

**HRA Capital Statement
For Year Ended 31 March 2018**

APPENDIX 12

Description	Budget Approved 01 March 2017	Budget B/Fwd/ (C/Fwd)	Approved Revisions to programme	Revised Budget 2017/18	Expenditure to 31/03/2018	Year End Variance	Carry forward to 18/19	True underspend	Delivery Status Financial	Delivery Status Physical	Comments
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000			
Council House Build Programme											
Council House Building General	8,832	(1,773)	(7,045)	14	8	(6)	(6)	-			Site investigation fees for future house build projects that currently have no allocated budget line.
Acquisition Of Houses On Open Market	400	484	31	915	969	54	-	54	🟢	🟢	The budget was allocated for the purchase of 12 units: 10 second hand buy backs and 2 empty homes, however 14 units have been purchased resulting in a slight overspend.
New Build Fencedyke	-	1,704	49	1,753	1,536	(217)	-	(217)	🟢	🟢	Account finalised and retention accrual included.
New Build Montgomery Court	-	-	-	-	-	-	-	-	🟢	🟢	
New Build Glencairn House SHU	3,540	849	135	4,524	4,177	(347)	(347)	-	🟢	🟡	Project completion slipped to April 2018/19
New Build Canal Court SHU	6,330	(166)	(3,535)	2,629	2,211	(418)	(418)	-	🟢	🟢	Carry forward request is due to a revision of the cash flow projection from the contractor. The completion date has slipped from October to November 2018.
New Build Dickson Drive Phase 2	-	501	(399)	102	78	(24)	(24)	-	🟢	🟢	Only land purchase and initial fees for 17/18. due to enabling works required for the Youth Centre.
New Build Watt Court	4,879	(2)	(4,793)	84	116	32	32	-	🟢	🟢	Slipped from 2017/18 completion to March 2019 due to change in development plan from refurbishment to new build.
New Build Sheltered Housing	5,021	-	(5,021)	-	-	-	-	-	🟢	🟢	
Corsehillhead Kilwinning	-	-	-	-	1	1	1	-			Site investigation and ground survey at Corsehillhead site.
New Build Brathwic Terrace	-	-	-	-	19	19	19	-			Future SHIP project. Site investigation fees only during 2017/18.
New Build Towerlands	-	-	583	583	620	37	37	-			Future SHIP project. Land purchase and initial fees during 2017/18.
Total For Council House Build Programme	29,002	1,597	(19,995)	10,604	9,735	(869)	(706)	(163)			
Improvement to Existing Homes - Building Services											
Window Replacement	159	364	(331)	192	133	(59)	(59)	-			No access at Broomlands Gate, Irvine. TLOs are working with the tenants to progress. The underspend will be carried forward to 18/19.
Bathroom Programme	1,944	-	1,546	3,490	3,736	246	-	246	🔴	🟢	Updated asset information identified additional wet rooms that were due for a lifecycle replacement. It was agreed that these could be progressed during 17/18.
Kitchen Programme	2,200	-	(1,395)	805	967	162	-	162	🔴	🟢	The budget assumes a 55% acceptance rate for new installations however the outturn was circa 85%.
Total For Improvements to Existing Homes - Building Services	4,303	364	(180)	4,487	4,836	349	(59)	408			
Improvement to Existing Homes - External Contractors											
Central Heating	1,081	407	29	1,517	898	(619)	-	(619)	🟢	🟢	No access issues causing an underspend in the programme. TLOs are exploring initiatives to increase access levels.
Insulated Re-Rendering	1,064	(40)	48	1,072	1,123	51	51	-	🟢	🟢	The budget was over committed by 5% to ensure it was spent. Due to the mild weather conditions over the winter months the contractor delivered all of the works committed. This is a framework contract and the overspend will be deducted from the budget for 2018/19.
Electrical Rewiring	518	67	16	601	505	(96)	-	(96)	🟢	🟢	No access issues causing an underspend in the programme. TLOs are exploring initiatives to increase access levels.
