

South Ayrshire Council

**Report by Director - Place
to Chief Executive**

**Subject: Housing Capital Programme 2019/20: Monitoring
Report as at 31 March 2020**

1. Purpose

- 1.1 The purpose of this report is to update the Leadership Panel on the actual capital expenditure and income, together with progress made on the Housing capital programme projects as at 31 March 2020 (Period 12), and to agree the changes to budgets in 2019/20 and future years.

2. Recommendation

2.1 It is recommended that the Panel:

- 2.1.1 notes the progress made on the delivery of the Housing Capital Programme to 31 March 2020, resulting in spend of £22,794,453 or 97.73%, as detailed in Appendix 1 attached;**
- 2.1.2 approves the adjustments contained in Appendix 2 attached; and**
- 2.1.3 approves the revised budget for 2020/21 at £21,269,527 and 2021/22 at £33,815,029 as highlighted in Appendix 2.**

3. Background

- 3.1 The Housing Capital Programme for 2019/20 was approved by the Council on 28 February 2019.
- 3.2 The current approved budget as agreed by the Leadership Panel of 18 February 2020 is £23,323,330.

4. Proposals

- 4.1 Four modernisation programmes completed on site during 2019/20. The final contract was due to be completed by mid-April but the introduction of Covid-19 restrictions meant that this was halted and will resume once these restrictions are eased and safe working practices can be established.

4.1.1/

- 4.1.1 Works completed during 2019/20 have led to new central heating systems being installed to 472 properties, loft insulation being improved in 406 properties, 592 new kitchens being fitted, 298 new bathrooms being fitted, 282 properties being fully rewired and 317 properties being partially rewired.
- 4.1.2 Address lists for the 2020/21 modernisation programme have been agreed and passed to the Managing Agent for progression. Initial survey works have been completed for the first two contract planned for 2020/21 and negotiation with the framework contractor is ongoing.
- 4.2 The major re-roofing and external fabric upgrade project which was anticipated to complete in the current financial year had to be halted with the introduction of Covid-19 restrictions. This will be resumed once restrictions are eased and safe working practices determined.
 - 4.2.1 Works completed during 2019/20 have led to 146 properties being re-roofed and 132 being re-rendered.
 - 4.2.2 The address list for the 2020/21 Structural and Environmental Upgrade programme has been agreed and until the introduction of Covid-19 restrictions, the Managing Agent was undertaking survey work in advance of negotiating the contract with the framework contractor. This will resume once restrictions have been eased.
- 4.3 There are a number of annual ongoing programmes for Central Heating Replacement, Window Replacement and Fire and Smoke Alarm LD2 Compliance Work where works completed and new work will continue in 2020/21.
- 4.4 A number of further programmes are currently being developed and costed for progression including Upgrading of Door Entry Systems, Upgrading and Demolition of Lock Ups and the Supply / Installation of Eurobin Corrals.
- 4.5 Prior to Covid-19 restrictions being put in place, new builds at Fort Street / Citadel Place, Ayr, Ladyland Road in Maybole and the major 76 home development at Waggon Road, Ayr had all started on site. Works are currently suspended and will resume once restrictions are lifted and safe working practices determined.
- 4.6 The project information contained in Appendix 1 has been broken down over the Council wards and a document showing this has been made available to Members in the Members' area (Hub) on Re-Wired (see background papers).
- 4.7 Appendix 2 details budget adjustments being put forward for approval by Panel and as part of the Period 12 report, it is being requested that £496,397 of budgets for 2019/20 be carried forward to 2020/21.
- 4.8 These budgets cover a number of areas where (a) budgets are being requested to be carried forward to 2020/21 to complete projects / programmes of work, including the Full Modernisations to 250 properties Troon, Dundonald, Monkton, Prestwick, Coylton, Mossblown, Tarbolton, Ballantrae, Barr, Colmonell, Old Dailly, Dailly, Kirkoswald, Minishant, Girvan and Maybole (£255,515) and Re-roofing and External

Fabric Upgrade - 93 Properties in Dundonald and Tarbolton (£437,204); and (b) where budgets are requested to be brought back from 2020/21 to fund in year expenditure, including Energy Efficiency / HEEPS ABS Projects (£47,338) and Waggon Road, Ayr (£275,690).

