

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to Cabinet
of 26 November 2024**

**Subject: Housing Capital Programme 2024/25: Monitoring
Report as at 30 September 2024**

1. Purpose

- 1.1 The purpose of this report is to update Cabinet on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 30 September 2024 (Period 6), and to agree the changes to budgets in 2024/25 and 2025/26.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 notes the progress made on the delivery of the Housing Capital Programme to 30 September 2024, resulting in spend of £24,045,463, or 28.53%, as detailed in Appendix 1 attached;**
- 2.1.2 approves the adjustments contained in Appendix 2 attached; and**
- 2.1.3 approves the revised budget for 2024/25 at £58,274,895 and 2025/26 at £62,631,200, as highlighted in Appendix 2.**

3. Background

- 3.1 The Housing Capital Programme for 2024/25 to 2028/29 was approved by South Ayrshire Council of 17 January 2024 through the paper 'Setting of Council House Rents and Other Rents and Charges (2024/25 – 2026/27) and Proposed Revenue Account (HRA) Revenue Budget 2024/25 and Capital Budget (2024/25 – 2028/29)'.
- 3.2 Adjustments were approved by Cabinet of 27th August 2024 and incorporated into the Programme.
- 3.3 The current approved budget for 2024/25 is £84,270,647.

4. Proposals

- 4.1 The contract to 328 Nr Kitchen and Boiler Replacements: Annbank, Ayr, Ballantrae, Barr, Barrhill, Colmonell, Crosshill, Dailly, Dundonald, Dunure, Kirkmichael, Kirkoswald, Maidens, Maybole, Minishant, Mossblown, Prestwick & Troon (H24113) has now completed on site.

- 4.2 The contract for Full Internal Modernisation Works to 163 Properties in various locations (G24131). Works are currently on site and on target for completion by the end of November 2024.
- 4.3 Two further contracts are in the process of being negotiated for Full Internal Modernisation Works to 219 Properties within Ayr (G24130) and Partial Internal Modernisation Works to 195 Properties and Full Modernisation Works to 2 Properties Various Locations (G24133), with G24133 estimated to be on site by late November.
- 4.4 A number of 2024/25 annual programmes of work are continuing on site, including Addressing Dampness and Condensation, Central Heating Replacement and Replacement Double Glazed Units and Doors.
- 4.5 The major contract for External Fabric Upgrades to 170 Properties - Maybole and Prestwick (H24114) continues to progress on site with completion still expected by the end of November 2024.
- 4.6 Surveys have been completed by the Managing Agent for the contract External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon), including structural, borescope and ecology surveys. Tender documentation is now being prepared for issue.
- 4.7 The new programme for 2024/25 for planned Window Replacement Works is progressing. The contract for Batch 5 - 318 Addresses in Ayr, Coylton, Girvan, Monkton, Prestwick and Troon is on site and progressing well and tenders for Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon have now been issued.
- 4.8 A number of projects are being progressed under the Energy Efficiency / HEEPS ABS line, with works now completed at Girvan / Dailly, Kincaidston and Dalmilling / Tarbolton.
- 4.9 There are a number of major new build programmes on site currently, including Mainholm in Ayr, the New Housing Development at St Ninians Primary School Site – Affordable Housing and the new build development at the Site of Former Riverside Flats, Ayr. All projects are progressing well on site.
- 4.10 Notification has been received that the bid submitted to Scottish Government for funding under the Social Housing Net Zero Heat Fund scheme has unfortunately been deemed unsuccessful by Scottish Government. It is the Housing Service's full intention to reapply to future SHNZF (or similar grant funding) opportunities aimed at enabling the delivery of enhanced external fabric and energy efficiency upgrade works to its harder to treat homes.
- 4.11 The project information contained in Appendix 1 has been broken down over the Council wards and a document showing this has been made available to Members in the Members' area (Hub) on The Core (see background papers).
- 4.12 Appendix 2 details budget adjustments being put forward for approval by Cabinet as part of the Period 6 report. These adjustments include:

- (a) internal re-allocations of budgets between projects in 2024/25 and 2025/26;
- (b) transfers of budgets from 2024/25 to 2025/26 to reflect current profiled spend for projects; and
- (c) an adjustment to the Programme to fully reflect the budgets contained within the report 'Setting of Council House Rents and Other Rents and Charges (2024/25 - 2025/27) and Proposed Housing Revenue Account (HRA) Revenue Budget 2024/25 and Capital Budget (2024/25 - 2028/29)' approved by Council of 17 January 2024.

