

## **HRA Outturn 2013/14 – Capital Variances**

### **Estate Regeneration**

#### **SP 1930 – Townhill Park – Site Assembly - £358K slippage (19.8%)**

The budget for this project includes leaseholder purchases for all 3 phases. Four of the purchases could not be completed during 2013/14. At the Housing Capital Board in February, approval was given to slip £400K into 2014/15. Further cost information at year end has reduced the slippage to £358K.

#### **SP 2064 – Weston Shopping Parade Housing and Communal Facilities - £274K Slippage (39.5%)**

Delays with obtaining vacant possession of commercial properties postponed the start date of the demolition works for this project. At the Housing Capital Board in January, approval was given to slip £159K into 2014/15. Further cost information at year end has increased the slippage to £274K. These issues have now been resolved and demolition will be carried out in the 2014/15 financial year. The scheme is on track to complete by September 2015.

### **New Build**

#### **SP 2060 – Erskine Court Rebuild - £809K Slippage (80.9%)**

Due to delays in obtaining the Grant Funding Agreement from the HCA, the build contract was not signed until March 2014 and, therefore, demolition could not commence until June 2014. At the Housing Capital Board in February, approval was given to slip £500K into 2014/15. Further cost information at year end has increased the slippage to £809K.

### **Safe, Wind and Weather Tight**

#### **SP 1226 – Mobile Working - £152K Slippage (39.8%)**

There have been a number of issues with the interfaces between some of the key systems needed to provide a mobile working solution for Housing Operations. In addition, the programme of testing highlighted a number of issues that needed resolving before moving onto the comprehensive training programme being provided for all staff. As it is important that the system is working properly and users have been fully trained before implementation, the start date has been postponed until the end of September 2014.

#### **SP 1842 – Electrical Riser Upgrades - £411K Slippage (45.2%)**

To enable a full consultation with leaseholders and tenants the decision on the replacement heating system at Wyndham Court has been delayed. At the Capital Board in February, approval was given to slip £450K into 2014/15. Further cost information at year end has reduced the slippage to £411K.

#### **SP 1843 – Roof Finish - Flat - £513K Slippage (40.5%)**

Around 25% of the overall project budget for 2013/14 of £1.265M was earmarked for ECO works during the year. However, due to uncertainty over Government incentives for carbon reduction, it was decided to delay the work. It is anticipated that more information will be available later in 2014 to enable a programme of work to be planned. At the Housing Capital Board in February, approval was given to slip £265K into 2014/15. Further cost information at year end has increased the slippage to £513K.

#### **SP 1844 – Structural Works - £177K Forward Re-phasing (30.2%)**

This project mainly involves the use of concrete to strengthen and repair various structures across the city. As winter weather conditions adversely affect the ability of concrete to set, the budget profile anticipated that a significant part of the programmed work would not be completed until 2014/15. However, the year end estimate of work completed suggests that work is now running ahead of schedule.

#### **SP 1845 – Roof Finish – Pitched/Structure/Gutter/Downpipe etc - £135K Slippage (54.0%)**

Around half of the budget for this project in 2013/14 was earmarked for ECO works. Uncertainty over Government incentives for carbon reduction meant that these works were not able to be progressed during the year.

#### **SP 1846 – Wall Structure & Finish - £263K Slippage (65.7%)**

Expenditure on this budget was mainly focused on a sealant being applied to walkways on the balconies of numerous blocks on both the east and west side of the city. This work was not due to start until late in the year following other works on the balconies. The sealant has to be applied to a dry surface and, as a result of the very wet winter months, delays occurred to this process. The work is now scheduled to complete by the end of June 2014.

#### **SP 1850 – External Door – Houses - £292K Slippage (90.4%)**

There were procurement issues with the contract for this work which led to some delays. In addition, a significant amount of the budget was earmarked for ECO work and issues surrounding this funding meant that no spend was incurred during 2013/14. At the Housing Capital Board in February, approval was given to slip £200K into 2014/15. Further cost information at year end has increased the slippage to £292K.

