

ITEM NO:9(iv)Appendix 4

CAPITAL VARIANCES

1. Sheltered Accommodation Bedsit upgrade – Kinloss Court
£182,523 reduction in spend in year

This project was originally scheduled to commence late summer 2008. Extensive consultation was carried out during this time delaying the project. Works have started and will be completed by the end of Autumn 2009. Funding reprogrammed (slippage) into 2009/10.

2. Concierge Service (Citywide)
£333,135 reduction in spend in year

The original proposed specification for a particular way of data transmission was found to be unreliable and insecure and delays were encountered whilst alternatives were investigated. This has now been rectified with 6 blocks on line and more to follow as the programme proceeds. Funding reprogrammed (slippage) into 2009/10 to allow completion of the project.

3. Sheltered Communal Improvements
£631,284 reduction in spend in year

The original cabinet approval (dated 29.11.08) listed a number of sheltered schemes to be refurbished. Following extensive consultation the scheme was revised with Manston Court identified as a major scheme on its own. A recent scheme approval identified the change and was approved by Cabinet. Works are to commence in Summer 2009.

4. Crime Reduction and Safety
£247,356 reduction in spend in year

Delays have been encountered on this scheme due to procurement difficulties. Schemes have been identified and developed in full consultation with residents. Capital spend has been reprogrammed for 2009/10 (slippage). Both Local Housing Office staff and residents are aware of the situation.

5. Sheltered Landscaping
£237,224 reduction in spend in year

The original Scheme Approvals for the years 2006/07, 2007/08 and 2008/09 were to be utilised for minor works on numerous sheltered blocks. The type of projects identified were fence panel replacements, raised beds and footpaths.

Following consultations and in line with the proposed revised communal works it was agreed it would be more beneficial for larger schemes to be developed on the CAT2 sheltered blocks. These are currently being developed and are due to start in September 2009 (Briefing Paper for change of funding to follow).

However, in line with the original Scheme Approvals there are a number of smaller works being carried out to CAT1 Sheltered blocks. These have been identified following consultation with all parties including tenants, wardens and Councillors.

6. **Lift Refurbishment 2008/09**

£189,799 reduction in spend in year

This funding was allocated for works within a number of sheltered blocks. Upon investigation and consultation potential issues were identified i.e. the existing size lift and shafts not being DDA compliant or able to take stretchers. A further issue regarding the necessity to decant a number of tenants whilst works were carried out has also been highlighted. These are actively being resolved and alternative solutions obtained, funding to be reprogrammed into 2009/10 (slippage).

7. **Shirley Towers Windows**

£494,259 reduction in spend in year

A trial repair was carried out to a void property but without success. A specification was developed by our consultants but this had no guarantee of success. Works were therefore halted before commencement and the consultants instructed to ensure any works will stop water penetration. The funding has been reprogrammed (slippage) to allow works to continue in 2009/10.

8. **Thornhill Better Homes**

£113,315 underspend

This was the final phase of kitchen and bathroom installations including any final “mopping up” requests from tenants. The uptake was less than expected. Since the scheme finished new tenants have moved in and requested works (as there is no longer joint funding they will become part of Decent Homes – although no specific funding for this area currently exists).

There were a number of unexpected void properties requiring works within the NDC area. If the contract had longer to run these would have been carried out by the main contractor but as the contract is finishing these works were carried out by our Void Team to enable formal closure of the contract.

9. **Decent Homes Millbrook/Maybush**

Overspend £95,412

There was a higher than expected number of voids requiring Decent Homes works in these areas.

The amount of fees claimed appears to be higher than the level agreed. These are currently under investigation.

Due to the CHP project not progressing in the area, a number of new heating installations were carried out as part of the Decent Homes project.

10. **Sheltered Decent Homes 2008/09**

Overspend £110,190

Whilst works were being carried out a further 15 properties were identified at a late stage in the programme requiring Decent Homes' work. These were added to the 2008/09 programme and will be removed from the forthcoming 2009/10 programme (returning after the site was cleared would have incurred additional cost).

The amount of fees claimed appears to be higher than the level agreed. These are currently under investigation.

11. **Roof replacement programme 2008/09**

£119,734 reduction in spend in year

Delays have been encountered on this scheme due to procurement issues. Schemes are being developed in conjunction with the Repairs section. Some emergency replacements were carried out in 2008/09. The remaining funding has been reprogrammed for 2009/10.

12. **Decent Homes Peartree and Sholing**

£412,393 Overspend

The largest difference in cost is for the works required in dwellings where major structural alterations to the ground floor were required to provide adequate space and layout for Decent Homes' kitchens and bathrooms.

There were a higher number of voids than expected requiring Decent Homes work in this area and a number of additional Health and Safety issues where major works had to be carried out in occupied dwellings. There still remain a number of properties which fail the Decent Homes standard in this area. These will form part of the £3M contingency available in 2010/11.

13. **Castle House Improvements**

£259,021 reduction in spend in year

Delays have been encountered in this scheme due to procurement and contractual issues. All Capital spend has now been reprogrammed for 2009/10 (slippage) and a contract for the project has been procured. Residents have been kept abreast of all the issues.

14. **Decent Neighbourhoods 2008/09 – Harefield and Townhill**

£187,700 reduction in spend in year

There has been the need for substantial initial input to develop processes for working with Capita which has led to delay in spending. A considerable sum was expected to be spent on door entry systems, which was a priority for residents, and it was not possible to procure a contractor.

15. **Decent Neighbourhoods 2008/09 – Central**

£206,000 reduction in spend in year

The reduction in expenditure in Holyrood is the result of not being able to procure a contractor for door entry systems.

16. **Decent Neighbourhoods 2008/09 – South**
£146,000 reduction in spend in year

Works due in Weston was a large complex scheme with extended period in feasibility. The initial feasibility in Peartree/Sholing was not approved so it was necessary to further consult tenants and identify their requirements. Weston: Currently in design phase with Capita and residents, and work is now progressing to project plan.

Peartree/Sholing: Feasibility due to be signed off in the near future and then progress to design stage.