- 4.9 The impact of Covid-19 restrictions has contributed to the underspend on the Programme in 2019-20 and is likely to cause an underspend in the new financial year due to the prolonged shutdown of the construction industry.
- 4.10 The report also recognises that the impact of Covid-19 restrictions will impact on the capital programme in 2020/21 and requests are made through Section 7 of the adjustments section to reprofile £19,008,139 of budget from 2020/21 to 2021/22. These adjustments are based on the best information that is currently available.
- 4.11 Recognition needs to be taken of the increased costs on current projects which will be incurred as a result of delays and new ways of working that will require to be established. It is currently estimated that for Housing, these costs will be in the order of £1,750,000. These will initially be funded through underspends in the Programme in 2020/21 but may lead to additional borrowing requirement in the future.
- 4.12 It is recognised that the impact of the above transfers to 2021/22 will increase this year's budget, and the work that is able to be completed will require to be further assessed once more clarity is gained regarding the actual impact of Covid-19 and this will be done through Leadership Panel reports presented in 2020/21 and form part of wider budget matters considered by the Budget Working Group.
- 4.13 The recent shut-down of the construction industry as a result of Covid-19 has had a major influence on the delivery of projects. There will affect projects that have not yet started and the industry will have to adapt and change working practices to ensure safe working. This will impact on productivity, programmes and costs and it is anticipated that construction costs will increase as a result of the foregoing which in turn may impact the previously agreed programme.

5. Legal and Procurement Implications

- 5.1 There are no legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 Per Table 1 of Appendix 1, at the end of P12, actual expenditure stood at £22,794,453 Income for this period stood at £22,794,453. Based on the budget of £23,323,330, actual expenditure of £22,794,453 equates to an overall spend of 97.73% at the end of Period 12.
- 6.2 Proposals contained in this report, if approved, would lead to a revised 2020/21 programme of £21,269,527, and 2021/22 programme of £33,815,029. Requests have been made for re-profiling of budgets for projects as detailed in Section 4.8 above.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 The risk associated with rejecting the recommendations are that insufficient funds would exist in financial years 2019/20, 2020/21 and 2021/22 in relevant budget lines to complete planned housing capital projects.

9. Equalities

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 3.

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to the Council strategic objective of 'Reduce Poverty and Disadvantage' and within that to the outcome 'Increase the number of affordable and warm homes for those on limited income'.

13. Results of Consultation

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Peter Henderson, Portfolio Holder for Resources and Performance, and Councillor Philip Saxton, Portfolio Holder for Housing and Community Wellbeing, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Director – Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the ‘Council and Leadership Panel Decision Log’ at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Process adjustments to the Housing Capital Programme	09 July 2020	Service Lead – Professional Design Services

Background Papers **Report to South Ayrshire Council of 28 February 2019 – [Revenue Estimates 2019/20 and Capital Estimates 2019/20 to 2028/29](#)**

Report to Leadership Panel of 18 February 2020 – [Housing Capital Programme 2019/20: Monitoring Report as at 31 December 2019](#)

[Housing Capital Programme 2019/20 – Period 12 – Ward Analysis \(Members Only\)](#)

Person to Contact **Pauline Bradley, Service Lead - Professional Design Services
Newton House, 30 Green Street lane, Ayr, KA8 8BH
Phone 01292 612858
E-mail pauline.bradley@south-ayrshire.gov.uk**

