

Capital Monitoring as at 21 March 2013 Projected outturn

PROJECT TITLE	1	2	3	4	Total Budget	Total Reprogrammed Changes to CMT	4	January	February	March	PAYMENTS to date	Commitment	Applications received not paid	Total Expenditure to date	Budget Remaining	Projected Outturn	Agreed savings	Agreed Slippage into 2013/14	Projected Savings at 18.3.13	Projected Slippage 18.3.13	Total Projected Savings	Total Projected Slippage	6 FINANCIAL REMARKS		
	Backlog FUNDING 2012/13	DHS (arising) FUNDING 2012/13	Approved Changes	Decent Homes additional grant			TOTAL anticipated PROGRAMME																	£	£
Initials of responsible officer	£	£			£		£				£														
DHS WORKS	net of overheads	net of overheads																							
Kitchens (Mears)	1,003,040	185,680	200,000		1,388,720	0	1,388,720	11,010	0	56,977	1,036,864	147,000	234,234	1,418,098	(29,378)	1,418,720			30,000		30,000	0	1 team - poor quality work so no longer working. Void work may cause spend to go over budget 20.12.12		
Bathrooms (Mears)	753,960	93,320	50,000		897,280	(143,320)	753,960	106,583	0	0	294,077	196,722	263,161	753,960	(0)	753,960		(143,320)		143,320	0	0	Review on numbers achievable. Report to Exec re change to spec, inclusion of shower option. This may increase take up. 7.8.12. Specification to go to tenants panel next week 20.8.12. May be requested back in early January when Mears should finish the allocated kitchens and concentrate on bathrooms 20.11.12		
Heating (Mears & CHS)	750,000	341,000			1,091,000	9,000	1,100,000	93,713	49,512	21,412	1,127,917	17,900		1,145,817	(45,817)	1,152,500	9,000		52,500		61,500	0	CHS hoping to complete in October. Investigate bringing forward properties 7.8.12. Slowed down work to 12 per week. 20.11.12. Jobs still being issued to CHS where boiler failures.		
Windows (Dorwin)		209,375		268,215	477,590	0	477,590	28,185	90,936	0	477,590			477,590	0	440,715					0	0	Brought forward HCA funding from 2014/15. List of work available. 20.11.12.		
Doors (Dorwin)		103,125		135,785	238,910	0	238,910	13,844	44,133	4,373	238,910			238,910	0	275,785					0	0			
Rewiring (T Brown)	217,000	160,000			377,000	0	377,000	100,000	0	0	193,307	150,947		344,254	32,746	377,000			(30,000)		(30,000)	0	0	To be reviewed for expenditure. Waverley Standard covered in number of sockets in a room? 7.8.12 No invoices received yet, to be chased. 20.8.12. Computer problem, still no invoices 17.9.12. Promised invoice Dec and Jan 20.12.12. Invoicing still seems to be a problem but the sheltered sites are still to be done. 17.2.13	
Roofs (Mears)	193,000	558,000			751,000	0	751,000		0	25,449	588,677	162,323	0	751,000	0	751,000					0	0	The majority of roofs being surveyed require substantial repairs - stripping, refelting and batoning with tiles being replaces, average cost expected to be in the region of £8,000 per property. 20.8.12. Additional properties identified so reprogrammed £400,000 agreed to be spent on the roofs. Final tranche of work about to be issued. 20.11.12. Should be completed in mid January.20.12.12. Working in Beldom Road.17.2.13		
Walls/Chimneys and Other (Mears)	224,000	60,000			284,000	0	284,000	57,201	16,831	0	158,946	41,300	12,328	212,574	71,426	231,500			(52,500)		(52,500)	0	0	1 Mears team to concentrate on repointing 20.8.12, work now well underway. Only potential to invoice £60k as inspections showed no works required.	
Overhead and profit (Mears)	328,000	52,000			380,000	(20,000)	360,000	71,607			283,041	20,410		303,451	56,549	360,000	(20,000)				(20,000)	0	0	received in following month. Saving due to slow start and value of work completed.	
