

South Ayrshire Council

**Report by Depute Chief Executive and Director of Housing,
Operations and Development
to Cabinet
of 26 August 2025**

**Subject: Housing Capital Programme 2025/26: Monitoring
Report as at 30 June 2025**

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 June 2025 (Period 3), and to agree the changes to budgets in 2025/26, 2026/27 and 2027/28.

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 June 2025, resulting in spend of £5.679m, or 9.65%, 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 2025/26 at £59.527m and 2026/27 at £30.851m, as highlighted in Appendix 2.

3. Background

3.1 The Housing Capital Programme for 2025/26 to 2029/30 was approved by South Ayrshire Council of 6 March 2025 through the paper 'Housing Revenue Account (HRA) – Revenue Budget 2025/26 and Capital Budget 2025/26 to 2029/30'.

3.2 Adjustments were approved by Cabinet of 17 June 2025 and incorporated into the Programme.

3.3 The current approved budget for 2025/26 is £58.837m.

4. Proposals

4.1 Works have now completed on site for Full Internal Modernisation Works – 63Nr Properties (Ayr, Prestwick, Troon, Girvan and Ballantrae).

- 4.2 Works are on site for Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme and 'Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full Modernisations.
- 4.3 A contract has been let for 262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112), with works starting on site in August. Further works to Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111) and 172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113) are being taken forward and survey work is currently being undertaken.
- 4.4 A number of 2025/26 annual programmes of work have started on site, including Addressing Dampness and Condensation, Central Heating Replacement and Replacement Double Glazed Units and Doors, and these will continue throughout the year.
- 4.5 A contract for Roofing and External Fabric Upgrade Works 37 Nr. Properties at Ayr, Coylton, Minishant and Prestwick (H25112) is currently on site and due for completion in August 2025. Further external fabric and roofing projects are being scoped to be taken forward in the current year.
- 4.6 The project Window Replacement Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon is on site and progressing. The project Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various, being undertaken by Property Maintenance, is also on site. Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses – Various is currently being surveyed by the Managing Agent prior to being tendered.
- 4.7 In relation to projects being taken forward under the Energy Efficiency / HEEPS ABS line, works are due to complete on Lochside North at the end of July. Tenders have been issued for works to Lochside South.
- 4.8 Works to Riverside Flats New Builds continues on site and a number of other sites are currently being assessed for future investment.
- 4.9 Discussions have taken place between Housing and Professional Design Services colleagues to consider the works that are required to be undertaken during financial year 2025/26 and the budgets required for this. Based on the outcome of these discussions, a number of adjustments have been requested. The adjustments requested are made based on the best information available at this time, and budgets will be reviewed as the Programme progresses, works are tendered, and costs are established, and any further adjustments required will be brought back to future Cabinet's for approval.
- 4.10 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).
- 4.11 Appendix 2 details budget adjustments being put forward for approval by Cabinet as part of the Period 3 report. A summary of these adjustments is shown as Table 1 below:

Table 1: Summary of Adjustments 2025/26 to 2027/28 Requested Per Appendix 2

Section	Summary Adjustment	Total Proposed Adjustments 2025/26 to 2027/28 £	Notes
1	N/A	N/A	Summary to current programme budgets.
2	Contribution from HRA Surplus	500,000	Additional funding transferred from the HRA Surplus.
3	Internal Allocations to New Projects	141,179	Re-allocation of approved overarching programme budgets to new projects within the programme e.g. Major Component Replacements - Unallocated and new budgets added.
4	Various Adjustments	(1,500)	Write back of budget no longer required, internal allocations to ongoing works and reprofiling between financial years.
Total		639,679	

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 P3, actual expenditure stood at £5.679m Income for this period stood at £5.679m. Based on the budget of £58.837m, actual expenditure of £5.679m equates to an overall spend of 9.65% at the end of Period 3.
- 6.2 Proposals contained in this report, if approved, would lead to a revised 2025/26 programme of £59.527m and 2026/27 programme of £30.851m. There are no changes requested to the 2027/28 programme.

