

ITEM NO: 13 Appendix 4

HRA outturn 2009/10 - Capital Variances

1. **Decent Homes Lordshill - £244,937 Slippage**
Due to contractor concentrating on the Shirley area of the city where works were already ongoing. The lordshill works did not commence in 09/10 resulting in slippage to 10/11, this is reflected in the budget brought forward in Shirley detailed below.
2. **Decent Homes Maybush - £200,000 brought forward, £67,88k overspend**
The work's budget was slipped at the February update to reflect slower than anticipated works with the contractor. Subsequently however the works caught up to the initial works programme resulting in the £200,000 that had been slipped being brought forward. In addition to this there was also an overspend of £67,668 due to higher than anticipated uptake.
3. **Decent Homes Millbrook – £124,208 Overspend**
This completed project has been active for a number of years, and the final overspend represents 0.9% of the budget. This is due to slightly higher than anticipated final uptake
4. **Decent Homes Shirley - £177,769 brought forward**
A decision was taken to focus on areas where contractors were already working, and re-phase the 2010/11 budget to cover this work; this is balanced by the slippage of works within Lordshill.
5. **Decent Homes Swaythling - £308,456 Slippage**
Productivity was slightly slower than envisaged, together with problematic designs this created a delay in the numbers delivered, and the budget for this has been slipped to 10/11 so the works can be caught up.
6. **Decent Homes Voids - £171,452 brought forward**
The volume of void properties in 2009/10 was considerably higher than anticipated. It was decided to accelerate the Decent Homes work in order to minimise disruption to future tenants
7. **Roof replacement Townhill Park - £285,924 slippage**
Due to delays in the tendering process, work was not commenced as anticipated, and will slip into future years
8. **Disabled Adaptations - £125,436 Slippage**
A virement of £100,000 was made to this budget in February 2010 to help deal with the backlog of works. However it was not possible to complete these additional programmed works by the end of 2009/10, due to the late timing of the virement agreement resulting in slippage to 2010/11
9. **Digital TV - £257,004 Slippage**
Due to delays in the tender process, the contract was not signed until 2010/11 with work due to start in July

10. **Shirley towers windows - £185,235 Slippage**
Due to the complexity of water ingress trials where carried out as apposed to full window replacement, with the possibility of considerable savings. Subsequent works were put on hold until the trial had been completed
11. **Electronic Concierge - £111,609 Slippage**
An extension of works was granted to the contractor by Capita, therefore the budget has been slipped to allow for charges in 2010/11
12. **Heating Systems upgrade - £138,175 Slippage**
Further procurement work has been necessary, thus the upgrade work will slip into 2010/11
13. **Lift Refurb – Milner, Neptune & manston - £378,687 slippage**
In order to minimise costs, it was decided to tender for all sites in the same process, which has led to a delay in starting the work
14. **Lift Refurb – Millbank, Kinloss & Castle Hse - £254,042 slippage**
The works started late on site due to contractor withdrawal, subsequently works slipped whilst appointing a new contractor.
15. **Lift Refurbishment – Itchen view estates - £827,167 slippage**
Due to procurement issues centred on the feasibility study, works have been delayed from their initial start date, therefore the works have slipped to be carried out in 10/11 and 11/12.
16. **NDC Communal works - £380,587 Slippage**
There was no contractor in place to complete these works due to the fact that MITIE's four year contract had completed. Subsequently works have slipped to 10/11.
17. **Thornhill Environmental works - £156,917 Slippage**
Following the award of Practical Completion, Capita have agreed draft final accounts with the two contractors and reduced their 'Anticipated Final Account Sum,' resulting in savings.
18. **Decent Neighbourhoods Maybush - £133,044 Slippage**
The scheme is behind on the milestones. We now have a revised project plan from Capita. However, this means the project remains behind schedule.
19. **Estate Regeneration Cumbrian Way - £106,662 Slippage**
The slippage at the end of 2009/10 is due to difficulties in securing a purchase of one of the 4 Right to Buy properties.
20. **Estate Regeneration Exford Parade - £241,567 brought forward**
This is due to the large volume of tenants who decanted during 2009/10 and the number of Right to Buy sales agreed being more than forecast.
21. **Estate Regeneration Laxton Close - £159,000 brought forward**
This is due to the higher than forecast relocation costs. The volume of tenants who have decanted from Laxton Close for 2009/10 was larger than estimated.