4.13 As noted in 2.1.3 above, a number of adjustments are being requested to the Programme. This includes:

- (a) re-profiling of budgets of £13,858,342 between 2024/25 and 2025/26 in line with current projected spend on specific projects (including Full Internal Refurbishment Works – 219 Properties in Ayr at £1,000,000, Riverside Block Refurbishment at £2,000,000, External Fabric Upgrades to 237 Properties – Various Locations at £1,000,000, Social Housing Net Zero Heat Fund at £2,600,000, Environmental Improvements – Uncommitted Funding at £1,000,000 and New Builds – LDP2 Sites Unallocated at £2,000,000); and
- (b) budget reductions of £13,137,410 to reflect revised budgets in line with previously approved papers on new build housing at Riverside Place.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 Per Table 1 of Appendix 1, at the end of P6, actual expenditure stood at £24,045,463 Income for this period stood at £24,045,463. Based on the budget of £84,270,647,238, actual expenditure of £24,045,463 equates to an overall spend of 28.53% at the end of Period 6.

6.2 Proposals contained in this report, if approved, would lead to a revised 2024/25 programme of £58,274,895 and 2025/26 programme of £62,631,200.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There are no risks associated with adopting the recommendations.

8.2/

8.2 **Risk Implications of Rejecting the Recommendations**

8.2.1 The risk associated with rejecting the recommendations are that insufficient funds would exist in financial years 2024/25, 2025/26 and 2026/27 in relevant budget lines to complete planned Housing capital projects.

9. **Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 3.

10. **Sustainable Development Implications**

10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. **Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. **Link to Council Plan**

12.1 The matters referred to in this report contribute to Priority 2 of the Council Plan: Live, Work, Learn.

13. **Results of Consultation**

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

14. **Next Steps for Decision Tracking Purposes**

14.1 If the recommendations above are approved by Members, the Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Process adjustments to the Housing Capital Programme	11 December 2024	Corporate Accounting - Treasury / Capital Function

Background Papers **Report to South Ayrshire Council (Special) of 17 January 2024 - [Setting of Council House Rents and Other Rents and Charges \(2024/25 – 2026/27\) and proposed Housing Revenue Account \(HRA\) Revenue Budget 2024/25 and Capital Budget \(2024/25 – 2028/29\)](#)**

Report to Cabinet of 27 August, 2024 – [Housing Capital Programme 2024/25: Capital Monitoring Report at 30 June 2024](#)

[Housing Capital Programme 2024/25 – Period 6 – Ward Analysis](#) (Members Only)