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 *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 2025/26, 2026/27 and 2027/28, in relevant budget lines to complete planned Housing capital projects.

9. Integrated Impact Assessment (incorporating Equalities)

9.1 The report does not involve proposals for policies, strategies, procedures, processes, financial decisions and activities (including service delivery), both new and at review, that affect the Council’s communities and employees, therefore an Integrated Impact Assessment is not required.

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 as a financial update is being provided.

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. Link to Shaping Our Future Council Yes No

13.1 Not applicable.

14. Results of Consultation

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

14.2 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.

15. Next Steps for Decision Tracking Purposes

15.1 If the recommendations above are approved by Members, the Depute Chief Executive and 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:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Process adjustments to the Housing Capital Programme	9 September 2025	Service Lead - Corporate Accounting (Treasury / Capital Function)

Background Papers **Report to Cabinet of 17 June 2025 – [Housing Capital Programme 2024/25 – Monitoring Report as at 31 March 2025](#)**
[Housing Capital Programme 2024/25 – Period 3 – Ward Analysis](#) (Members Only)

Person to Contact **Pauline Bradley, Service Lead - Professional Design Services**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612858
E-mail pauline.bradley@south-ayrshire.gov.uk

Date: 18 August 2025

HOUSING CAPITAL MONITORING REPORT
PERIOD 3 2025/26

Key Strategic Objective	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Detailed Project Information	2026/27 Approved Budget £	2027/28 Approved Budget £
Major Component Replacement	18,726,479	19,226,480	2,528,803	16,197,676	See Section on 'Major Component Replacement'	12,380,931	11,340,931
Contingencies	199,000	179,000	0	199,000	See Section on 'Contingencies'	269,000	269,000
Demolitions	1,120,491	1,120,491	544	1,119,947	See Section on 'Demolitions'	66,667	0
Structural and Environmental	11,742,295	11,742,295	632,850	11,109,445	See Section on 'Structural and Environmental'	5,453,721	6,453,721
Other Capital Expenditure	27,048,746	27,258,425	2,517,260	24,531,486	See Section on 'Other Capital Expenditure'	12,730,302	18,480,302
TOTAL PROGRAMME EXPENDITURE	58,837,011	59,526,690	5,679,456	53,157,554		30,900,621	36,543,954
CFCR	3,226,000	3,226,000	3,226,000	0	See Section on 'Income'	3,273,000	3,550,000
Draw on Accumulated Surplus	0	0	0	0	See Section on 'Income'	0	0
Borrowing	48,351,410	48,399,910	1,904,379	46,447,031	See Section on 'Income'	23,711,621	31,793,954
Reserves	0	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	7,259,600	7,259,600	506,500	6,753,100	See Section on 'Income'	3,916,000	1,200,000
2nd Homes Council Tax	0	0	0	0	See Section on 'Income'	0	0
Commuted Sums	0	0	0	0	See Section on 'Income'	0	0
Other Income	0	641,179	42,577	(42,577)	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	58,837,011	59,526,690	5,679,455	53,157,555		30,900,621	36,543,954

NET EXPENDITURE	0	0	0	0
------------------------	----------	----------	----------	----------

0	0
----------	----------

Major Components

Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update
---------------------------------	--	--------------------	---------------	--------------------------	----------------

2026/27 Approved Budget £	2027/28 Approved Budget £
------------------------------------	------------------------------------

Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025
<i>Major Component Replacements - Allocated</i>
<i>Major Component Replacements - Unallocated</i>
TOTALS

12,457,927	19,059,939	2,528,803	9,929,124	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>
6,268,552	166,541	0	6,268,552	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>
18,726,479	19,226,480	2,528,803	16,197,676		

4,880,931	3,840,931
7,500,000	7,500,000
12,380,931	11,340,931

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
------------------	------------------------------	------------------------------------	--------------------	---------------	-----------------------	----------------	------------------------------	------------------------------

