORS & WINDOWS		183,600	183,600	110,605	53,179.26	19,815	183,600	0	
S91500	OTHER STRUCTURAL	NSH	10,000	10,000	10,080	350.00	-429	10,000	0	
S91511	Walls Re-Rendering	NSH	4,000	4,000	0	0.00	4,000	4,000	0	
S91532	Door Entry Chatham, Queens, Lovers	NSH	43,000	43,000	0	43,000.00	0	43,000	0	22.01.20 Scheme due to start second week of Feb.
S91533	47 Rainworth Water Road	NSH	1,000	1,000	0	0.00	1,000	1,000	0	22.01.20 scheme complete
S715	OTHER STRUCTURAL		58,000	58,000	10,080	43,350.00	4,571	58,000	0	
S93100	ELECTRICAL	NSH	48,000	48,000	0	0.00	48,000	48,000	0	
S93114	Rewires 17/18	NSH	0	0	-37,396	0.00	37,396	0	0	
S93115	Rewires	NSH	600,000	600,000	328,121	270,117.77	1,761	600,000	0	8.8.19 On target and on budget. 31.10.19 first valuation soon to be processed for over £200k. 22.01.20 awaiting valuations from current supplier.
S731	ELECTRICAL		648,000	648,000	290,724	270,117.77	87,158	648,000	0	
S93200	SMOKE ALARMS	NSH	0	0	0	0.00	0	0	0	
S732	SMOKE ALARMS		0	0	0	0.00	0	0	0	
S93300	PASSENGER LIFTS	NSH	0	0	0	0.00	0	0	0	
S733	PASSENGER LIFTS		0	0	0	0.00	0	0	0	

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S93500	HEATING	NSH	44,000	44,000	0	0.00	44,000	44,000	0	
S93510	Heating/Boilers	NSH	700,000	700,000	508,230	94,757.53	97,012	700,000	0	8.8.19 On target and on budget. 31.10.19 still have a number of boilers to replace, so will need to utilise some of the EE budget.
S735	HEATING		744,000	744,000	508,230	94,757.53	141,012	744,000	0	
S93600	ENERGY EFFICIENCY	NSH	12,000	12,000	0	0.00	12,000	12,000	0	31.10.19 see above Heating/Boilers scheme.
S93621	EE Boilers	NSH	0	0	-4,269	0.00	4,269	0	0	
S736	ENERGY EFFICIENCY		12,000	12,000	-4,269	0.00	16,269	12,000	0	
S95100	GARAGE FORECOURTS	NSH	6,000	6,000	0	0.00	6,000	6,000	0	
S95109	Garages	NSH	7,000	7,000	0	2,277.00	4,723	7,000	0	31.10.19 garage site identified for works.
S95115	Resurfacing Works	NSH	83,000	83,000	77,862	5,137.60	0	83,000	0	8.8.19 On budget. Two sites re car parking. 31.10.19 may need to move some additional money in here when final costs come in.
S751	GARAGE FORECOURTS		96,000	96,000	77,862	7,414.60	10,723	96,000	0	
S95200	ENVIRONMENTAL WORKS	NSH	12,000	12,000	-1,009	0.00	13,009	12,000	0	
S95202	Howes Court Balcony	NSH	0	0	0	4,353.58	-4,354	0	0	31.10.19 Order finalised and remaining amount to be decommitted.
S95250	Communal Lighting	NSH	21,600	21,600	17,644	0.00	3,956	21,600	0	31.10.19 utilised on 94 Northgate, looking lights for William Bailey.
S95251	Door Entry Systems	NSH	0	0	-3,000	15.00	2,985	0	0	
S95252	Flood Defence Systems	NSH	800	800	0	0.00	800	800	0	31.10.19 free doors relating to a NCC scheme, offered to residents on Potwell Close. Nothing else identified at the moment.
S95253	Play Areas	NSH	1,600	1,600	-161	0.00	1,761	1,600	0	
S95254	Estate Remodelling	NSH	190,200	190,200	179,450	5,550.00	5,200	190,200	0	31.10.19 queens court (supporting new build) parking and play area, scheme due for completion by end of Jan 20.
S95291	Parking Works	NSH	0	0	0	7,046.33	-7,046	0	0	
S95293	Fencing Works	NSH	65,000	65,000	2,996	62,003.80	0	65,000	0	8.8.19 Communal fencing at several sites facing the public highway to resolving safety issues
S752	ENVIRONMENTAL WORKS		291,200	291,200	195,920	78,968.71	16,312	291,200	0	
S97100	ASBESTOS	NSH	4,000	4,000	0	0.00	4,000	4,000	0	
S97115	Asbestos Surveys	NSH	40,000	40,000	25,700	7,183.75	7,116	40,000	0	8.8.19 On track with surveys 31.10.19 just started on some additional surveys, may use some of the removal budget here.
