

HRA Capital Programme 2018-19 - Financial Summary Year End

Scheme Description	Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining to be Carried Forward
Schemes Carried Over from 2017-18	£529,000	£455,400	£73,600
Schemes Included Each Year (continued)	£390,000	£350,900	£39,100
2018/19 Schemes	£963,000	£56,000	£907,000
Total	£1,882,000	£862,300	£1,019,700

Note

There was an additional £21,500 in the 2018-19 housing capital programme allocated for potential carry over works from a number of projects that were completed in 2017-18 that was not required. As a consequence the actual carry forward into the 2019-20 housing capital programme budget is £1,041,200.

HRA Capital Programme 2018-19 - Scheme by Scheme Summary Year End

Schemes Carried Over from 2017-18	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
William Peardon Court	£229,000.00	£122,100	£106,900	£256,900
	<p>The first phase of work, to replace the communal boilers to this sheltered housing scheme in Wigston was completed in November 2018. Procurement of the second phase to replace the individual heating systems to each flat resulted in tender submissions that were deemed to be cost prohibitive. As a consequence the specification has subsequently been re-visited and revised significantly. Re-procurement commences on 7 May 2019 and will be completed and a contractor appointed by 31 May 2019. Subject to a successful appointment it is anticipated that this project will be completed by 31 July 2019. An additional £150,000 has been vired into this budget for 2019-20 from the 2018-19 underspend to allow for a carry forward of £256,900 to complete this project.</p>			
Marriot House	£200,000.00	£198,200	£1,800	£0
	<p>A programme of fire safety work to this sheltered housing scheme in Oadby was completed in March 2019 and successfully handed over in April 2019. This included the replacement of flat entrance doors, kitchen glazed panels onto common areas, communal fire doors and side panels and the compartmentalisation of the roof space to the block.</p>			

Schemes Carried Over from 2017-18 (continued)	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
14 Junction Road	£100,000.00	£135,100	(£35,100)	£0
	Work to convert a three bedroom maisonette located on the third and fourth floor of this block in Wigston, into a one bedroom third floor flat and a two bedroom fourth floor flat was completed in March 2019 and successfully handed over in April 2019			

Schemes Included Each Year	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
Decent Homes	£100,000.00	£150,600	(£50,600)	£0
	Major refurbishment work to upgrade six properties that became vacant during the financial year to the Decent Homes Standard was successfully completed.			
Central Heating and Boiler Replacements	£100,000.00	£83,100	£16,900	£40,200
	Replacement boilers and associated heating works were completed to 56 properties during the financial year. A more planned approach to replacing boilers and heating systems is to be adopted from 2019-20 that will involve the replacement of boilers that have reached the end of the industry standard life expectancy of 15 years. It is proposed that a three year planned programme will be implemented to achieve this and the £40,200 to be carried forward will contribute towards the funding of the 2019-20 programme.			
Major Adaptations	£150,000.00	£80,600	£69,400	£18,800
	As at 31 March 2019 all major adaptations recommended by the County Council's Occupational Health Team had been completed. Whilst there was no waiting list a budget is required to respond to ongoing recommendations as they are received and the £34,900 that is proposed to be carried forward will contribute towards the funding of the 2019-20 programme.			

Schemes Included Each Year (continued)	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
Front and Rear Doors	£20,000	£20,100	(£100)	£0
	Replacement doors were fitted to 38 properties during the financial year. This is an annual budget and a programme of further replacements will take place during 2019-20.			
Car Hardstandings	£20,000	£16,500	£3,500	£3,500
	A total of five hardstanding installations to individual properties were completed during the financial year with a further two commissioned with works due to commence and be completed in April 2019. These two schemes will be paid for by the £3,500 that it is proposed to be carried forward from this budget.			

2018/19 Schemes	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
Kitchen and Bathroom Replacements	£495,000	£1,900	£493,100	£493,100
<p>The contract for this programme was awarded to Mathews & Tannert and covers kitchen and bathroom replacements and associated improvement works as required to the 126 council owned properties contained within the geographical parameters of the area known as the 'Wigston Triangle'. Stock condition surveys were completed to 73 of these properties in February and March 2019 and the first phase of the programme commenced on 1 April 2019 and includes the following work to be completed by 31 August 2019:</p> <ul style="list-style-type: none"> • 38 kitchen replacements; • 15 bathroom replacements; • 45 boiler replacements; • 12 consumer unit replacements; • 58 periodic electrical tests and associated works; • 3 electrical rewires; • 65 loft insulation installations. <p>The second phase of works to the remaining 53 council owned properties within the 'Wigston Triangle' will follow on and it is anticipated that this will be completed by 30 September 2019 and the total cost of investment will be funded from the £493,100 carried forward.</p>				

2018/19 Schemes	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
External Wall Insulation (EWI)	£45,000	£600	£44,400	£41,600
	<p>Ellipse Energy Limited were appointed in March 2019 to install External Wall Insulation, loft insulation and other associated energy efficiency improvements to four properties in Wigston. The appointment was completed following a mini-competition exercise through the relevant EEM procurement framework. Works commenced to all four properties on 25 April 2019 and is scheduled to be completed on 31 May 2019.</p>			
Fire Safety Works Chartwell House/Churchill Close	£35,000	£0	£35,000	£34,900
	<p>A recent Fire Risk Assessment (FRA) report identified a requirement for the replacement of 34 fire doors to walkways and open stairwells in this block in Oadby, with an estimated expenditure requirement at that time of £31,255.32. Installation of the doors has however, been delayed pending ratification of the necessary testing and certification of composite fire doors as a result of a Government review following the Grenfell Tower fire. It is hoped that this issue will be resolved and installation work completed during the first six months of the 2019-20 financial year which will be funded by the money that it is proposed to carry forward.</p>			
Churchill Close Car Park	£30,000	£32,800	(£2,800)	£0
	<p>Work to refurbish the of lower ground of this two storey car park to reopen the facility for local tenants ahead of the introduction of new town centre parking restriction has now been completed. A CCTV system has also been installed as a deterrent against vandalism. An additional £8,000 of electrical and other maintenance works to the upper ground floor level has been identified and may be considered for a future works programme.</p>			

2018/19 Schemes	2018-19 Budget	2018-19 Actual Year End Spend including Accruals	2018-19 Budget Remaining /(Overspend)	Carry Forward for this project/programme to 2019-20
Timber Window Replacement Programme	£358,000	£20,700	£337,300	£152,200
	<p>This programme is for the replacement of timber windows, doors, cladding and roofline elements to properties on Aylestone Lane, Gibson Close, Gladstone Street, Kings Drive and William Peardon Court in the Wigston area of the Borough. Phase One of this works programme to replace front and rear entrance doors to individual properties and the main entrance door and fire doors at William Peardon Court was completed in 2018-19 at a cost of £20,704. A contract to complete the remaining works as part of the second phase was awarded to Graham Holmes Astraseal in April 2019 and it is anticipated that works will commence in May 2019 and be completed by 31 July 2019 within the costs that is proposed to be carried forward.</p>			