Date: 24 June 2020

**HOUSING CAPITAL MONITORING REPORT
PERIOD 12 2019/20**

Key Strategic Objective	Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Detailed Project Information	2020/21 Approved Budget	2021/22 Approved Budget
	£	£	£	£		£	£
Major Component Replacement	13,697,306	13,697,306	13,392,788	491,082	See Section on 'Major Component Replacement'	17,271,000	11,247,000
Contingencies	0	0	0	0	See Section on 'Contingencies'	364,000	333,000
Lochside New Builds	0	0	0	0	See Section on 'Lochside New Builds'	0	0
Demolitions	228,809	228,809	194,296	34,513	See Section on 'Demolitions'	998,590	0
Structural and Environmental	2,417,889	2,417,889	1,948,680	437,204	See Section on 'Structural and Environmental'	3,323,476	1,991,000
Other Capital Expenditure	6,979,326	6,979,326	7,258,688	(466,401)	See Section on 'Other Capital Expenditure'	17,338,070	1,235,890
TOTAL PROGRAMME EXPENDITURE	23,323,330	23,323,330	22,794,453	496,397		39,295,136	14,806,890
CFCR	6,751,000	6,751,000	6,751,000	0	See Section on 'Income'	7,317,000	7,659,000
Draw on Accumulated Surplus	2,223,438	2,223,438	2,223,438	0	See Section on 'Income'	3,389,000	2,280,000
Borrowing	12,020,548	12,020,548	9,266,105	1,467,724	See Section on 'Income'	23,006,420	4,690,890
Reserves	0	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	1,541,103	1,541,103	3,805,393	(1,214,837)	See Section on 'Income'	5,108,633	177,000
2nd Homes Council Tax	246,524	246,524	298,859	47,821	See Section on 'Income'	474,083	0
Commuted Sums	69,295	69,295	23,606	45,689	See Section on 'Income'	0	0
Other Income	471,422	471,422	426,051	150,000	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	23,323,330	23,323,330	22,794,453	496,397		39,295,136	14,806,890
NET EXPENDITURE	0	0	0	0		0	0

Major Components

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

<u>Project Budgets Approved SAC 28th February 2019, LP of 11th June, 2019</u>
<i>Major Component Replacements - Allocated</i>
<i>Major Component Replacements - Unallocated</i>
TOTALS

13,651,495	13,651,495	13,392,788	491,082	See Expanded Section
45,811	45,811	0	0	See Expanded Section
13,697,306	13,697,306	13,392,788	491,082	

3,709,202	0
13,561,798	11,247,000
17,271,000	11,247,000

Contingencies

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

Contingencies

0	0	0	0	N/A
0	0	0	0	

364,000	333,000
364,000	333,000

Lochside New Builds

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

Development of Open Space Area, Lochside

0	0	0	0	N/A
0	0	0	0	

0	0
0	0

Demolitions

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

Demolition of Lockups
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole

28,809	28,809	1,454	27,356	Design & Tender
200,000	200,000	192,843	7,157	Complete / Deign and Tender
228,809	228,809	194,296	34,513	

200,000	0
798,590	0
998,590	0

Structural and Environmental

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

Project Budgets Approved SAC 28th February 2019, LP of 11th June, 2019
<u>New Projects 2019/20</u>
Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)
Rebuild of Brick Wall and Associated Works - Coylton Playpark.
<u>Projects Carried From 2018/19</u>
Adjustment to Access Steps (Panrock, Millrock & Logan Drive)
Re-roofing and External Fabric Upgrade to 44 Properties in Prestwick (4157A)
Re-roofing and External Fabric Upgrade to 48 Properties in Ayr, Maybole and Pinmore (4157B)
Re-roofing and Render Works to 54 Properties in Prestwick (4165)
Re-roofing and External Fabric Upgrade - 101 Properties in Colmonell, Troon, Prestwick & Girvan (H19116)

1,885,535	1,885,535	1,448,331	437,204	On Site
20,000	20,000	18,275	0	Complete
228	228	228	0	Complete
10,000	10,000	872	0	Complete
(97)	(97)	1,115	0	Complete
(23,237)	(23,237)	(23,237)	0	Complete
403,356	403,356	403,244	0	Complete

185,465	0
0	0
0	0
0	0
0	0
0	0
0	0

Re-roofing and External Fabric Upgrade - 139 Properties in Ayr & Mossblown (H19117)
Viewfield Gate / Secession House - Internal Reconfiguration
Piedmont Road - Roofing Works
Roof Replacement Works - Dunure
<u>Unallocated Balance - 2019/20, 2020/21 and 2021/22 - Structural and Environmental</u>
Unallocated Balance - 2019/20, 2020/21 and 2021/22 - Structural and Environmental
Window Replacement Programme 2020/21 - Works to Properties in Off Gas Areas of Annbank, Tarbolton and Craigie Village

98,428	98,428	86,891	0	Complete
24,576	24,576	13,862	0	Complete
(900)	(900)	(900)	0	Complete
0	0	0	0	Concept
0	0	0	0	Concept
0	0	0	0	Concept
2,417,889	2,417,889	1,948,680	437,204	

