

CABINET MEMBER FOR SAFE AND ATTRACTIVE NEIGHBOURHOODS

**Venue: Town Hall, Moorgate
Street, Rotherham. S60
2TH**

Date: Monday, 18th February, 2013

Time: 10.00 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972 (as amended March 2006).
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Housing Revenue Account 2012/13 Quarter 3 Monitoring (Pages 1 - 8)
4. Housing Investment Programme (HIP) 2012-13 Quarter 3 Monitor Report (Pages 9 - 19)

ROTHERHAM BOROUGH COUNCIL - REPORT TO MEMBERS

1.	Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
2.	Date:	Monday 18 February 2012
3.	Title:	Housing Revenue Account Budget Monitoring Report 2012/13
4.	Directorate:	Neighbourhoods and Adult Services

5. Summary

This report presents the forecast outturn position on the 2012/13 Housing Revenue Account (HRA) based upon activity as at the end of December 2012.

The overall forecast is that the HRA will outturn on budget with a transfer to Working Balance (reserves) of £3.470m which is an increase of £1.632m above the approved budget.

6. Recommendations

- **That the Cabinet Member receives and notes the latest financial projection.**

7. Proposals and Details

- 7.1 This budget report is based upon actual income, expenditure and known commitments as at the end of December 2012 forecast to the end of the financial year to give a projected outturn position, compared to budget.
- 7.2 Appendix A of this report provides the Budget Operating Statement for 2012/13 which shows the various income and expenditure budgets lines which make up the net cost of delivering the service. The latest forecast net cost of service is an underspend of £4.395m which, together with interest received and after a revenue contribution to Capital, will result in a surplus over the approved budget of £3.470m which will result in an additional sum of £1.632m to be transferred to Working Balance.
- 7.3 Within the Operating Statement are several budget heads which are either year end adjustments (for example debt management costs £222k) or are subject to external influence and therefore outside direct control, (for example cost of capital charges £14.046m).
- 7.4 Budget Monitoring is therefore focussed upon expenditure and income which is within control, i.e. income of £73.327m, the repair and maintenance budget of £17.438m and supervision and management of £19.365m.

7.5 Budget Monitoring

- 7.5.1 Appendix A, column B demonstrates the projected outturn based upon activity to the end of December 2012.
- 7.5.2 Overall it can be seen that the net cost of service is forecast to be -£4.395m, a surplus of £1.632m as shown in the table below.

	Budget £000	Forecast £000	Variance £000
Expenditure	70,564	69,820	-744
Income	-73,327	-74,215	-888
Net Cost of Service	-2,763	-4,395	-1,632

- 7.5.3 Several of the budget lines within income and expenditure are forecasting to outturn with a variance to budget. The table below highlights these budgets.

	Budget £000	Forecast £000	Variance £000
Housing Repairs	17,438	16,957	-481
Supervision and Management	19,365	19,298	-67
Rent, Rates, Taxes	77	38	-39
Housing Subsidy	0	-157	-157
Income	-73,327	-74,215	-888
Net Variance			-1,632

7.5.4 The balance of this report will focus on the main variations to budget.

7.6 Expenditure

Column B of Appendix A demonstrates that based upon expenditure and commitments to date, total expenditure is forecast to outturn at £69.820m compared to a budget provision of £70.564m, an overall underspend of £744k. The major variations are as follows:

7.6.1 Contributions to Housing Repairs

Appendix A demonstrates that the forecast year-end spend on Repairs and Maintenance is for an underspend of £481k compared to budget.

Under the review of the 2011/12 Cost Collection workbook, which is part of the Repairs & Maintenance contract, both contractors have had their Price per Property (PPP) reduced.

The reduction has generated a net saving of £481k. Whilst every endeavour has been made to spend these savings, due to the fact that they were identified late in the current financial year, further additional works cannot be delivered. Therefore, these savings will be carried forward into 2013/14 to address repairs and maintenance items in that year.