Analysis of Block Allocations - Major Component Replacement

<u>Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025</u>								
<u>Current Projects</u>								
Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme	1,469,029	1,001,732	245,002	1,224,027	On Site	The contract has now been let and works started on site on the 5th May, 2025 with anticipated completion by the end of August 2025. There were a number of properties omitted and as a result the total overall costs are lower than budgeted. It is requested through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 that the additional budget not required be returned to the Unallocated Balance - Major Components.	0	0
Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full	782,351	699,351	414,817	367,534	On Site	Works started on site on the 13th January, 2025 and it is anticipated these works will run through until early August. The full budget will not be required based on the current anticipated projected spend provide by the Managing Agent and it is requested through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 that the part of the budget be returned to the Unallocated Balance - Major Components.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111)	0	326,537	0	0	Design and Tender	The Managing Agent has undertaken 1st attempt surveys and there are 2 no access properties that are being followed up with Housing colleagues. Current projections are that works will start on site in September, with completion by October, 2025. Request made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 to allocate provisional budget to this line from the Unallocated Balance - Major Components.	0	0
262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112)	0	3,438,163	98,292	(98,292)	Legally Committed	Contract has been negotiated through SAC's Internal Refurbishment Framework and works are anticipated to start on site on the 18th August, 2025, with completion by the end of February, 2026. Request made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 to allocate budget to this line from the Unallocated Balance - Major Components.	0	0
172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113)	0	1,604,694	0	0	Design and Tender	The Managing Agent has undertaken 1st and 2nd attempt surveys and there are 42 no access properties that are being followed up with Housing colleagues. Anticipated start date to be confirmed. Request made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 to allocate provisional budget to this line from the Unallocated Balance - Major Components.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Sheltered Housing Complex - 2 - 4 Benmore	367,232	257,660	0	367,232	On Site	The tender has been awarded and works started on site on the 2nd June, 2025 with an 18 week programme. Tender costs returned were lower than the budget initially allocated to this project and it is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025, that part of the allocated budget is returned to the Unallocated Budget - Major Components.	0	0
Upgrade Works - 16, Main Street, Ballantrae	217,438	217,438	0	217,438	Legally Committed	Works are required to internally and externally upgrade a property in Ballantrae. Tender package has been prepared by the Managing Agent and was uploaded to Public Contracts Scotland. Tender was returned on the 4th March, 2025 and the contract has now been awarded. Pre start meeting has now taken place and works are due to start on site Monday 11th August.	0	0
Partial Internal Modernisation Works - 50 Nr Properties in Girvan (H20127)	1,634,111	1,634,111	0	1,634,111	Concept	High level survey data and probable costs were previously provided by the Managing Agent. Based on current information held on properties, this has been refreshed.	0	0
<u>Current Programmes of Work</u>								

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Addressing Dampness and Condensation Issues as Reported During the Course of the Year	650,000	1,500,000	725,112	(75,112)	Ongoing	Term contract is in place to address dampness and condensation issues reported by tenants. Works are demand led and may be in any ward. To the end of P3 (30th June, 2025), works have been completed to 50 properties, with works identified to a further 10. It is requested through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025, that additional budget be allocated to this line from the Unallocated Balance - Major Components.	650,000	650,000
Capital Element of Works Undertaken In Void Properties (3089)	1,850,000	1,500,000	61,743	1,788,257	Ongoing	Funding allocated to undertake capital element of works carried out in properties by Property Maintenance through the voids process. Works are demand led throughout the course of the year and may be in any ward. Additional funding of £500,000 has been made available through a transfer from revenue for capital works on void properties to be outsourced to an external contractor. Based on this, it is requested through the P3 Capital Monitoring Report to Cabinet of the 26th June, 2025 this line be reduced and £350,000 with this budget being added to the below line.	1,850,000	1,850,000

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117)	0	1,050,000	0	0	Ongoing	<p>Through the Budget Management – Revenue Budgetary Control 2024/25 – Out-turn Statement at 31 March 2025, Appendix 1g, taken to Cabinet of 17th June, 2025, Members approved earmarking from the uncommitted surplus for use in 2025/26 of £500,000 for outsourcing voids work to sub-contractors to help reduce the overall number of properties under repair and improve relet times.</p> <p>Request to (a) recognise expenditure and income budgets; and (b) allocate further budget to this line made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.</p>	0	0
Central Heating Replacement - Emergency & Urgent Works	850,000	1,500,000	262,020	587,980	Ongoing	<p>Replacement central heating systems required as emergency or urgent jobs. Works are demand led and may be in any ward.</p> <p>To the end of P3 (30th June, 2025), works have been completed to 48 properties. Request to allocate additional budget to this line from the Unallocated Balance - Major Components made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025.</p>	850,000	850,000