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Date: 18 November 2024

HOUSING CAPITAL MONITORING REPORT PERIOD 6 2024/25																	
Key Strategic Objective	Base Budget 2024/25 (As Approved by SAC 17th £)	Adjustments P9 2024/25 (Approved 14th Feb £)	Adjustments P12 2024-25 (Approved 18th June 2024)	Additional Awards 2024/25 £	Adjustments Approved 2024/25 CAMG/ HoS £	Adjustments Approved P3 £	Special Programme Review - Additional £	Special Programme Review - Profiling £	Adjustments Approved P6 £	Adjustments Approved P9 £	Adjustments Approved P12 £	Approved Budget 2024/25 £	Projected to 31st March, 2025 £	Actuals at P6 £	Detailed Project Information	2025/26 Approved Budget £	2026/27 Approved Budget £
Major Component Replacement	14,230,931	6,089,005	(377,365)	0	0	(800,000)	0	0	0	0	0	19,142,575	16,142,575	6,866,868	See Section on 'Major Component Replacement'	12,180,931	11,380,931
Contingencies	269,000	0	0	0	0	(260,000)	0	0	0	0	0	9,000	9,000	0	See Section on 'Contingencies'	269,000	269,000
Demolitions	66,667	850,000	164,504	0	0	0	0	0	0	0	0	1,081,171	431,171	4,775	See Section on 'Demolitions'	66,667	66,667
Structural and Environmental	10,778,721	1,950,000	(281,369)	0	0	(2,000,000)	0	0	0	0	0	10,447,352	3,744,043	1,292,258	See Section on 'Structural and Environmental'	11,578,721	6,453,721
Other Capital Expenditure	39,044,083	19,215,823	1,359,512	0	0	(6,028,868)	0	0	0	0	0	53,590,550	37,948,107	15,881,562	See Section on 'Other Capital Expenditure'	27,990,040	8,570,302
TOTAL PROGRAMME EXPENDITURE	64,389,401	28,104,828	865,286	0	0	-9,088,868	0	0	0	0	0	84,270,647	58,274,895	24,045,463		52,085,358	26,740,621
CFCR	1,798,000	0	0	0	0	0	0	0	0	0	0	1,798,000	1,798,000	1,798,000	See Section on 'Income'	992,000	1,036,000
Draw on Accumulated Surplus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	See Section on 'Income'	0	0
Borrowing	61,546,401	18,158,801	1,655,649	0	0	-9,088,868	0	0	0	0	0	72,271,983	46,583,259	14,488,228	See Section on 'Income'	47,123,358	22,988,621
Reserves			0									0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	1,045,000	8,580,059	(790,363)	0	0	0	0	0	0	0	0	8,834,696	8,527,668	7,361,326	See Section on 'Income'	3,970,000	2,716,000
2nd Homes Council Tax	0	1,182,281	0	0	0	0	0	0	0	0	0	1,182,281	1,182,281	213,084	See Section on 'Income'	0	0
Commuted Sums	0	183,687	0									183,687	183,687	183,687	See Section on 'Income'	0	0
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	1,138	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	64,389,401	28,104,828	865,286	0	0	-9,088,868	0	0	0	0	0	84,270,647	58,274,895	24,045,463		52,085,358	26,740,621
NET EXPENDITURE	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0

Major Components

Approved Budget 2024/25	Projected to 31st March, 2025	Actuals at P6	Key Project Milestone	Project Update
£	£	£		

2025/26 Approved Budget	2026/27 Approved Budget
£	£

Project Budgets Approved 2024/25: - Cabinet of 18th June, 2024
<i>Major Component Replacements - Allocated</i>
<i>Major Component Replacements - Unallocated</i>
TOTALS

19,029,166	16,118,289	6,866,868	See Expanded Section	For detailed breakdown, see expanded tab below.
113,409	24,286	0	See Expanded Section	For detailed breakdown, see expanded tab below.
19,142,575	16,142,575	6,866,868		

5,699,159	3,880,931
6,481,772	7,500,000
12,180,931	11,380,931

Contingencies

Approved Budget 2024/25 £	Projected to 31st March, 2025 £	Actuals at P6 £	Key Project Milestone	Project Update
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2025/26 Approved Budget £	2026/27 Approved Budget £
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<u>Project Budgets Approved 2024/25: - Cabinet of 18th June, 2024</u>
Contingencies Unallocated 2024/25 & Future Years
9,000

9,000	9,000	0	N/A	Request was approved through the P3 Capital Monitoring Report to Cabinet of the 27th August, 2024 to reallocate part the contingencies budget in 2024/25 to 'Initial Work for Future Years Projects' in line with similar allocations made in previous years, and also to fund the purchase of a new Housing Asset Management System.
9,000	9,000	0		

269,000	269,000
269,000	269,000

Demolitions	Approved Budget 2024/25 £	Projected to 31st March, 2025 £	Actuals at P6 £	Key Project Milestone	Project Update	2025/26 Approved Budget £	2026/27 Approved Budget £
Project Budgets Approved 2024/25: - Cabinet of 18th June, 2024							
Demolitions - Unallocated Funding 2024/25 & Future Years	66,667	16,667	0	Design & Tender	Budget available for allocation in 2024/25 and 2025/26. It is unlikely that the full budget allocated will be utilised in 2024/25 and a request is made through the P6 Capital Monitoring Report to Cabinet of the 26th November, 2024, to carry part of this budget forward to 2025/26.	66,667	66,667
Demolition of Lockups	214,703	139,703	0	Complete / Design & Tender	Demolition of Phase 1 priority lock-up sites at Central Avenue, Troon, Victoria Street, Ayr, Arcon Court, Mossblown, Cochrane Avenue and Stuart Place, Dundonald are fully complete. A phase 2 lock-up demolition plan has been developed by officers. Two sites in Ayr are presently being cleared, with tenants being supported to vacate their existing lock-up, and consider alternatives. Request to carry part of budget forward to 2025/26 made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.	0	0
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole	46,190	21,190	0	Complete	Works are now complete on site. Final account to be agreed and payments to be made thereafter. Request to carry part of budget forward to 2025/26 made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.	0	0