0	0
0	0
0	0
150,000	0
2,988,011	1,991,000
0	0
3,323,476	1,991,000

Other Capital Expenditure

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

<u>Project Budgets Approved SAC 28th February, 2019</u>
<i>Sheltered Housing Common Areas</i>
<i>Non Residential Asset Investment</i>
<i>Footpaths</i>
<i>Play Area Investment</i>
<i>Buy Back Properties</i>
<i>Window Replacement Programme</i>
<i>Environmental Improvements</i>
<i>New Builds</i>
<i>Advance Works / Fees / ICT</i>

28,960	28,960	5,671	19,329	<i>See Expanded Section</i>
1,738	1,738	15,271	0	<i>See Expanded Section</i>
49,999	49,999	12,101	20,000	<i>See Expanded Section</i>
11,642	11,642	11,642	0	<i>See Expanded Section</i>
1,054,500	1,054,500	1,088,460	0	<i>See Expanded Section</i>
860,218	860,218	606,026	234,323	<i>See Expanded Section</i>
48,000	48,000	18,661	29,339	<i>See Expanded Section</i>
4,415,565	4,415,565	5,195,380	(788,918)	<i>See Expanded Section</i>
508,704	508,704	305,478	19,525	<i>See Expanded Section</i>
6,979,326	6,979,326	7,258,688	(466,401)	

275,000	0
485,256	0
0	0
0	0
375,000	375,000
750,000	0
450,000	0
15,002,814	860,890
0	0
17,338,070	1,235,890

Income

Approved Budget 2019/20	Projected to 31st March, 2020	Actual at P12	Carry Forward to 2020/21	Key Project Milestone
£	£	£	£	

2020/21 Approved Budget	2021/22 Approved Budget
£	£

Project Budgets Approved SAC 28th February 2019
Funding Type
CFCR
<i>Draw on Accumulated Surplus</i>
<i>Borrowing</i>
<i>Reserves</i>
<i>Scottish Government Funding</i>
<i>2nd Homes Council Tax</i>
<i>Commuted Sums</i>
<i>Other Income</i>
TOTAL FUNDING

6,751,000	6,751,000	6,751,000	0	Income
2,223,438	2,223,438	2,223,438	0	Income
12,020,548	12,020,548	9,266,105	1,467,724	Income
0	0	0	0	Income
1,541,103	1,541,103	3,805,393	(1,214,837)	Income
246,524	246,524	298,859	47,821	Income
69,295	69,295	23,606	45,689	Income
471,422	471,422	426,051	150,000	Income
23,323,330	23,323,330	22,794,453	496,397	

7,317,000	7,659,000
3,389,000	2,280,000
23,006,420	4,690,890
0	0
5,108,633	177,000
474,083	0
0	0
0	0
39,295,136	14,806,890