Total Backlog/DH funding	3,469,000	1,762,500	250,000	404,000	5,885,500	(154,320)	5,731,180	410,536	201,411	108,211	4,399,329	736,602	509,723	5,645,654	85,526	5,761,180	(11,000)	(143,320)	0	143,320	(11,000)	0	0		
UNIDENTIFIED SLIPPAGE	5,231,500				0	0	0							0	0						20,000	0	0	to get the figures to balance	
OTHER CAPITAL WORKS					0	0	0							0	0						0	0			
Fire Safety Upgrades	10,000				10,000	20,000	30,000		7,576		7,576	22,424		30,000	0	30,000		0			0	0	0	Additional £18,000 requested for repoint 18.10.12. Riverside £5,000 and Shepherds £4,000 20.12.12. Invoices miscoded - trying to locate 7.2.13	
Door Upgrades (Dorwin)	242,120		221,909		464,029	(108,550)	355,479	0	0	16,677	190,484	28,621		219,105	136,374	355,479		(108,550)		38,493	0	(70,057)	0	Total win door payments £450k Door and Window invoices combined will need to ask contractor to split. Working at The Chantries.17.2.13. Large savings on contract and some properties to be done 2013	
Window Upgrades (Dorwin)	745,000		438,337		1,183,337	(216,778)	966,559	0	77,080	53,329	357,359	85,864		443,222	523,337	759,952		(216,778)		(206,607)	0	(423,385)	0	Total win door payments £450 Door and Window invoices combined will need to ask contractor to split. Still to be invoiced 17.2.13. Large savings on contract and some properties to be done 2013. Savings appear to be less work required than budgeted for eg lintels not needing to be replaced 18.3.13	
Sheltered Main Entrance Door Renew	30,000				30,000	0	30,000	2,000			14,306	13,639		27,945	2,055	30,000					0	0	0	Shepherds and Falkner Court - tenders back 7.8.12. Shepherds Court order moving forward. 20.8.12. Commitment includes material where door to be installed 2013	
Soffit / Facia and Gutter Replacement	205,000				205,000	(50,000)	155,000	0			0	155,000		155,000	0	155,000	(50,000)				(50,000)	0	0	To be reviewed and report back next meeting re reprogramming 7.8.12. Spend has been included in roofing 20.12.12	
Asbestos Removal (Aspect)	250,000				250,000	(90,000)	160,000	32,038	39,530		83,503	52,269		135,772	24,228	136,000		(90,000)		(24,000)	0	(114,000)	0	Garage Roofs to be separately listed 7.8.12. List of 130 - now to be checked against redevelopment list. 20.8.12 Meadow garage Roofs are General Fund	
Water Supply	40,000				40,000	0	40,000			588	4,973	20,000		24,973	15,027	35,000			(5,000)		(5,000)	0	0	A Lead pipe replacement request arrived today 20.8.12. Identified a major leak in Aruns Hill	
Aids and Adaptations	465,000		85,000		550,000	(100,000)	450,000	26,552	7,028	90,174	342,170	107,830		450,000	(0)	450,000	(100,000)		100,000	(100,000)	0	(100,000)	0	Hampered by OT referrals. Extensions to be separately tendered and obtain Exec approval 7.8.12. Meeting next week re obtaining OT and speeding up process, reviewing using DLS to	
Warden Call System 1104K6100CS	10,000		150,000		160,000	(10,000)	150,000	6,221	4,550		149,696	0		149,696	304	150,000	(10,000)				(10,000)	0	0	Tenders received and being clarified approx £140,000	
Garage Works	25,000				25,000	0	25,000	10,887			22,178	4,065		26,243	(1,243)	26,250			1,250		1,250	0	0		
Sheltered Unit Heating and Hot Water	50,000				50,000	(50,000)	0				0			0	0	0					0	0	0	Faulkner Court. Request the funding be transferred to electrical works 20.12.12	
Thermal Insulation Upgrades	20,000				20,000	(20,000)	0				0			0	0	0	(20,000)				(20,000)	0	0	All spend to date has been covered by grants 20.8.12	