Demolition of Riverside Flats	753,611	253,611	4,775	Concept	<p>Demolition of Blocks 2 and 3 now complete.</p> <p>Telecommunications mast still in place on Block 1, which has been made secure and handed back to SAC who are managing security including the metal doors and cameras. ERT hold the keys and relevant passcodes.</p> <p>Works will not be complete during 2024/25 and a request to carry part of budget forward to 2025/26, made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.</p>	0	0
	1,081,171	431,171	4,775			66,667	66,667

Structural and Environmental

Approved Budget 2024/25 £	Projected to 31st March, 2025 £	Actuals at P6 £	Key Project Milestone	Project Update
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2025/26 Approved Budget £	2026/27 Approved Budget £
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**Project Budgets Approved 2024/25: -
Cabinet of 18th June, 2024**

New Projects 2024/25

External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon)

3,000,000	2,000,000	169,150	Design and Tender	List of 237 addresses has been passed to the Managing Agent who have completed external surveys of all properties. On site structural inspections have also been completed and results returned. It has been agreed that the original address list is to be divided into three separate contracts and a request to re-allocate budget will be made once probable costs are available. Tender documents are due to be returned on the 11th October for the first two projects. Request to carry part of budget forward to 2025/26, made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.

2,000,000	0

Social Housing Net Zero Heat Fund 2024/25	2,700,000	100,000	0	Design and Tender	A bid was submitted to Scottish Government on 14/2/24 for funding to undertake work to 81 hard to treat properties across South Ayrshire through the Net Zero Heat Fund. Despite initial feedback (28th June) intimating that the Council's original project was being recommended for approval, the Scottish Government has now confirmed the Council's 2024/25 SHNZF bid proposals (including requested revisions in August and September) have unfortunately been deemed unsuccessful. It is the Housing Service's full intention to reapply to future SHNZF (or similar grant funding) opportunities aimed at enabling the delivery of enhanced external fabric and energy efficiency upgrade works to its harder to treat homes. Request to carry majority of budget forward to 2025/26 to match fund future bid made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.	0	0
Riverside Block - External Refurbishment	3,125,000	0	0	Design and Tender	Budget requires to be added in line with that agreed through the paper 'Setting of Council House Rents and Other Rents and Charges (2024/25 - 2025/27) and Proposed Housing Revenue Account (HRA) Revenue Budget 2024/25 and Capital Budget (2024/25 - 2028/29)'. Request to (a) align budgets to paper approved by Council on the 6th March, 2024 made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.	3,125,000	0
Riverside House – Roofing Works 2024	0	11,500	0	Design and Tender	Request to allocate budget from Unallocated Structural and Environmental Works 2024/25 & Future Years line below made through the P6 Housing Capital Monitoring Report to Cabinet of 26th November, 2024.	0	0

<u>Project Carried From 2023/24</u>								
External Fabric Upgrades to 170 Properties - Maybole and Prestwick	1,453,931	1,453,931	1,113,988	On Site	Works started on site on the 8th of January, 2024 and are progressing, It is anticipated that works will be complete in December, 2024. Additional works identified at the rear access to 4Nr flatted blocks at Minnoch Crescent, Maybole have been tendered.	0	0	
<u>Projects Carried From Previous Years</u>								
External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr	75,000	75,000	0	Complete	Works are complete on site and the final account has been prepared by the Managing Agent. This has been passed to the contractor for agreement and final payment will be made thereafter. Anticipated payment will be made in financial year 2024/25.	0	0	
Stabilisation Works at Main Road, Ayr	74,493	94,493	0	Legally Committed	Structural engineer has considered proposals for this work and provided a design solution. Works have now been negotiated and costs provided to Housing to allow owner engagement to take place. A contractor has been appointed. Awaiting permissions from Scottish Water before the project is able to start on site.	0	0	
Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)	2,760	5,519	5,519	Complete	Final invoice in relation to older project previously completed. Request to allocate budget made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.	0	0	
Contract 1: Reroofing & External Fabric Upgrades - 71 Properties Various Locations	0	1,800	1,800	Complete	Final Valuation (Valuation 15 & Final) paid to contractor. Request to add budget made through P6 Capital Monitoring Report to Cabinet of 26th November, 2024.	0	0	