Request For Budget Adjustments	Advanced/ (Carry Forward) from/to 2020-21 £	Release Back 2019-20 £	In Year Budget Amendments 2019-20 £	Additional Budget 2019-20 £	Projected 2019-20 Budget £	Revised 2020-21 Budget £	Revised 2021-22 Budget £
Revised Total Budget Approved by South Ayrshire Council					23,323,330	39,295,136	14,806,890
<p>1 South Ayrshire Council of the 5th March, 2020. approved the paper 'Housing Revenue Account (HRA) - Revenue and Capital Budgets 2020/21' and adjustments have been made to this report to reflect the 2020/21 and 2021/22 budgets approved under Section 4.7.1 of the report.</p> <p>As part of this report, Council also approved adjustments as detailed below: -</p> <p>(i) Section 4.3 of the report identified that within the HRA Revenue budget, 'HRA Accumulated Reserves - Existing Current Commitments, a sum of £0.275m was approved to be allocated to Window Maintenance; and</p> <p>(ii) Section 4.4.1 of the report proposed that the sum of £0.225m be earmarked from the projected surplus for use in the 2020/21 housing capital programme to continue window replacement works, to allow completion of installations to properties in off-gas areas.</p> <p>It is therefore requested that the additional funding defied above be added to the unallocated window replacement budget in 2020/21, resulting in a revised overall capital budget in 2020/21 of £39.795m as identified in Section 4.4.1 of the report: -</p> <p>- Window Replacement - Unallocated Funding 2020/21.</p>						500,000	
<p>2 A number of adjustments are requested as (a) there are a number of projects where budgets are no longer required as final accounts have been settled and projects completed; and (b) other projects where additional funds are required to complete works. Adjustments requested are as detailed below:-</p> <ul style="list-style-type: none"> - Full Modernisations to 250 properties Troon, Dundonald, Monkton, Prestwick, Coylton, Mossblown, Tarbolton, Ballantrae, Barr, Colmonell, Old Dailly, Dailly, Kirkoswald, Minishant, Girvan & Maybole (H19143); - Full Modernisation to 274 Properties in Ayr (H19144); - Full Modernisation to 274 Properties in Ayr (H19144); - Upgrading Flats, 71 - 73 Main Street, Ayr (H20115); - Addressing Dampness and Condensation Issues as Reported During the Course of the Year; - Capital Element of Works Undertaken In Void Properties (3089); - Central Heating Replacement - Emergency & Urgent Works; - External Works Undertaken on Properties; - Replacement Double Glazed Units and Doors; - Internal Modernisation 313 Properties in Ayr and Coylton (4168); - Internal Modernisation 80 SHU's in Girvan, Prestwick, Coylton and Troon (4169); - Internal Modernisation 216 in Prestwick, Tarbolton, Mossblown and Dundonald (4170); 		(55,823)			(55,823)	0	0
				13,243	13,243	0	0
		(16,065)			(16,065)	0	0
				800	800	0	0
		(44,955)			(44,955)	0	0
		(199,708)			(199,708)	0	0
				176,545	176,545	0	0
		(43,000)			(43,000)	0	0
				238,542	238,542	0	0
				12,628	12,628	0	0
		(1,286)			(1,286)	0	0
				64,305	64,305	0	0

	- Internal Modernisation 321 properties in Girvan and Maybole (4171);			125,976	125,976	0	0
	- Renewal and Upgrading of Lifts in HRA Stock;	(33,322)			(33,322)	0	0
	- Full Modernisation 60 Properties at Ardfin & Benmore 2017-18 (4155);	(150)			(150)	0	0
	- Full Modernisation 483 Properties Throughout Ayrshire 2017-18 (4156);	(348)			(348)	0	0
	- Full Modernisation of Whitlett's Court;	(7)			(7)	0	0
	- Riverside Recreation Facility;	(5,000)			(5,000)	0	0
	- Major Component Replacements - Unallocated;	(45,811)			(45,811)	0	0
	- Rebuild of Brick Wall and Associated Works - Coylton Playpark;	(1,725)			(1,725)	0	0
	- Adjustment to Access Steps (Panrock, Millrock & Logan Drive);	(1)			(1)	0	0
	- Re-roofing and External Fabric Upgrade to 44 Properties in Prestwick (4157A);	(9,128)			(9,128)	0	0
	- Re-roofing and External Fabric Upgrade to 48 Properties in Ayr, Maybole and Pinmore (4157B);			1,212	1,212	0	0
	- Re-roofing and External Fabric Upgrade - 101 Properties in Colmonell, Troon, Prestwick & Girvan (H19116);	(112)			(112)	0	0
	- Re-roofing and External Fabric Upgrade - 139 Properties in Ayr & Mossblown (H19117);	(11,537)			(11,537)	0	0
	- Viewfield Gate / Secession House - Internal Reconfiguration;	(10,714)			(10,714)	0	0
	- Sheltered Housing Common Areas - Logan Drive, Troon (3077);	(3,960)			(3,960)	0	0
	- Riverside House, Ayr - Upgrade (2978B);			13,533	13,533	0	0
	- Footpaths;	(17,899)			(17,899)	0	0
	- Sale of Properties in Troon;	(205)			(205)	0	0
	- Window Replacement Programme;	(19,869)			(19,869)	0	0
	- Buy Back of Properties;			34,165	34,165	0	0
	- Purchase of 12 Flats for Affordable Housing - North Park Avenue, Girvan;	(9,103)			(9,103)	0	0
	- Site of the Former Tarbolton Primary School;			1,410	1,410	0	0
	- New Build - Mainholm;			48,164	48,164	0	0
	- New Builds - Uncommitted Funding;	(49,574)			(49,574)	0	0
	- Central and Departmental Overheads; and	(93,129)			(93,129)	0	0
	- Property Maintenance Work Scheduling System.	(90,572)			(90,572)	0	0
3	It is requested that funding for the following project budget be carried forward from 2019/20 to 2020/21, in line with the current projected profiling of spend for these works: -						
	- Partial Modernisation to 154 Properties Ayr, Troon & Prestwick (H19141);	(39,121)			(39,121)	39,121	0
	- Full and Partial Modernisations 24 SHU's Coylton, Mossblown & Dundonald (H19142);	(14,919)			(14,919)	14,919	0
	- Full Modernisations to 250 properties Troon, Dundonald, Monkton, Prestwick, Coylton, Mossblown, Tarbolton, Ballantrae, Barr, Colmonell, Old Dailly, Dailly, Kirkoswald, Minishant, Girvan & Maybole (H19143);	(255,515)			(255,515)	255,515	0
	- Fire and Smoke Alarms - LD2 Compliance Work;	(242,455)			(242,455)	242,455	0
	- Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH);	(30,375)			(30,375)	30,375	0
	- Upgrading of Door Entry Systems;	(17,384)			(17,384)	17,384	0
	- Riverside High Flats, Ayr;	(31,415)			(31,415)	31,415	0