Wash-hand basins	50,000				50,000	(50,000)	0				0			0	0	0			(50,000)		0	(50,000)	0	0	Requested rolled into next year to spend with decent homes - 4.12.12 exec 20.11.12
Kitchen/bathroom layout alterations	500,000				500,000	(500,000)	0				0			0	0	0			(500,000)		0	(500,000)	0	0	Requested rolled into next year to spend with decent homes - 4.12.12 exec 20.11.12
Structural Works/Major Void	1,000,000		20,000		1,020,000	(84,290)	935,710	76,670	43,322	73,249	629,164	355,889		985,053	(49,343)	1,020,000			(84,290)		84,290	0	0	0	another £407,000 work anticipated which would give an spend of £939,258 possibility of an over spend
Energy Efficiency Initiatives (air source)	100,000				100,000	(40,000)	60,000	0	16,972		16,972	25,457		42,429	17,571	60,000		(40,000)			0	(40,000)	0	0	2 properties to be trialled. 7.8.12 Offset by grant. 5 properties completed 3 to be paid. Feed back is not positive, investigation into way but initial investigations indicate poor information available to the tenants which has led to them change the settings and the system not to work. The project for next year has been put on hold until further information is available. 18.3.13
Dwelling enlargement (Walker)	0		180,000		180,000	(10,000)	170,000	0			164,426	4,110		168,536	1,464	170,000	(10,000)				(10,000)	0	0	0	Close to completion 7.8.12 £4,100 retention
Community Rooms	10,000				10,000	(10,000)	0	0			0	10,000		10,000	(10,000)	0	(10,000)				(10,000)	0	0	0	
Sheltered Unit Lighting	0				0	50,000	50,000				0			0	50,000	0				(50,000)	0	(50,000)	0	0	request transfer from Heating 20.12.12. This may be delayed as the tenders have come in considerably higher than expected. 17.2.13
Unadopted Road and Paths and Culve	50,000				50,000	(50,000)	0				0			0	0	0		(50,000)			0	(50,000)	0	0	Work required at the Chantries 20.8.12
Sound Insulation	50,000				50,000	0	50,000	0	3,386	3,386	27,383	0		27,383	22,617	30,000				(20,000)	0	(20,000)	0	0	out to tender, re programming to follow once received 7.8.12 Willowmead is pilot scheme 20.8.12. Now installed and being monitored 20.11.12. Waiting on invoices 17.2.13. Excellent feed back from tenants at Willowmead. Properties have been insulated to new build standard. For new schemes produce a paper indicating the properties and those for consideration for interior redesign to modern requirements 18.3.13
Lift Upgrading	30,000				30,000	5,000	35,000	1,640	5,740		37,371			37,371	(2,371)	37,300	5,000			2,300		7,300	0	0	Shepherds Court and Falkner Court. Request for emergency works to be carried out 20.12.12 Work at Rolston started. 17.2.13
Professional Fees	200,000				200,000	0	200,000				186,031			186,031	13,969	200,000					0	0	0	0	
Salary Allocations	400,000				400,000	0	400,000				0	400,000		400,000	0	400,000					0	0	0	0	Allocated at year end
Total 'Other' Capital Spend	4,482,120		1,095,246	0	5,577,366	(1,314,618)	4,262,748	156,009	205,184	237,401	2,233,591	1,285,169	0	3,518,760	743,988	4,044,981	(175,000)	(1,139,618)	98,550	(277,824)	(76,450)	(1,417,442)	0	0	
Total Project Expenditure	£7,951,120	£1,762,500	£1,345,246	£404,000	£11,462,866	(£1,468,938)	£9,993,928	£566,545	£406,596	£345,613	£6,632,920	£2,021,771	£509,723	£9,164,413	£829,515	£9,806,161	(£186,000)	(£1,282,938)	£98,550	(£134,504)	(£87,450)	(£1,417,442)	0	0	

Total out turn, slippage and savings 11,275,099