**SP1861 – Supported Housing 2 Storey Walkway Repairs - £119K  
Forward Re-phasing (47.6%)**

There are two reasons for the additional spend on this project. Firstly, the final accounts were agreed for the previous contractor for this project earlier than anticipated. Secondly, there were additional costs for the precautionary propping of blocks across the city. The budget for the scheme will need to be reviewed once the new contractor has had a chance to consider the results of a structural surveyor's inspection.

**Modern Facilities**

**SP1881 – Supported Kitchens 13/14 - £165K Slippage (8.3%)**

Some of the planned work on this scheme was paid for by the Decent Homes Voids project, as the properties became vacant. The void work, which was identified late in the year, released budget which can now be utilised for additional kitchen replacement work in 2014/15.

**Well Maintained Communal Facilities**

**SP 1468 – Door Entry System Replacement Programme - £100K Slippage (53.7%)**

Additional leaseholder consultations delayed the start of this project from mid January until mid February, which resulted in a much lower spend at year end than anticipated. At the Housing Capital Board in February, approval was given to slip £26K into 2014/15. Further cost information at year end has increased the slippage to £100K.

**SP 2086 – Bassett Green Community Facilities Refurbishment - £140K Slippage (93.3%)**

Delays in the production of design and tender documents coupled with the need for the installation of new windows in the communal block before the main works could commence resulted in a shortfall in expenditure. At the Housing Capital Board in February, approval was given to slip £120K into 2014/15. Further cost information at year end has increased the slippage to £140K.

**SP reference awaited – Floor Coverings to Communal Corridors - £196K Slippage (78.4%)**

Due to the adverse winter weather Housing Operations had to transfer resources from this project to urgent weather related repairs. At the Housing Capital Board in February, approval was given to slip £150K into 2014/15. Further cost information at year end has increased the slippage to £196K.

**SP 2017 – Lift Refurbishment – James Street (incl Scooter Store) - £506K Slippage (96.4%)**

The start of this project was delayed due to tendering issues. At the Housing Capital Board in January, approval was given to slip £450K into 2014/15. Further cost information at year end has increased the slippage to £506K.

**SP 1496 – DN: Millbrook Block Improvements - £102K Slippage (46.5%)**

Contract formation was delayed to enable a number of legal queries to be addressed. In addition, advanced works to a number of properties came in well under the original estimates. This indicates that it may be possible to achieve a saving on the scheme when all work is completed.

**SP 1835 – Roads/Paths/Hard Standing - £105K Slippage (76.6%)**

The slippage was due to the late submission of an order for the works. Under the contractor's system of charging, orders cannot be forwarded until actual costs are known which in turn cannot be determined until works are completed. The Project Manager is working with the contractor to alleviate any similar issues in the future.

**SP 2062 – Ventnor Court – Central Core Communal Works (incl Scooter Store) - £350K Slippage (67.3%)**

The late placement of a sub contract order for curtain walling resulted in the progression of the main works for this project being delayed. At the Housing Capital Board in February, approval was given to slip £200K into 2014/15. Further cost information at year end has increased the slippage to £350K.

**Warm and Energy Efficient**

**SP 1829 – External Wall Insulation – Kingsland Estate - £680K Slippage (69.3%)**

As part of the CESP project at International Way, properties were fitted with new windows. Since installation there have been a number of issues with these windows which are in the process of being addressed. The rectification of these issues is the responsibility of the same contractor as for this project on the Kingsland Estate, which has not experienced similar issues. Following negotiations with the contractor, it has been agreed there will be a significant retention on the Kingsland Estate project until the issues with the windows at International Way have been fully resolved.

**SP 1831 – External Cladding (Tower Blocks) - £481K Slippage (91%)**

Works on this project are all ECO based and, due to the issue with the ECO funding, very little progress has been made on this project. At the Housing Capital Board in February, approval was given to slip £475K into 2014/15. Further cost information at year end has increased the slippage to £481K.