	- Demolition of Lockups;	(27,356)			(27,356)	27,356	0
	- 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole;	(7,157)			(7,157)	7,157	0
	- Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101);	(437,204)			(437,204)	437,204	0
	- Upgrading External Areas at Sheltered Housing Units;	(19,329)			(19,329)	19,329	0
	- Footpaths;	(20,000)			(20,000)	20,000	0
	- Window Replacement Programme - 163 Properties in Dailly, Dunure, Maidens, Old Dailly, Pinmore, Tarbolton and Turnberry;	(234,323)			(234,323)	234,323	0
	- Supply/Installation of Eurobin Corrals - Various Locations;	(29,339)			(29,339)	29,339	0
	- Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr);	(24,807)			(24,807)	24,807	0
	- Travelling Person's Site, Girvan;	(47,500)			(47,500)	47,500	0
	- Main Street, Prestwick - Demolition;	(27,500)			(27,500)	27,500	0
	- Refurbishment and New Build - Dalrymple Street, Girvan;	(5,952)			(5,952)	5,952	0
	- New Builds - Uncommitted Funding; and	(27,460)			(27,460)	27,460	0
	- Initial Work for Future Years Projects.	(19,525)			(19,525)	19,525	0
4	It is requested that funding for the following project budgets be advanced from 2020/21, in line with the current projected profiling of spend for these works: -						
	- Full Internal Modernisations 2020/21 - 160 Nr Properties in Ayr and Maybole;	65,192			65,192	(65,192)	0
	- Full Internal Modernisations 2020/21 - 219 Nr Properties in Various Locations Throughout South Ayrshire;	12,961			12,961	(12,961)	0
	- Energy Efficiency / HEEPS ABS Projects;	47,338			47,338	(47,338)	0
	- Upgrading of Lock Ups;	14,610			14,610	(14,610)	0
	- Ladyland Road, Maybole; and	664,998			664,998	(664,998)	0
	- Waggon Road, Ayr.	275,690			275,690	(275,690)	0
5	It is requested that the additional expenditure budget is created in line with expected Scottish Government buy back grant funding in 2020/21 by £400,000: -						
	- Buy Back of Properties.					400,000	0
6	As noted above, the 2020/21 to 2024/25 Housing Capital Investment Programme was approved by South Ayrshire Council at its meeting held on the 5th March, 2020 and the budgets detailed in 2020/21 and 2021/22 columns in this report reflect the approved figures. (i) It is requested that unallocated budgets in 2020/21 be allocated to projects as detailed below: -						
	<u>Major Component Replacements</u>						
	- Major Component Replacement - Unallocated 2021;				0	(11,761,521)	0
	- Major Component Replacement - Ring Fenced per February 2019 and Sept 2019 Panels;				0	(1,789,000)	0
	- Partial Modernisations to 246 Properties in Dundonald, Monkton, Tarbolton, Coylton, Mossblown, Dunure, Maybole, Minishant, Kirkoswald, Dailly, Girvan, Colmonell, Barr and Ayr (H19145);				0	(82,749)	0
	- Full Modernisations 2020/21 - 174 properties in Ayr and Maybole (H20123);				0	1,937,298	0
	- Full Modernisations 2020/21 - 226 Properties in Ayr and Troon (H20124);				0	2,631,162	0