S97116	Asbestos Removal	NSH	20,000	20,000	13,063	3,375.66	3,561	20,000	0	
S771	ASBESTOS		64,000	64,000	38,763	10,559.41	14,677	64,000	0	
S97200	FIRE SAFETY	NSH	54,000	54,000	-8,735	3,371.00	59,364	54,000	0	8.8.19 Nationally, fire doors are not meeting safety standards following Grenfell this is causing a delay to the programme and is being monitored. Alternative doors are being investigated. 31.10.19 There could be an impact on the future budgets based on the changes required to fire safety doors. The Company is currently looking into this and will come back with the future budget requirements. 22.1.20 additional budget has been added to the capital budget for future years.
S772	FIRE SAFETY		54,000	54,000	-8,735	3,371.00	59,364	54,000	0	
S97300	DDA IMPROVEMENTS	NSH	21,600	21,600	14,040	0.00	7,560	21,600	0	8.8.19 Community centre improvements. On programme. 31.10.19 Two more communal kitchens to do, then all communal kitchens will be DDA compliant.
S97309	Dda Works	NSH	0	0	0	0.00	0	0	0	

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S773	DDA IMPROVEMENTS		21,600	21,600	14,040	0.00	7,560	21,600	0	
S97400	DISABLED ADAPTATIONS	NSH	32,000	32,000	0	0.00	32,000	32,000	0	22.01.20 Another significant increase in the number of referrals received and the cases are more complex.
S97416	Major Adaptations	NSH	390,000	390,000	345,747	34,000.48	10,253	390,000	0	
S97417	Minor Adaptations	NSH	30,000	30,000	17,427	6,837.18	5,736	30,000	0	
S97418	Adaptation Stair Lift/Ho	NSH	40,000	40,000	24,787	13,276.00	1,937	40,000	0	
S774	DISABLED ADAPTATIONS		492,000	492,000	387,961	54,113.66	49,925	492,000	0	
S97500	LEGIONELLA	NSH	32,400	32,400	264	14,736.06	17,400	32,400	0	8.8.19 On programme - contractors on site.
S791	UNALLOCATED FUNDING		32,400	32,400	264	14,736.06	17,400	32,400	0	
S99100	PROPERTY INVESTMENT CONTINGENCY	NSH	21,000	21,000	0	0.00	21,000	21,000	0	
S791	UNALLOCATED FUNDING		21,000	21,000	0	0.00	21,000	21,000	0	
	PROPERTY INVESTMENT		5,113,800	5,113,800	3,245,431	1,049,358	819,012	5,113,801	1	
						4,294,788.51				
						84%				
AFFORDABLE HOUSING										
SA1030	HRA Site Development	Rob Main / Kevin Shutt	0	0	-1,200	1,741	-541	-0	-0	31.10.19 Orders finished with - decommit and move actuals to relevant cluster.
SA1031	Site Acquisition (Inc RTB)	Rob Main / Kevin Shutt	1,411,029	226,400	92,500	750	133,150	226,400	0	31.10.19 Requirement for additional land to fulfill the HRA development programme target of 335 units. 22.01.20 working with legal to progress the purchase of land. It's possible we could get some grant towards it, but need to work through the scenarios with grant vs 1-4-1. Further sites to be worked up. KS confirmed scheme to be reprofiled.
SA1032	New Build Programme	Rob Main / Kevin Shutt	0	0	8,706	41,941	-50,647	-0	-0	31.10.19 Expenditure relates to the overall scheme - to be reallocated to individual clusters.
SA1033	Estate Regeneration	Rob Main	341,714	341,714	164,467	68,507	108,739	341,714	0	22.01.20 live procurement process, return tenders due in early Feb. Update due to April P&F.
SA1034	Former ASRA Properties	Rob Main	588,971	1,074,579	0	0	1,074,579	1,074,579	0	31.10.19 Acquisition should be completed by the end of March 19. 22.01.20 with Legal.
SA1041	Phase 1 Cluster 1 Newark	Rob Main / Kevin Shutt	0	0	-30,898	30,184	714	0	0	
SA1042	Phase 1 Cluster 2 Farndon Hca	Rob Main / Kevin Shutt	0	0	-30,349	57,376	-27,026	0	0	
SA1043	Phase 1 Clust 2 Farndon 1-4-1	Rob Main / Kevin Shutt	0	0	-2,997	4,484	-1,488	-0	-0	22.01.20 Retention invoices are starting to come in for phase 1 now, and it is hoped all will be paid during Feb and March.
