

HOUSING MANAGEMENT ADVISORY BOARD

Report of the Director of Housing and Wellbeing

CAPITAL DELIVERY UPDATE

Purpose of the report

To provide an update on the delivery of capital works.

Action requested

The Board is asked to note and comment on the update.

Background

Generally, capital works are works that improve the value of properties. For example, a replacement kitchen, bathroom, heating system, or roof. Other costs such as asbestos removal (so works can commence safely) and staff time working on the projects can also be capitalised.

Current Position

The spend position to the end of September 2023, estimated annual spend for 2023/2024, and commentary for each workstream can be found at Appendix 1.

Contracts are in place for all workstreams, apart from the redevelopment of St Michael's Court in Thurmaston. Planning permission for the proposed 9 bungalows there is pending.

A new contractor, Jeakins Weir Ltd, has been appointed to complete kitchen, bathroom, major voids, and major structural works. The contract is being mobilised. This is a process where health and safety arrangements are confirmed, procedures around the raising of orders, delivery of works and tenant liaison are agreed, and programmes developed. Physical delivery of works in homes is expected to start in the new year.

The volume of works across other streams is increasing and the position in this respect is expected to continue in to 2024/2025. Estimated capital budgets for 2024/2025 can be found at Appendix 2.

Budgets for kitchens and bathrooms are based on the delivery of 233 of each to deal with a backlog of works under the Charnwood Standard. There are 414 kitchens aged over 20 years in general needs properties, and 490 bathrooms aged over 30 years.

Appendix 1 - Capital Spend Report - Position at September 2023

Costc(T)	Current Budget to spend this year (excludes accrual) including amounts carried forward from 2022/23	Year to Date Actual spend	Forecast Year end Spend (how much of this years budget will be spent)	Comment
	£	£	£	
Major Void Works	656,000	(30,422)	100,000.00	Jeakins Weir Ltd now appointed to progress major voids. Mobilisation in progress. Pricing has commenced. Work expected to start in November 23.
Major Adaptations	611,200	222,158	822,000.00	CLC Contractors Ltd has committed to delivering 90 major adaptation works by the end of the financial year. Full spend expected. Budget virement pending.
Communal Area Improvements	350,000	42,380	150,000.00	Ian Williams Ltd is undertaking work in communal areas.
Kitchens	1,396,000	160,134	370,000.00	Jeakins Weir Ltd has been appointed. Mobilisation in progress. Delivery expected in Q4.

Bathrooms	1,743,800	93,807	260,000.00	Jeakins Weir Ltd has been appointed. Mobilisation in progress. Delivery expected in Q4.
Electrical Upgrades	150,000	13,328	125,000.00	Dodd Group in place. Domestic installations are in good condition with little need for replacement. Fan installation works completed as damp and mould remediation are to be capitalised.
Windows	426,000	1,910	300,000	Bell Group is surveying. Programme pending.
Door Replacement	700,000	95,784	500,000	Harmony in place to deliver fire door works. 127 fire (front) doors completed at dwellings. Bell Group in place to deliver standard doors. Surveys are in progress.
Re-roofing	650,000	37,452	600,000	J Wright roofing has started to replace the roofs, Ecology surveys have led to a slower than expected start.
Major Structural Works	400,000	195,927	250,000.00	Jeakins Weir has been appointed. Mobilisation in progress. Further delivery expected in Q4.
Estate and External Works	300,000	207,479	300,000.00	Ian Williams in place, and positive delivery over the Summer months.

Central Heating and Boiler Installation	543,000	150,038	£ 543,000.00	Programme completed by PH Jones. Full spend expected.
	7,926,000	1,189,974	4,320,000	

Asbestos Removal	200,000	178,130	200,000.00	Full spend expected. Asbestos is removed in the course of capital works.
Communal Area Electric	68,000	0	57,000.00	Lighting upgrade works in progress.
Carbon Monoxide Alarms	50,000	4,426	10,000.00	Detection is being installed where necessary when the annual gas service is undertaken.
Fire Safety Works	100,000	(3,694)	100,000	Passive fire works surveyed and ordered. Full spend expected.
Sheltered Housing Improvements inc heating & equipment	239,800	27,834	239,800	Digital upgrade in progress. Works completed at Arnold Smith House and Beresford Court. Full spend expected.
	657,800	206,696	606,800	

Door Entry Systems	200,000	(74,320)	200,000.00	Bamfords in place. 11 properties have had communal doors installed. Full spend expected.
Stairlifts	60,000	47,902	60,000.00	Full spend expected.

Garages	50,000	0	50,000.00	Demolition works planned at one location.
Mobility Scooter Storage	30,000	0	15,000	Harmony undertaking works at Sorrell Court.
Minor Adaptations	50,000	1,754	3,000.00	Demand led. Full cost of works not being capitalised. Review in progress.
Housing Capital Technical Costs	438,100	0	400,000.00	Relates to capitalised salary.
Delivery of Stock Condition Survey and Associated Costs	60,200	0	60,200.00	Project complete. Full spend expected.
Digital Filing - HRA Software	33,200	26,775	33,200.00	Project complete. Full spend expected.
Redevelopment Sheltered Accommodation - St Michael's Court, Thurmaston	2,000,000	109,186	400,000.00	Planning application in progress. It is possible the current estimated spend will not be reached due to delays in provision of information from third parties relating to the live planning application.
	2,921,500	111,297	1,221,400	
	11,505,300	1,507,967	6,148,200	

Appendix 2 - Proposed capital budgets for 2024/2025

Workstream	Amount £
Major Adaptations	450,000
Minor Adaptations	50,000
Stairlifts	60,000
Major Voids	280,000
Asbestos Removal	200,000
Communal Area Improvements	75,200
Communal Area Electrical Upgrades	68,000
Fire Safety Works	100,000
Garages	100,000
Kitchens	1,794,100
Bathrooms	2,900,850
Electrical Upgrades	100,000
Window Replacement	345,000

Heating	1,292,000
Sheltered Housing Improvements	190,000
Redevelopment Sheltered Accommodation - St Michael's Court, Thurmaston	1,600,000
Door Replacement	700,000
Roofing Works	600,000
Insulation	250,000
Major Structural Works	250,000
Estate and External Works	215,000
Housing Capital Technical Costs	312,000
Door Entry Systems	73,000
Total	11,805,150

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