Total For Improvements to Existing Homes - External Contractors	2,663	434	93	3,190	2,526	(664)	51	(715)			
Refurbishment Schemes											
Refurbishment Schemes	3,526	(2,673)	(812)	41	39	(2)	(2)	-	🟢	🟢	Spend attributed to an extension identified via the adaptations process which came in slightly under budget.
Refurb Montgomery Court	-	-	-	-	-	-	-	-			
Roofing & Rendering	3,682	(3)	129	3,808	4,022	214	214	-	🟢	🟢	Budget is over committed by 5% to ensure that the budget is spent by the end of the year. Due to the mild weather conditions over the winter months the contractor has delivered all of the works committed. This is a framework contract and the overspend will be deducted from the budget for 2018/19.
Infrastructure Improvements	265	(265)	-	-	-	-	-	-			The full 17/18 budget was moved to revenue in P6
Refurb - Robert W Service Ct Sh	-	1,644	50	1,694	1,560	(134)	-	(134)	🟢	🟢	This is now complete. Underspend has been noted.
Refurb - Dickson Court	340	1,395	(948)	787	1,142	355	355	-	🟢	🟢	Planned start date of March 2017 slipped to October 2017 as window replacement took precedence. Targeted completion has slipped from January 2018 to October 2018 due to a delay in procuring and fitting windows.
Kilwinning Housing Office	212	-	(212)	-	4	4	4	-	🟢	🔴	Project has slipped and will be completed in 18/19.
Refurb - Connell Court	-	1,366	(1,346)	20	-	(20)	(20)	-	🟢	🟢	Only initial fees anticipated in 17/18. Slippage on start date from May 2018 to July 2018 due to delays in the tender issue.
Total For Refurbishment Schemes	8,025	1,464	(3,139)	6,350	6,767	417	551	(134)			
Other Capital Works											
Energy Efficiency Standard	1,061	-	39	1,100	1,198	98	98	-	🟢	🟢	Budget over committed by 5% to ensure that it is spent by the end of the year. Due to the mild weather conditions over the winter months the contractor has delivered all of the works committed. This is a framework contract and the overspend will be deducted from the budget for 2018/19.
Other Capital Works	273	534	(223)	584	448	(136)	(136)	-	🟢	🟢	Carry forward required for the completion of asbestos work.
Professional Management Charges	1,139	-	(1,139)	-	-	-	-	-	🟢	🟢	Budget transferred to revenue by Corporate Finance at the year end.
Total For Other Capital Works	2,473	534	(1,323)	1,684	1,646	(38)	(38)	-			
TOTAL EXPENDITURE	46,466	4,393	(24,544)	26,315	25,510	(805)	(201)	(604)			
Sale Of Council Houses	-	-	-	-	(898)	(898)	-	(898)			Capital receipts were received during 17/18 from the final council house sales in 16/17. This reduced required borrowing in 17/18.
Sale Of Assets	-	-	-	-	(14)	(14)	-	(14)			Sale of land
CFCR	(15,346)	265	316	(14,765)	(14,262)	503	-	503			Reduced CFCR required due to transfer of non-capital expenditure to revenue
Capital Grants - House Building	(10,146)	(684)	6,680	(4,150)	(5,169)	(1,019)	-	(1,019)			Additional grant drawn in 17/18 for Towerlands, Dickson Court and Buy Backs which will reduce the allocation in future years for
Capital Grants - Energy Funding	-	-	-	-	(210)	(210)	-	(210)			Owner contribution to re-rendering and HEEPS funding.
Affordable Housing Contribution	(838)	-	-	(838)	(976)	(138)	-	(138)			The additional income reflects the realignment of funding used from the affordable housing account.
Funding from Reserves	(212)	-	212	-	(4)	(4)	(4)	-			Kilwinning Housing Office - Funding will be required in 18/19.
Council House Build Fund	-	(494)	-	(494)	-	-	-	-			
Prudential Borrowing	(19,924)	(3,480)	17,336	(6,068)	(3,483)	2,585	205	2,380			Decrease in borrowing requirement due to the net underspend identified above
TOTAL INCOME	(46,466)	(4,393)	24,544	(26,315)	(25,510)	805	201	604			

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