- Full Modernisations 2020/21 - 206 Properties in Girvan, Dailly, Etc. (H20125);	0	2,979,309	0
- Kitchen and Boiler Replacements 2020/21 - 263 Properties in Ayr, Annbank, Etc. (H20126);	0	2,035,607	0
- Partial Modernisations 2020/21 - 50 Properties Linden Avenue, Girvan (H20127);	0	427,290	0
- Fire and Smoke Alarms - LD2 Compliance Works;	0	250,000	0
- Riverside High Flats, Ayr;	0	(700,000)	0
- Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH);	0	100,000	0
- Upgrading of Lock Ups;	0	125,000	0
- Capital Element of Works Undertaken in Void Properties;	0	650,000	0
- Central Heating Replacement - Emergency & Urgent Works;	0	950,000	0
- Addressing Dampness and Condensation Issues as Reported During The Course of The Year;	0	650,000	0
- Replacement of Double Glazed Units and Doors; and	0	425,000	0
- Energy Efficiency / HEEPS ABS Projects.	0	850,000	0
<u>Contingencies</u>	0	0	0
- Contingencies.	0	(364,000)	0
<u>Demolitions</u>	0	0	0
- 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers), Maybole.	0	(298,590)	0
<u>Structural and Environmental</u>	0	(2,988,011)	0
- Structural and Environmental - Unallocated 2020/21; and	0	3,605,223	0
- Replacement Roof Coverings and External Fabric Upgrade Works 189 Nr Properties at Various Locations.			
<u>Non Residential asset Investment</u>			
- Riverside House, Ayr - Upgrade Final Phase (Ground Floor).	0	140,000	0
<u>Window Replacement Programme</u>			
- Window Replacement Programme - Unallocated 2020/21; and	0	(1,250,000)	0
- Window Replacement Programme 2020/21 - Works to Properties in Off Gas Areas of Annbank, Tarbolton and Craigie Village.	0	1,250,000	0
<u>Advance Woks / Fees / ICT</u>			
- Central and Departmental Overheads; and	0	210,000	0
- Initial Work for Future Years Projects.	0	17,982	0
(ii) Current Covid-19 restrictions have meant that some projects within the 2019/20 programme have been halted and will resume when restrictions are lifted. In addition, a number of projects planned for 2020/21 will now have a delayed starting and therefore completion date. As a result of this, a number of adjustments as detailed below, are being requested to reprofile budgets between financial years 2020/21 and 2021/22 to reflect the current estimated Programme that is likely to be			
<u>Major Component Replacements</u>			
- Full Modernisations 2020/21 - 206 Properties in Girvan, Dailly, Etc. (H20125);	0	(2,979,309)	2,979,309
- Kitchen and Boiler Replacements 2020/21 - 263 Properties in Ayr, Annbank, Etc. (H20126);	0	(2,035,607)	2,035,607
- Partial Modernisations 2020/21 - 50 Properties Linden Avenue, Girvan (H20127);	0	(427,290)	427,290