Previous reports have highlighted the difficulty in forecasting the empty homes budget given the responsive nature of the service. The original budget was based on an estimated 1,600 minor voids in year. The actual number of voids to quarter 3 was 77 below the sum budgeted. This equates to 5 per week on average. As a result the forecast spend would be below budget. However, this is a responsive budget, and in the light of the out turn for 2011/12, and a recent surge in numbers, the forecast is currently to budget. Close monitoring is ongoing and alternative works are being prepared which can be released at short notice to take up savings on this head of account.

In addition a bad weather contingency of £200k is in place, and will be reviewed on an ongoing basis.

Any under spend within the repair and maintenance budget will be carried forward into 2013/14 through the Working Balance to address investment issues identified within the investment requirements in the 30 Year Business Plan.

7.6.2 Supervision and Management

Column B of Appendix A demonstrates that based upon expenditure and commitments to date, total expenditure is forecast to outturn at £19.298m, a forecast overall underspend of £67k.

The main variance is a forecast overspend of £527k on the purchase of furniture within the Furnished Homes Service. However, this is offset by increased income from additional charges generated as more clients take up the option of this service. As income increases, this allows us to make provision to provide additional furniture in the future. The scheme currently has 2,451 customers, an increase of 534 since the beginning of the year (see paragraph 7.7.3).

The increase in spend on additional furniture has been offset by savings elsewhere within Supervision and Management. A robust review of centrally held budgets has been undertaken, and savings released where it is apparent that full budget spend will not be achieved.

These savings, together with salary savings arising due to vacancies, has offset the increased spending on additional furniture, resulting in the net underspend of £67k.

7.6.3 There are also forecast underspends within the following budgets:

- Rent, Rates and taxes budget (-£39k) in respect of lower Council Tax charges on Void properties.
- The final Housing subsidy claim as now been signed off by the external auditor. The provision made at the year end was slightly higher than forecast, therefore this one-off amount of £157k will be transferred to HRA reserves.

7.7 Income

7.7.1 Column B of Appendix A shows that based upon income received to date the total forecast income collectable is £74.215m an increase of £888k over and above the approved budget of £73.327m.

7.7.2 Dwelling rental income is projecting a slight over recovery of £268k due to an improvement in void turnaround rates, however, non-dwelling rents are forecasted to under recover against budget by £35k due to garage voids. A programme of repair has been started in an effort to reduce the numbers of garages which are void.

7.7.3 Income from charges for services and facilities are forecasting an outturn of £3.899m, an over recovery of income of £594k. This is mainly due to additional income due to the continued growth of the Furnished Homes scheme offsetting the increase in expenditure reported above in 7.6.2.

7.8 Summary

In summary it can be seen in foregoing paragraphs 7.6 and 7.7 that the variance to budget of £1.632m when comparing the forecast net cost of service against the budget of £2.763m is mainly due to variances within housing repairs, supervision and management and the final Housing Subsidy claim together with additional income.

8. Finance

Impact on Working Balance

The report identifies that any deficit or surplus arising from the net cost of service will be transferred to the Working Balance which is reflected through the Appropriations section of the Operating Statement at Appendix A. Any forecast increase/decrease will be added to the budgeted sum shown under transfer to reserves.

Based upon the current forecast out-turn position on the net cost of service, the forecast transfer to balances will increase from £1.838m to £3.470m, an increase of £1.632m. The increased contribution will be utilised to help address budget pressures in the earlier years of the 30 year Business Plan.

HRA Business Plan

Previous reports have identified the establishment of the HRA 30 Year Business Plan which has been formulated in line with requirements set out in the Self Financing Initiative implemented on the 1st April 2012. The current financial year is Year 1 of the Business Plan. Any changes in income and/or expenditure during 2012-13 will have a bearing on the Business Plan, as will any changes in interest rates on loans, and void levels.

All savings/increased costs identified during this financial year are assessed to determine if they will have an ongoing impact across the whole 30 years, or just a one off impact in year.

Based upon activity to date, whilst some of the savings identified are of an ongoing nature, it is anticipated that increased costs arising in future years as a result of the introduction of welfare reform could offset any long term benefit to the Business Plan.

Accordingly, the £1.632m forecast increase in Working Balance will be treated as a one-off gain, and will be utilised to address the funding pressures which occur in the early years of the Business Plan.