Contract 2: Reroofing & External Fabric Upgrades - 73 Properties Various Locations
<u>Unallocated Balance - 2024/25, 2025/26 & 2026/27 - Structural and Environmental</u>
Unallocated Structural and Environmental Works 2024/25 & Future Years

0	1,800	1,800	Complete	Final Valuation (Valuation 14 & Final) paid to contractor. Request to add budget made through P6 Capital Monitoring Report to Cabinet of 26th November, 2024.
16,168	0	0	Other	Budgets available for allocation in 2024/25, 2025/26 and 2026/27. Request to (a) advance budget from 2025/26; and (b) allocate budget to projects detailed above made through the P6 Capital Monitoring Report to Cabinet of 26th November, 2024.
10,447,352	3,744,043	1,292,258		

0	0
6,453,721	6,453,721
11,578,721	6,453,721

Other Capital Expenditure	Approved Budget 2024/25 £	Projected to 31st March, 2025 £	Actuals at P6 £	Key Project Milestone	Project Update	2025/26 Approved Budget £	2026/27 Approved Budget £
Project Budgets Approved 2024/25: - Cabinet of 18th June, 2024							
<i>Sheltered Housing Common Areas</i>	245,681	145,681	5,927	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	0	0
<i>Footpaths</i>	70,000	70,000	0	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	50,000	50,000
<i>Buy Back Properties</i>	589,681	1,589,681	216,458	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	1,000,000	1,000,000
<i>Housing Asset Management System</i>	230,000	80,000	0	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	0	0
<i>Window Replacement Programme</i>	3,939,333	3,084,300	828,120	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	3,939,333	3,939,333
<i>Environmental Improvements</i>	1,506,032	481,032	9,164	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	706,839	360,969
<i>New Builds</i>	46,749,823	32,237,413	14,757,891	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	22,063,868	2,990,000
<i>Advance Works / Fees / ICT</i>	260,000	260,000	64,002	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	230,000	230,000
	53,590,550	37,948,107	15,881,562			27,990,040	8,570,302

Income

Approved Budget 2024/25	Projected to 31st March, 2025	Actuals at P6	Key Project Milestone
£	£	£	

2025/26 Approved Budget	2026/27 Approved Budget
£	£

Project Budgets Approved 2024/25: - Cabinet of 18th June, 2024
<i>Funding Type</i>
CFCR
<i>Draw on Accumulated Surplus</i>
<i>Borrowing</i>
<i>Reserves</i>
<i>Scottish Government Funding</i>
<i>2nd Homes Council Tax</i>
<i>Commuted Sums</i>
<i>Other Income</i>
TOTAL FUNDING

1,798,000	1,798,000	1,798,000	Income
0	0	0	Income
72,271,983	46,583,259	14,488,228	Income
0	0	0	Income
8,834,696	8,527,668	7,361,326	Income
1,182,281	1,182,281	213,084	Income
183,687	183,687	183,687	Income
0	0	1,138	Income
84,270,643	58,274,895	24,045,463	

992,000	1,036,000
0	0
47,123,358	22,988,621
0	0
3,970,000	2,716,000
0	0
0	0
0	0
52,085,358	26,740,621