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Cyclical Replacement of Fire and Carbon Monoxide Detectors	0	150,000	0	0	On Site	Cyclical replacement of fire and carbon monoxide detectors (as required) is included within the Council's Electrical Installation Condition Report (EICR) programme, which involves each property being electrically tested at least every 5 years. Approximately 1,600 council homes are included on the annual EICR/detector replacement programme delivered by Property Maintenance. Request to allocate budget form the Unallocated Major Component's line made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025.	0	0
Energy Efficiency / HEEPS ABS Projects	1,469,841	1,469,841	306,423	1,163,418	Complete / Design & Tender / On Site	<p><u>Girvan/Dailly</u> - Works are complete on site. Partial Certificate of Practical Completion has been issued for all addresses apart from Birch Terrace where there are ongoing delays with Building Warrants.</p> <p><u>Dalmilling and Tarbolton (Swedish Timbers)</u> - Works are now complete and in defects liability period until 25 October, 2025 when retention will be released.</p> <p><u>Lochside North</u> - Works are on site and continuing on programme (97% complete). Anticipated completion date now the end of July, 2025 due to additional sign up's.</p> <p><u>Chestnut Drive, Troon</u> - Drawings and costs have been produced and a meeting to be arranged to discuss.</p> <p><u>Lochside South</u> - tender is currently out with a return date of 16th July, 2025.</p>	1,000,000	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
External Works Undertaken on Properties	200,000	100,000	0	200,000	On Site	Funding allocated to undertake major external works identified on properties through the voids and other processes. Works are demand led and may be in any ward. Works are ad-hoc in nature and will be undertaken and recharged during the course of the year. Based on the levels of spend incurred in 2024/25, it is requested through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 that that the budget be reduced and this be transferred to the Unallocated Budget - Major Components line.	0	0
Fire and Smoke Alarms - LD2 Compliance Work	12,040	12,040	0	12,040	Complete	All works have now completed on site with final costs outstanding.	0	0
Sprinkler, Lift and Fire Alarms - Surveys and Upgrades	36,800	36,800	12,336	24,464	Complete	Upgrading works to sprinkler system set up recently concluded at Lichtenfels Gardens.	0	0
Replacement Screens in Flats	598,290	598,290	675	597,615	Design and Tender	Replacement screen works to four flatted blocks in Ayr currently being scoped for imminent delivery, which. Remaining budget will be used to replace further screens where work is deemed essential, or as part of future planned holistic external projects.	101,294	101,294
Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH)	87,511	87,511	13,313	74,198	Design and Tender	Technical research continues to be undertaken as necessary to determine the most appropriate solutions for maximising energy ratings within property types that are failing ESSH or will potentially fail ESSH in the future.	0	0
Upgrading of Door Entry Systems	436,477	436,477	27,227	409,250	On Site	Door entry upgrade works instructed to 11 communal blocks since 1 April 2025. Measured term contract in place for remainder of 2025/26 financial year.	189,637	189,637

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Upgrading of Lock Up Garages	285,005	285,005	0	285,005	Design and Tender	Significant investment needed to a range of lock up sites across South Ayrshire. Survey of lock up sites in Carrick area taken place via PDS colleagues to determine investment needs, and help inform strategic considerations around the future viability of site lock up assets. Further stakeholder engagement to occur on initial rationalisation and investment proposals due to high value of recent PDS tender for one site with repairs scope similar to many others originally earmarked for investment.	40,000	0
Replacement PIV's Identified Through FET Programme	500,000	200,000	6,850	493,150	Ongoing	Cyclical maintenance (replacement as necessary) of any Positive Input Ventilation/extraction fan systems has been included within the Council's Electrical Installation Condition Report (EICR) programme, which requires each property to be electrically tested at least every 5 years. Approximately 1,600 council homes are included on the annual EICR programme delivered by Property Maintenance. It is requested through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 that that the budget be reduced based on previous years spend levels, with this being returned to the Unallocated Balance - Major Components.	200,000	200,000
Completed Projects								