9. Risks and Uncertainties

- **Inflation – Non Contractual** –The 2012/13 budget was formulated around an inflation assumption of nil; if inflation rises costs may exceed budget provision. It should be noted that the inflationary increase on the repair and maintenance contract is locked in for the financial year at 3.8 % and this has been provided for within the budget set.

Mitigation: Ongoing monitoring

- **Vacancy Factor**

Salaries budgets assume various levels of vacancies. If vacancies do not arise this could lead to salary costs in excess of budget.

Mitigation: In depth monitoring and forecasting of salary budgets.

- **Repair and Maintenance Voids.** Whilst the current empty home forecast is considered to be a prudent projection based upon 1,600 minor voids, it should be noted that the final number of voids received and completed in year could change. Any change in numbers or values will impact on expenditure.

Mitigation: Ongoing monitoring and triangulation with contractors. Any forecast increase in expenditure will be offset by a reduction in planned revenue works.

- **Rental Income**

Net rental income has been calculated on the basis of 2% void loss. Any increase / decrease on the actual levels of voids will impact on the level of income achieved.

Mitigation: Ongoing monitoring.

10. Policy and Performance Agenda Implications

The HRA supports the new Corporate Plan Priorities and is central to the long term strategy:

- Making sure no community is left behind.
- Helping to create safe and healthy communities.
- Improving the environment.

11. Background Papers and Consultation

- Budget and Council Tax Setting Report (2012/13) to Cabinet Member February 2012
- Housing Rents Increase 2012-13
- Director of Finance and Director of Housing and Neighbourhood Services have been consulted on the preparation of this report.

Contact Name:

Maureen Gatt, Finance Director, Neighbourhoods & Adult Services, RMBC
(ext: 2288, email Maureen.gatt@rotherham.gov.uk)

Mark Scarrott, Finance Manager, Neighbourhoods and Adult Services,
Financial Services, Business Partnering, ext: 22007, email
mark.scarrott@rotherham.gov.uk

Housing Revenue Account - Budget Operating Statement

Narrative	2012/13 Full Year Budget £	2012/13 Projected Out-turn £	Variance £
<u>Expenditure</u>			
Contributions to Housing Repairs Account	17,438,433	16,957,433	-481,000
Supervision and Management	19,365,334	19,298,949	-66,385
Rents, Rates, Taxes etc.	77,158	38,110	-39,048
Housing Subsidy	0	-157,365	-157,365
Provision for Bad Debts	600,000	600,000	0
Cost of capital Charge	14,046,217	14,046,217	0
Depreciation of Fixed Assets	18,815,210	18,815,210	0
Deferred Charges	0	0	0
Impairment of Fixed Assets	0	0	0
Debt Management Costs	222,000	222,000	0
Expenditure	70,564,352	69,820,554	-743,798
<u>Income</u>			
Dwelling Rents	-69,032,699	-69,300,936	-268,237
Non-dwelling Rents	-809,529	-774,381	35,148
Charges for Services and facilities	-3,305,258	-3,899,293	-594,035
Other fees and charges	-180,000	-241,192	-61,192
Income	-73,327,486	-74,215,802	-888,316
Net Cost of Services	-2,763,134	-4,395,248	-1,632,114
Amortised premia - Debt redemption	0	0	0
Interest received	-25,000	-25,000	0
Net Operating Expenditure	-2,788,134	-4,420,248	-1,632,114
Appropriations:			
Transfer from Capital Finance Account- Deferred	0	0	0
Revenue Contributions to Capital Outlay	950,000	950,000	0
Transfer from Capital Finance Account- Impairment	0	0	0
Transfer from Major Repairs Reserve	0	0	0
Transfer to Reserves	1,838,134	3,470,248	1,632,114
Surplus/Deficit for the year	0	0	0

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBER

1.	Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
2.	Date:	18 February 2013
3.	Title:	Housing Investment Programme (HIP) 2012/13 Quarter 03 Monitor Report
4.	Directorate:	Neighbourhoods and Adult Services

5.0 Summary

This report presents progress to date on the 2012/13 Capital Programme, together with a forecast out-turn position to the end of the financial year.