Request For Budget Adjustments		Advanced/ (Carry Forward) from/to 2024-25 £	Release Back 2024-25 £	In Year Budget Amendments 2024-25 £	Additional Budget 2024-25 £	Projected 2024-25 Budget £	Proposed Revised 2025-26 Budget £	Proposed Revised 2026-27 Budget £
Revised Total Budgets as approved by Cabinet of 18th June 2024						84,270,647	52,085,358	26,740,621
1	South Ayrshire Council approved the paper 'Setting of Council House Rents and Other Rents and Charges (2024/25 - 2025/27) and Proposed Housing Revenue Account (HRA) Revenue Budget 2024/25 and Capital Budget (2024/25 - 2028/29)' on the 17th January, 2024. Budget adjustments to the programme have been approved through: - - P9 Capital Monitoring Report approved by Cabinet of the 20th February, 2024; - P12 Capital Monitoring Report approved by Cabinet of the 18th July, 2024; and - P3 Capital Monitoring Report approved by Cabinet of the 27th August, 2024.							
2	Two papers have been approved in relation to the Riverside Development which require to be captured within the Housing Capital Monitoring Report as detailed below. (a) South Ayrshire Council (Special) of the 15th September, 2023, approved the paper 'Affordable Housing - Riverside Place, Ayr', approving the outcome of the HubSW Stage 2 detailed design phase for the project, including the most up to date scheme (affordable housing), costs and programme. Adjustments are required to expenditure and income as detailed below: - - New Housing Development - Site of Former Riverside Flats, Ayr. (b) South Ayrshire Council of the 6th March, 2024, approved the paper 'Affordable Housing Proposals, Riverside Place, Ayr', approving Option 1, being the demolition of the remaining block and build new housing. Adjustments are required to expenditure and income as detailed below: - - Riverside Block 1 - Refurbishment; and - Riverside Block - External Refurbishment.		(9,788,527)			(9,788,527)	0	0
			(187,500)			(187,500)	(187,500)	0
			(3,125,000)			(3,125,000)	(3,125,000)	0
3	A number of adjustments to the Programme are requested to reflect the profiling of projects between 2024/25 and 2025/26, with carry forward of budget to 2025/26 being requested as detailed below: - - Partial Internal Modernisation Works 2020/21 - 50 Nr Properties in Girvan (H20127); - Sheltered Housing Complex - 2 - 4 Benmore; - Full Internal Refurbishment Works - 219 Properties Within Ayr - 2024/25 Programme; - Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full; - Riverside Block 1 - Refurbishment; - Replacement Screens in Flats;	(450,000)				(450,000)	450,000	0
		(200,000)				(200,000)	200,000	0
		(1,000,000)				(1,000,000)	1,000,000	0
		(420,000)				(420,000)	420,000	0
		(2,000,000)				(2,000,000)	2,000,000	0
		(450,000)				(450,000)	450,000	0

	- Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH);	(80,000)			(80,000)	80,000	0
	- Upgrading of Lock Up Garages;	(200,000)			(200,000)	200,000	0
	- Replacement PIV's Identified Through FET Programme;	(200,000)			(200,000)	200,000	0
	- Demolitions - Unallocated Funding 2024/25 & Future Years;	(50,000)			(50,000)	50,000	0
	- Demolition of Lockups;	(75,000)			(75,000)	75,000	0
	- 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole;	(25,000)			(25,000)	25,000	0
	- Demolition of Riverside Flats;	(500,000)			(500,000)	500,000	0
	- External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon);	(1,000,000)			(1,000,000)	1,000,000	0
	- Social Housing Net Zero Heat Fund 2024/25;	(2,600,000)			(2,600,000)	2,600,000	0
	- Sheltered Housing Common Areas - Unallocated Budget 2024/25;	(50,000)			(50,000)	50,000	0
	- Analogue to Digital Upgrading Within SHU's;	(50,000)			(50,000)	50,000	0
	- Window Replacement Programme 2024/25 - Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon;	(700,000)			(700,000)	700,000	0
	- Supply/Installation of Eurobin Corrals - Various Locations;	(25,000)			(25,000)	25,000	0
	- Housing Asset Management System;	(150,000)			(150,000)	150,000	0
	- Unallocated Window Replacement Budget 2024/25 & Future Years;	(155,033)			(155,033)	155,033	0
	- Environmental Improvements - Uncommitted Funding 2024/25, 2025/26 & 2026/27;	(1,000,000)			(1,000,000)	1,000,000	0
	- Waggon Road, Ayr;	(500,000)			(500,000)	500,000	0
	- New Builds - LDP2 Sites Unallocated 2024/25 and Future Years;	(2,000,000)			(2,000,000)	2,000,000	0
4	A number of adjustments are requested as (a) there are a number of projects where budgets are no longer required as final accounts have been settled and projects completed; (b) other projects where additional funds are required to complete works; and (c) where budgets are required to be allocated to new projects from unallocated budget lines. Adjustments requested are as detailed below:-				0	0	0
	- 221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon			20,000	20,000	0	0
	- Upgrade Works - 16, Main Street, Ballantrae			50,000	50,000	200,000	0
	- Fire and Smoke Alarms - LD2 Compliance Work;			19,123	19,123	0	0
	- Major Component Replacements - Unallocated 2024/25 & Future Years;			(89,123)	(89,123)	(200,000)	0
	- Riverside House – Roofing Works 2024;			11,500	11,500	0	0
	- External Fabric Upgrades to 170 Properties - Maybole and Prestwick;				0	1,500,000	0
	- Stabilisation Works at Main Road, Ayr;			20,000	20,000	0	0
	- Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)			2,759	2,759	0	0
	- Contract 1: Reroofing & External Fabric Upgrades - 71 Properties Various			1,800	1,800	0	0
	- Contract 2: Reroofing & External Fabric Upgrades - 73 Properties Various			1,800	1,800	0	0
	- Unallocated Structural and Environmental Works 2024/25 & Future Years;	21,691		(37,859)	(16,168)	(1,521,691)	0
	- New Build - Mainholm				0	600,000	0
	- New Build Housing - Feasibility Study Former Cairn PS Site, Maybole;			2,250	2,250	0	0