SA1044	Phase 1 Clust 3, West	Rob Main / Kevin Shutt	0	0	-52,532	27,299	25,233	0	0	
SA1045	Phase 1 Clust 4, Collingham	Rob Main / Kevin Shutt	0	0	60,704	21,355	-82,058	0	0	
SA1046	Phase 1 Clust 5, Balderton	Rob Main / Kevin Shutt	0	0	-21,925	141,856	-119,931	-0	-0	
SA1047	New Build Contingency	Rob Main / Kevin Shutt	262,774	182,774	1,475	0	181,299	182,774	0	
SA1048	Boughton Extra Care	Rob Main / Kevin Shutt	1,700,000	1,700,000	439,100	976,769	284,132	1,700,000	0	8.8.19 Tender accepted, aiming for start on site October 2019. £2m grant funding confirmed. 31.10.19 started on site on 28th Oct. Contractor firming up cashflow.
SA1050	Phase 2 Cluster 1 - Coddington	Rob Main / Kevin Shutt	1,020,562	1,020,562	795,535	225,028	0	1,020,563	0	8.8.19 Phased completion between Nov 19 and Feb 20, running on target and on budget at the moment. 31.10.19 - variations under £40k over the whole of Phase 2 at the moment. 22.01.20 PC was Nov for two sites, will be Feb for the third site. Final costs agreed with Contractor, therefore outstanding order adjusted.

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SA1051	Phase 2 Cluster 1 - 1-4-1 Coddington	Rob Main / Kevin Shutt	759,895	759,895	638,114	64,134	57,647	759,895	0	8.8.19 Due for completion by Feb 20, currently on target and on budget. 31.10.19 completion due for January 20. 22.01.20 PC in Jan and site handed over.
SA1052	Phase 2 Cluster 2 - Southwell	Rob Main / Kevin Shutt	460,566	460,566	401,809	8,673	50,084	460,566	0	8.8.19 Due for completion by Feb 20, currently on target and on budget. 31.10.19 £9k additional funding from the BCF for accessible parking bays at this site. Budget increased for the same 22.01.20 PC in January and site handed over.
SA1053	Phase 2 Cluster 3 - Hawtonville	Rob Main / Kevin Shutt	1,704,968	1,704,968	1,030,095	101,047	573,827	1,704,968	0	8.8.19 Due for completion by Mar 20, currently on target and on budget.
SA1054	Phase 2 Cluster 3 - 1-4-1 Hawtonville	Rob Main / Kevin Shutt	1,021,378	1,021,378	608,278	106,424	306,676	1,021,378	0	8.8.19 Due for completion by Mar 20, currently on target and on budget.
SA1055	Phase 2 Cluster 4 - Sherwood	Rob Main / Kevin Shutt	1,287,562	1,367,562	1,208,789	79,893	78,881	1,367,562	0	8.8.19 Due for completion by Mar 20, currently on target and on budget.
SA1060	Phase 3	Rob Main / Kevin Shutt	1,500,000	1,000,000	141,497	48,338	810,165	1,000,000	0	8.8.19 Have identified and carried out feasibility on approx 100 units of which we have 15 with planning approval. Due to deliver 50-60 units in this phase, depending on types and confirmed costs to stay in line with budget. Remaining units with feasibility will roll into phase 4. 31.10.19 19 properties approved or submitted for planning. 22.01.20 8 Units over 4 sites have been confirmed to date with a start on site due for 10.02.20 as the first cluster. Cluster 2-4 between Feb & Apr depending on planning approvals. KS confirmed reprofile required - move £500k to 20/21.
SA1070	Phase 4	Rob Main / Kevin Shutt	0	0	0	0	0	0	0	8.8.19 Identified 40 units to date, which are more complex to develop, but sites are progressing and more sites will be added as time goes on. 22.01.20 Currently progressing 126 units in total, 50 units will go into phase 3 (8 already identified) the others, depending on planning permissions will be ready for phase 4 alongside progressing site acquisition in preparation for this phase and phase 5.
	SUB TOTAL AFFORDABLE HOUSING		12,059,421	10,860,400	5,451,167	2,005,799	3,403,434	10,860,400	0	
	TOTAL HOUSING REVENUE ACCOUNT		17,173,221	15,974,200	8,696,597	3,055,157	4,222,446	15,974,201	1	