Based upon activity to date, the forecast out-turn position is that spend can be contained within the revised budget of £24.658m.

6.0 Recommendations

That Cabinet Member receives and notes the revised budget and the financial forecast.

7.0 Proposals and Details

7.1 The revised 2012/13 HIP was approved by Cabinet Member on 12 November

2012 with a total programmed spend of £24.554m.

7.1.2 Since that date additional resources to fund the Programme in 2012/13 have been identified as follows:-

- £234k additional Disabled Facilities Grant (DFG) for private sector aids and adaptations
- £36k additional energy efficiency grant for loft insulation and cavity walls in our properties.

This has resulted in an increase in the Programme value of £270k

In addition to the increase, slippage of £166k has been identified on Opportunity Acquisitions. (It should be noted that the funds identified to underpin the acquisitions that have slipped will be carried forward into 2013/14 and will not be lost.) This will result in a total overall spend of £24.658m.

Budget Monitoring for 2012/13 is therefore against the revised budget of £24.658m as detailed in Appendix A of this report.

7.1.3 Based upon spend and commitments to date, the forecast overall spend on the revised budget, is that spending will be in line with budget.

	Nov Budget £000s	Revised Budget £000s	Forecast Out-turn £000s	Variance To Budget £000s
Refurbishments	12,094	12,094	12,243	+149
Other Capital Works	5,620	5,656	5,507	-149
Total Capital Works to properties	17,714	17,750	17,750	0
Fair Access to All	3,270	3,504	3,504	0
Regeneration Renewal	2,470	2,470	2,470	0
Other Public Sector	1,100	934	934	0
<u>Total Capital Programme</u>	24,554	24,658	24,658	0

7.1.4 The balance of this report will provide an overview on the forecast outturn position, together with a narrative on the changes on budget provision.

7.2 Details

7.2.1 Total Capital Works to Properties

It can be seen from Appendix A and the table above that the forecast out-turn on Capital Works to Properties is £17.750m which is in line with the revised budget sum. This represents an increase of £36k to reflect addition grant funding to undertake energy efficiency works.

This budget sum can be analysed further, as follows:

Refurbishments

A total of £12.094m is budgeted for refurbishments to properties and, based upon activity to date, the forecast outturn is £12.243m an overspend of £149k.

Work is planned as follows:-

- Internals

A total of £3.243m has been allocated for internal works to be delivered through the partnering contracts with Willmott Dixon and Morrison.

A total of 496 are now scheduled to receive Internal Works and to date 348 have been completed, with a further 64 in progress and 84 still to start.

As in previous years tenant refusal rates remain high, therefore replacement schemes are being developed to take up any budget savings as they arise.

- Externals

A further £6.377m has been identified for planned external works. High priority works have been identified, including extensive roofing and external works to blocks of flats at Rockingham.

Of the external works, £3.885m has been allocated to the partner contractors with a further £2.492m to be delivered through Lovells. Work commenced at Rockingham just after Christmas.

Current forecasts are that spend will be delivered in line with budgets.

However, there is a high percentage of leaseholders within the blocks (25%) Consultation is currently underway with everyone affected. In addition, the delivery of the works will be weather

dependant. These factors could potentially create a risk of not delivering full spend to budget. These works will be monitored closely, and any forecast underspend will be mitigated, where ever possible, by accelerating works to flat doors, communal doors and windows schemes.

- Central Heating/Boiler Replacement

Work is ongoing to replace boilers identified through the gas servicing plan, together with a scheme of works to replace defective ISA boilers. As the year has progressed, the number of boiler failures requiring action has continued to increase and therefore savings identified elsewhere within the programme have been transferred to this budget head to address a potential overspend.

Three schemes of planned replacement ISA boilers are underway with a scheduled January completion.

Windows and Flat Doors

Work has now been awarded to the successful tenderer to deliver Phase I of the combined windows and doors budget of £812k.

Work commenced in early November. Phase II is currently being drawn up for delivery within this financial year.

Other Capital Works

It can be seen from Appendix A that the forecast out-turn on other Capital Works based upon activity to Quarter 3, is spend of £5.507m an underspend of £149k against budget.