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald and Troon (H23112)	236,660	236,660	2,723	233,937	Complete	Main works completed on site in mid-November 2023, with final payments due to be made for this element of works in November 2025. Additional works are required to replace external lead pipework are ongoing. 1st phase of works (replacement pipework from boundary to property) now complete. 2nd phase of works (Internal connections & valve installation works within properties) now complete with the exception of 2nr properties. Currently awaiting update from Scottish Water for new "public side" connection dates on a plot-by-plot basis.	0	0
266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113)	40,920	40,920	8,515	32,405	Complete	Works completed on site on the 3rd March, 2024. Final account agreed and final payment processed in May 2025. Awaiting final fee invoices being submitted for payment.	0	0
97 Nr Full Modernisations: Ayr	42,364	42,364	8,288	34,076	Complete	Works completed on site on the 19th April, 2024. Final account has been agreed and final payment was made in July, 2025. Final fees will are still due to be submitted and paid.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon	14,611	29,611	(20)	14,631	Complete	This project started on site on 19th February 2024 and was completed at the end of August, 2024. The final account is now being prepared for agreement with the contractor and payment is due to be made in August, 2025. It is anticipated that including all fees, an additional £15,000 will be required. Request made through the P3 capital Monitoring Report to Cabinet of the 26th August, 2025 to add additional budget from the Unallocated Balance - Major Components.	0	0
328 Nr Kitchen and Boiler Replacements: Annbank, Ayr, Ballantrae, Barr, Barrhill, Colmonell, Crosshill, Dailly, Dundonald, Dunure, Kirkmichael, Kirkoswald, Maidens, Maybole, Minishant, Mossblown, Prestwick & Troon	250,000	125,000	70	249,930	Complete	Practical completion was achieved in November, 2024, with final account to be agreed with the contractor and due to be paid in November, 2025. The full budget allocated between 2024/25 and 2025/26 will not be required based on current projections. It is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 that part of the budget be re-allocated back to the Unallocated Balance - Major Components.	0	0
Full Internal Modernisation Works – 63Nr Properties (Ayr, Prestwick, Troon, Girvan and Ballantrae	172,701	322,701	318,493	(145,792)	Complete	Works completed on site at the end of May, 2025. Final account to be agreed and final payments made thereafter. Request made through the P3 Capital Monitoring Report to Cabinet of the 28th July to allocate additional budget from the Unallocated Major Components line below.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Full Internal Refurbishment Works - 163 Properties Various Locations - 2024/25 Programme	241,326	141,326	1,216	240,110	Complete	Project achieved practical completion in December, 2024 with final payment due to be made in December 2025. Final costs are anticipated to be lower than budgeted. It is therefore requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 that £100,000 be returned to the Unallocated Balance - Major Components.	0	0
Fullarton Avenue SHU - Boiler Replacement 2024/25	13,220	15,707	15,707	(2,487)	Complete	Works to replace one boiler at Fullarton Sheltered Housing Unit are now complete. Request to allocate additional budget to project made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.	0	0
	12,457,927	19,059,939	2,528,803	9,929,124			4,880,931	3,840,931

Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025								
Major Component Replacements - Unallocated 2025/26 & Future Years	6,268,552	166,541	0	6,268,552	N/A	Budgets available for allocation in 2025/26, 2026/27 and 2027/28. A number of adjustments are being requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 to reflect (a) allocations of budgets to new projects in 2025/26; (b) return of budgets to the unallocated line where projects have been tendered and the currently allocated budgets are not fully required; and (c) a number of adjustments between project lines to reflect projected costs.	7,500,000	7,500,000
	6,268,552	166,541	0	6,268,552			7,500,000	7,500,000