	- Central Heating Replacement - Emergency & Urgent Works;				0	(250,000)	250,000
	- Addressing Dampness and Condensation Issues as Reported During The Course of The Year;				0	(325,000)	325,000
	- Capital Element of Works Undertaken In Void Properties (3089);				0	(425,000)	425,000
	- Energy Efficiency / HEEPS ABS Projects;				0	(950,000)	950,000
	- External Works Undertaken on Properties;				0	(75,000)	75,000
	- Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH);				0	(200,000)	200,000
	- Upgrading of Door Entry Systems;				0	(156,000)	156,000
	- Upgrading of Lock Ups; and				0	(200,000)	200,000
	- Riverside High Flats, Ayr.				0	(450,000)	450,000
	<u>Demolitions</u>						
	- 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole.				0	(450,000)	450,000
	<u>Structural and Environmental</u>						
	- Replacement Roof Coverings and External Fabric Upgrade Works 189 Nr Properties at Various Locations.				0	(1,600,000)	1,600,000
	<u>Sheltered Housing Common Areas</u>						
	- Sheltered Housing Common Areas - Unallocated Budget; and				0	(125,000)	125,000
	- Upgrading External Areas at Sheltered Housing Units.				0	(75,000)	75,000
	<u>Buy Back Properties</u>						
	- Buy Back Properties.				0	(250,000)	250,000
	<u>Window Replacement Programme</u>						
	- Window Replacement Programme 2020/21 - Works to Properties in Off Gas Areas of Annbank, Tarbolton and Craigie Village.				0	(700,000)	700,000
	<u>Environmental Improvements</u>						
	- Environmental Improvements - Uncommitted Funding; and				0	(200,000)	200,000
	- Supply/Installation of Eurobin Corrals - Various Locations.				0	(150,000)	150,000
	<u>New Builds</u>						
	- Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr);				0	(1,201,780)	1,201,780
	- Ladyland Road, Maybole;				0	(334,295)	
					0	(209,299)	209,299
	- Waggon Road, Ayr; and				0	(666,295)	
					0	(3,073,854)	3,073,854
	- New Builds - Uncommitted Funding.				0	500,000	
					0	(2,500,000)	2,500,000
7	The assumed remaining available Scottish Government grant relating to the James Brown Avenue - New Build Housing Development project has been overstated, as current budgeted income had included grant previously accounted for the purchase of land (H17125 - £0.311m grant) for this development. On this basis, along with an overall projected underspend total projected underspend across projects there remains a shortfall in the current budgeted income position of £79,140.22 that is requested is funded by borrowings in 2020/21.	(18,550)			(18,550)	79,140	

8	Additional capital grant funding from the Scottish Government has been made available as part of the support for the Gypsy/Traveller action plan jointly developed and agreed by the Scottish Government and COSLA leaders in October 2019. It is requested that income and expenditure budgets be recognised in 2020/21 to reflect the awarded grant: - - Public Sector Gypsy Travellers Sites (2020/21).					0	26,132	0
		(496,397)	(763,003)	0	730,523	(528,877)	(18,025,609)	19,008,139
TOTAL REVISED BUDGET						22,794,453	21,269,527	33,815,029

1. Proposal details

Proposal Title Monitoring of General Services Capital Programme	Lead Officer Pauline Bradley
---	--

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this proposal? Please indicate whether these would be positive or negative impacts

Community, Groups of People or Themes	Negative Impacts	Positive impacts
The whole community of South Ayrshire	-	-
People from different racial groups, ethnic or national origin.	-	-
Women and/ or men (boys and girls)	-	-
People with disabilities	-	-
People from particular age groups for example Older people, children and young people	-	-
Lesbian, gay, bisexual and heterosexual people	-	-
People who are proposing to undergo, are undergoing or have undergone a process to change sex	-	-
Pregnant women and new mothers	-	-
People who are married or in a civil partnership	-	-
People who share a particular religion or belief	-	-
Thematic Groups: Health, Human Rights, Rurality and Deprivation	-	-

3. Do you have evidence or reason to believe that the proposal will support the Council to:

General Duty and other Equality Themes	Level of Negative and/ or Positive Impact (high, medium or low)
Eliminate discrimination and harassment faced by particular communities or groups	Low impact
Promote equality of opportunity between particular communities or groups	Low impact
Foster good relations between particular communities or groups	Low impact
Promote positive attitudes towards different communities or groups	Low impact
Increase participation of particular communities or groups in public life	Low impact
Improve the health and wellbeing of particular communities or groups	Low impact
Promote the human rights of particular communities or groups	Low impact
Tackle deprivation faced by particular communities or groups	Low impact

4. Summary Assessment

Is a full Equality Impact Assessment (EQIA) required? (A full EQIA must be carried out on all high and medium impact proposals)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rationale for decision: This an update report with no implications in relation to equalities.	
Signed : Donald Gillies Director	
Date: 22 June 2020	Copy to equalities@south-ayrshire.gov.uk