Progress on the schemes of work within this budget, which are set out in detail at Appendix A, is as follows:-

- Empty Homes

There has been an upturn in the level of major voids in the last few months and, based upon this, forecast out-turn is for 136 major voids which will result in minimal savings of £22k. The current turnaround time is 27.35 days, an improvement against the quarter 2 position of 29.14 days.

- Environmentals

Consultations with residents on environmental works at Pike Road Brinsworth have now been concluded and an extensive scheme of work involving footpaths, drying areas, bin storage, security fencing and erections of useable private space will be delivered this financial year. This investment is helping to address ASB and the fear of crime in the neighbourhoods.

Additional works have been identified as follows:-

- Maltby – gates and railing treatments to address motorbike and vehicle nuisance.
- St John's Green – Work to stairwells/environment to design out crime.
- West Melton – scheme to create parking facilities.

It is anticipated that all works will be completed, and full budget spend achieved by the end of the financial year.

- Community Centre Improvements

Feasibility studies have been prepared for four schemes of work to deliver intelligent heating and lighting solutions at:-

- Dawson Croft
- Shaftsbury
- Hampstead Green
- Wellfield Lodge

Dawson Croft goes out to tender in January.

Work is scheduled to be completed this financial year.

- Communal Doors

A tender has been accepted for the delivery of a three-year programme of replacement communal doors by Banfords and work started in December.

Works could be accelerated from 2013/14, if required, to take up slippage elsewhere in the Programme.

- EPC Works

Work is currently underway across the Borough to deliver loft and cavity wall insulation works for our tenants.

This work programme attracts 50% grant funding from government as part of the drive against fuel poverty. By proactively seeking out additional funding opportunities we are able to deliver twice as much work than that which could have been achieved through our own resources. The £446k budget reflects the council's 50% contribution.

A total of 1,360 properties are estimated to benefit from this kind of work during 2012/13.

As reported elsewhere an additional £36k of grant funding has been generated to provide air source heat pumps at Ulley and Firbeck.

As previously reported Indicative budget heads have been set against specific workstreams. However, when actual schemes of work are finalised, budget allocations will be adjusted to meet the target costs of work allocated to contractors whilst still ensuring that the overall budget is not exceeded.

In addition, once schemes get to site, the target costs may vary due to omissions and additions, particularly in light of tenant refusals.

Wherever possible, schemes of work scheduled to start in 2013/14 will be brought forward to take advantage of any savings and maximise expenditure within the year.

7.2.2 Fair Access For All

The original budget provision for Fair Access For All was £3.270m which consists of £1.620m for private sector and £1.650m for public sector. DCLG has now awarded an additional £234k of DFG to support private sector adaptations. This has resulted in a revised budget of £3.504m

The total number of major and minor adaptations identified to date is 433 private and 436 public, which is higher than anticipated at this point in the financial year. However, this is a responsive service and current forecasts are for spend within budget. This position is being closely monitored in order to identify any potential overspends immediately.

7.2.3 Regeneration and Neighbourhood Renewal.

Appendix A of this report identifies that an overall budget allocation of £2.470m has been allocated for regeneration works across the borough with £881k assigned to private and £1.589m to public sector.

Private Sector

The major changes to works since the previous report are as follows:-

Maltby Transformational Change

The remaining tenant at Newland Avenue is scheduled to vacate at the end of January which will allow the demolitions to proceed, fully utilising the £50k budget.

Dinnington Transformational Change

Whilst demolition is planned for February/ March, party wall negotiations are still ongoing at Monksbridge. If negotiations do not conclude shortly, there will be slippage of an estimated £80k against this budget head. The funding associated with the work will be slipped into 2013/14 and therefore not lost.

Canklow Phase 1 and 2

Acquisition of properties associated with the development of this site is currently ongoing. Current forecasts are that full budget spend of £560k will be achieved.

Public Sector

The forecast out-turn on the public sector regeneration budget is spend of £1.589m which is in line with budget provision.

Progress on the individual schemes are as follows:-

Non Traditional Properties

This work is helping to alleviate fuel poverty through external wall insulation works and making the homes structurally stable.