Contingencies	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Carried Forward to 2026/27 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025									
Contingencies Unallocated 2024/25 & Future Years	199,000	179,000	0	199,000	0	N/A	Budget available for allocation in 2025/26, 2026/27 and 2027/28. Request made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 to reallocate part the contingencies budget in 2025/26 to 'Initial Work for Future Years Projects' in line with similar allocations made in previous years.	269,000	269,000
	199,000	179,000	0	199,000	0			269,000	269,000

Demolitions	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025								
Demolitions - Unallocated Funding 2025/26 & Future Years	133,334	0	0	133,334	Concept	Budget available for allocation in 2025/26 and 2026/27. It is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 that the unallocated budgets in both 2025/26 and 2026/27 be allocated to the Demolition of Lockup's budget line below.	66,667	0
Demolition of Lockups	214,703	348,037	0	214,703	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 being developed by officers. Demolition of sites at Fenwickland Ave, Dalmellington Rd (Ayr), Dalmellington Rd, Ayr, Willow Lane, Troon and Burns Road, Troon imminent upon confirmation of tender. As above, it is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 that the unallocated budgets in both 2025/26 and 2026/27 be allocated to the Demolition of Lockup's budget line below.	0	0
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole	45,000	0	0	45,000	Complete	Works are now complete on site. Final account has been agreed and payment made. Request made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 to allocate the unused balance in 2025/26 to the Demolition of Riverside Flats - Block 1 line below.	0	0

Structural and Environmental

Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update
------------------------------	------------------------------------	--------------------	---------------	-----------------------	----------------

2026/27 Approved Budget £	2027/28 Approved Budget £
------------------------------	------------------------------

Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025

Current Projects

External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon)
External Fabric Upgrades to 37 Properties - Various Locations Throughout South Ayrshire Council

4,692,087	3,679,826	44,452	4,647,635	Design and Tender	List of 237 addresses was originally passed to the Managing Agent who have completed external surveys of all properties. On site structural inspections have also been completed and results returned. However, following Preliminary Roost Assessment Surveys for bats in a number of addresses, Bat Emergence Surveys require to be undertaken, which is being undertaken between April and August 2025. The original address list is will now be divided into a number of separate contracts and requests to re-allocate budget will be made once probable costs are available.
0	1,012,261	424,749	(424,749)	On Site	Works are currently on site with completion in August, 2025. Request made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025, to allocate budget to this project from the External Fabric Upgrades to 237 Properties - Various Locations line above.

0	0
0	0

External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon)	0	3,100,000	28,195	(28,195)	Design and Tender	New project for 2025/26. List of addresses have been passed to the Managing Agent and surveys are being arranged. It is requested through the P3 Capital Monitoring Report to cabinet of the 26th August, 2025, that a notional budget be allocated to this project from the Unallocated Structural and Environmental Works 2025/26 & Future Years budget line.	0	0
Social Housing Net Zero Heat Fund 2026/26	2,700,000	2,712,250	0	2,700,000	Design and Tender	A revised bid was submitted to Scottish Government on 05/05/25 by officer's for funding to undertake work to 80 hard to treat properties across South Ayrshire through the Net Zero Heat Fund. Awaiting outcome of application from Scottish Government.	0	0
Stabilisation Works at Main Road, Ayr	89,243	89,243	6,495	82,748	On Site	Structural engineer has considered proposals for this work and provided a design solution. Works have now been negotiated and costs provided to Housing and owner engagement has taken place. A contractor has been appointed. Permissions from Scottish Water have been given. Works started on site on the 28th July, and due to be complete by 31st August, 2025.	0	0
<u>Completed Projects</u>								
External Fabric Upgrades to 170 Properties - Maybole and Prestwick	328,935	328,935	116,343	212,592	Complete	Main works completed on site in December, 2024. Additional works identified at the rear access to 4Nr flatted blocks at Minnoch Crescent, Maybole started on site on the 6th January, 2025 and completed on the 9th May, 2025. Final account is now to be agreed and final payment's made.	0	0