	- Feasibility Study - Affordable Housing Manse Road, Coylton;			802	802	0	0
	- New Build Housing - Feasibility Study - McConnell Square, Girvan;			50,000	50,000	0	0
	- New Build Housing - Feasibility Study - Station Road, Girvan;			50,000	50,000	0	0
	- New Builds - LDP2 Sites Unallocated 2024/25 and Future Years;			(103,052)	(103,052)	(600,000)	0
	- Site of the Former Tarbolton Primary School;	(36,383)			(36,383)	0	0
	- Unallocated Window Replacement Budget 2024/25 & Future Years;			(148,100)	(148,100)	0	0
	- Window Replacement Programme 2023/24 - 324 Properties in Ayr, Girvan, Maybole, Monkton;			120,000	120,000	0	0
	- Window Replacement Programme 2022/23 - Batch 3 - 82 Addresses in Ayr and Girvan; and			20,000	20,000	0	0
	- Window Replacement Programme 2023/24 - 82 Addresses in Ayr & Girvan.			8,100	8,100	0	0
5	The paper 'Setting of Council House Rents and Other Rents and Charges (2024/25 - 2025/27) and Proposed Housing Revenue Account (HRA) Revenue Budget 2024/25 and Capital Budget (2024/25 - 2028/29)' as approved by South Ayrshire Council on the 17th January, 2024 contained a figure of £1Million for Buy Backs. However, this figure is the net amount, balanced by anticipated Scottish Government New Build Subsidy and therefore, it is requested that the expenditure line be increased by £1M to £2M with £1M being added to income to reflect this as detailed below: -						
	- Buy Back Properties.				1,000,000	1,000,000	0
		(13,858,342)	(13,137,410)	0	1,000,000	(25,995,752)	10,545,842
	TOTAL REVISED BUDGET					58,274,895	62,631,200
							26,740,621

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. FSD Guidance for Public Bodies in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Monitoring of Housing Capital Programme
Lead Officer (Name/Position/Email)	Pauline Bradley, Service Lead, Professional Design Service pauline.bradley@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Sex – (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children’s Rights	No	No

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	No	No
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	No	No
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent’s education, employment and income	No	No

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	No impact
Increase participation of particular communities or groups in public life	No impact
Improve the health and wellbeing of particular communities or groups	No impact
Promote the human rights of particular communities or groups	No impact
Tackle deprivation faced by particular communities or groups	No impact

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rationale for decision: This is an update report with no implication in relation to equalities	
Signed : Pauline Bradley Date: 3 November 2024	Service Lead