The 83 Whiston Reema properties have now been completed. However the start date on the Swallownest site of 56 Reemas has been slightly delayed with a December start on site, through to a May completion date.

A scheme of work for the remaining 436 defective properties, is scheduled to go out to tender in February with a March start. The majority of spend on this budget head will fall in 2013/14.

Garages

The tender for works to the garage sites was awarded to Lovells and work is now ongoing to identify priorities for completion this

financial year. It is anticipated that full budget spend will be achieved in year.

7.2.4 Other Public Sector

The table at paragraph 7.1.4 of this report identifies that the budget for Other Public Sector spend has reduced from £1.100m to £934k as funds have been slipped from 2012/13 into 2013/14 to reflect the following:-

Opportunity Acquisitions

A report is scheduled to be presented to Cabinet in February recommending the acquisition of:

- 3 properties at Kingsfisher Walk at a cost of £65k per property.
- 2 properties at Hopwood Park at a cost of £90k per property..

The total cost of acquisition will be £375k with the average cost of acquisition significantly lower than the Council building houses of a similar type.

In addition to the above, a request will be made for a forward commitment to acquire the following properties in 2013/14.

- 12 properties at Lakeside Manvers at a cost of £65k per apartment.

Whilst a total of 70 units for acquisition have been identified to date, it is felt that the majority of the acquisitions will occur in 2013/14 onwards. As a consequence the original budget of £1m has been reduced to £834k and the budget provision transferred into 2013/14.

Site Development

Work continues to develop a pilot project to provide built to let properties in Rotherham within the £100k budget.

7.2.5 Summary

Overall the forecast out-turn position for the 2012/13 HIP based upon activity to date, is spend of £24.658m in line with revised budgets.

The Quarter 2 budget position has been amended to reflect slippage in spending of £166k for Opportunity Acquisitions. Resources of the same value have been carried forward into 2013/14. In addition,

funding of £234k DFGS and £36k grant funding have now been included in the revised budget for Quarter 3.

8.0 Finance

8.1 The table below identifies the funding available to meet the costs of delivering the HIP in 2012/13 and also sets out the changes in funding from the position reported at Quarter 2, to the revised budget set out in this report.

	Nov Budget £000s	Revised Budget £000s	Forecast Out-turn £000s	Variance to Budget £000s
Major Repairs Allowance (MRA)	20,003	20,003	20,003	0
Revenue Contribution (RCCO)	950	950	950	0
Right to Buy Receipts (RTBs)	588	588	588	0
Disabled Facilities Grant (DFG)	979	1,213	1,213	0
Commuted Sums	0	0	0	0
Grant Funding	176	212	212	0
General Capital Receipts	805	805	805	0
Prudential Borrowing	053	053	053	0
Borrowing - HRA	1,000	834	834	0
Total	24,554	24,658	24,658	0

The revised budget funding stream of £24.658m is fully aligned with the revised forecast spend.

9.0 Risks and Uncertainties

- Empty Homes. Work to empty homes is difficult to forecast as this is a very responsive service. If the number of empty homes increase, the cost of works will increase.

Mitigation: Weekly monitoring.

- Aids and Adaptations. The provision of aids and adaptations is also a responsive service and major works within the private sector are governed by a mandatory requirement to complete works within a six month period.

Whilst delivery of the service is closely monitored, expenditure could increase.

Mitigation: ongoing monitoring.

- Slippage and Savings. High levels of tenant refusals to work being carried out could lead to slippage of works and/or underspends. This could impact upon the level of turnover issued to our repair and maintenance partners.

Mitigation: Ongoing capital programme monitoring identifies savings/slippage at an early stage, thus allowing the introduction of new works and/or the acceleration of works from 2013/14.

- Severe Winter Weather. A severe winter may impact on the ability to deliver all of the external works scheduled within the Programme.

Mitigation: Ongoing Monitoring and the preparation of new works to be introduced into the programme in the event of severe weather, together with the identification of existing works which could be accelerated.

- Capital Receipts. As in previous years the HIP is supported by both RTB and general receipts, of which the council has no direct control, but continues to monitor closely.

Mitigation: ongoing monitoring.

10.0 Policy and Performance Agenda Implications

The HIP supports the Corporate Plan Priorities and is central to the longer term Housing Strategy:

- Making sure no community is left behind.
- Helping to create safe and healthy communities.
- Improving the environment

11.0 Background Papers and Consultation

Report Author

Maureen Gatt – Finance Director; Neighbourhoods and Adult Services
maureen.gatt@rotherham.gov.uk; Ext. 742288

Year-End Working Papers
Cabinet Member Report – HIP 2012/13 Quarter 2 Monitoring Report.

Ward Details	2012/13 Programme			
	Budget £	Manager's Forecast £	Variance (Over + / Under -) £	%age (Over + / Under -) %
REFURBISHMENT / IMPROVEMENTS				
Refurbishment	10,884,000	9,620,914	-1,263,086	-11.60%
Windows	290,000	292,280	2,280	0.79%
Replacement of Central Heating / Boilers	920,000	2,330,073	1,410,073	153.27%
REFURBISHMENT / IMPROVEMENTS TOTAL	12,094,000	12,243,267	149,267	1.23%
OTHER CAPITAL WORKS				
Empty Homes	1,588,000	1,565,534	-22,466	-1.41%
Replacement of Communal Doors (High Security)	300,000	300,000	0	0.00%
Environmental Works	500,000	500,000	0	0.00%
Electrical Board & Bond	140,000	91,200	-48,800	-34.86%
Community Centre Improvements (5 Year Programme)	250,000	250,000	0	0.00%
Communal Aerial Replacement (Digital Upgrade)	10,000	10,000	0	0.00%
Asbestos Removal & Testing	370,000	370,000	0	0.00%
Flat Door Replacement	522,000	522,000	0	0.00%
District Heating Conversions	300,000	221,999	-78,001	-26.00%
One-Off Properties	150,000	150,000	0	0.00%
EPC Improvements	446,000	446,000	0	0.00%
New IT System	580,000	580,000	0	0.00%
Communal Hallways	100,000	100,000	0	0.00%
General structures	300,000	300,000	0	0.00%
Lift Replacement	100,000	100,000	0	0.00%
OTHER CAPITAL PROJECTS TOTAL	5,656,000	5,506,733	-149,267	-2.64%
ALL WORKS TO PROPERTIES TOTAL	17,750,000	17,750,000	0	0.00%
FAIR ACCESS TO ALL				
Disabled Adaptations (Public Sector)	1,650,000	1,650,000	0	0.00%
Disabled Adaptations (Private Sector)	1,854,256	1,854,256	0	0.00%
FAIR ACCESS TO ALL TOTAL	3,504,256	3,504,256	0	0.00%
REGEN. / NEIGHBOURHOOD RENEWAL				
PUBLIC SECTOR				
Non-Traditional Investment	1,289,000	1,289,000	0	0.00%
Garage Site Investment	300,000	300,000	0	0.00%
Public Sector Sub Total	1,589,000	1,589,000	0	0.00%
PRIVATE SECTOR				
Maltby Transformational Change (RHB)	50,000	50,000	0	0.00%
Dinnington Transformational Change (RHB)	240,000	240,000	0	0.00%
Canklow Phase 1 & 2	560,000	560,000	0	0.00%
Bellows Road Service Centre Clearance	30,000	30,000	0	0.00%
Ship Inn Demolition	1,203	1,203	0	0.00%
Private Sector Sub Total	881,203	881,203	0	0.00%
REGEN. / NEIGHBOURHOOD RENEWAL TOTAL	2,470,203	2,470,203	0	0.00%
OTHER PUBLIC SECTOR				
HCA NEW BUILD				
Site Development	100,000	100,000	0	0.00%
Opportunity Acquisition	834,000	834,000	0	0.00%
OTHER PUBLIC SECTOR TOTAL	934,000	934,000	0	0.00%
SUB TOTAL 2	6,908,459	6,908,459	0	0.00%
TOTAL CAPITAL PROGRAMME	24,658,459	24,658,459	0	0.00%