External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr	0	0	(475)	475	Complete	Works are complete on site and the final account has been prepared by the Managing Agent. This has now been agreed by the contractor. The final payment should only involve the release of retention. Credit in relation to Purchase Order issue being investigated.	0	0
Disabled Adaptations to Property, Ayr East	30,000	30,000	0	30,000	Complete	Main works to building are complete with costs to be charged. Some additional external works currently being discussed.	0	0
Forrester's Hall - Roof Works	0	13,090	13,090	(13,090)	Complete	Prior to the sale of the building, works were required to be undertaken due to an ongoing issue with water penetration which has now been rectified. Request to allocate budget from the Unallocated Structural and Environmental line made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025.	0	0
<u>Unallocated Balance - 2024/25, 2025/26 & 2026/27 - Structural and Environmental</u>								
Unallocated Structural and Environmental Works 2025/26 & Future Years	3,902,030	776,690	0	3,902,030	Other	Budgets available for allocation in current and future years of the programme. Request made to allocate budget to new projects in 2025/26 made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.	5,453,721	6,453,721
	11,742,295	11,742,295	632,850	11,109,445			5,453,721	6,453,721

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025								
Sheltered Housing Common Areas	233,707	233,707	300	233,407	See Expanded Section	For detailed breakdown, see expanded tab below.	0	0
Footpaths	120,000	120,000	0	120,000	See Expanded Section	For detailed breakdown, see expanded tab below.	50,000	50,000
Buy Back Properties	2,717,208	2,717,208	922,100	1,795,108	See Expanded Section	For detailed breakdown, see expanded tab below.	2,400,000	2,400,000
Housing Asset Management System	300,000	300,000	0	300,000	See Expanded Section	For detailed breakdown, see expanded tab below.	0	0
Window Replacement Programme	5,992,056	5,992,056	331,977	5,660,079	See Expanded Section	For detailed breakdown, see expanded tab below.	3,939,333	3,939,333
Environmental Improvements	2,074,827	2,074,827	1,980	2,072,847	See Expanded Section	For detailed breakdown, see expanded tab below.	360,969	360,969
New Builds	15,380,948	15,570,627	1,231,523	14,149,425	See Expanded Section	For detailed breakdown, see expanded tab below.	5,750,000	11,500,000
Advance Works / Fees / ICT	230,000	250,000	29,380	200,620	See Expanded Section	For detailed breakdown, see expanded tab below.	230,000	230,000
	27,048,746	27,258,425	2,517,260	24,531,486			12,730,302	18,480,302

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Sheltered Housing Common Areas								
Sheltered Housing Common Areas - Unallocated Budget 2025/26	57,500	0	0	57,500	N/A	Budget available to be allocated to projects in 2025/26. It is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 that the budget in this line be reallocated to the Upgrading External Areas at Sheltered Housing Units line below and this be used to look at works both external and internal common areas.	0	0
Upgrading External & Internal Areas at Sheltered Housing Units	79,198	136,698	300	78,898	Complete / Concept	Dementia friendly garden furniture has been installed at various Sheltered Housing Units in previous financial years. Key staff/residents views have been sought around options for use of remaining budget, and appropriate works will be instructed after due consideration. As above, it is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025 that the budget in the above line be reallocated to be used for Upgrading External and Internal Common Areas within Sheltered Housing Units.	0	0
Analogue to Digital Upgrading Within SHU's	97,009	97,009	0	97,009	Design and Tender	It has been identified that a number of SHU's require to be upgraded to allow for the forthcoming transfer from analogue to digital services. Work is being planned for delivery via ICT project management colleagues to address these upgrade requirements to relevant housing support communications technology. Purchase Order issued for the Supply, Install & Commission of IP Connectors to 20 Tunstall Control units in Sheltered Housing Units.	0	0
	233,707	233,707	300	233,407			0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Footpaths								
Footpaths Unallocated Budget 2025/26 and Future Years	120,000	120,000	0	120,000	Concept	Upgrades to HRA Footpaths/Carparks are undertaken upon notification of need from ARA or Property Maintenance colleagues.	50,000	50,000
	120,000	120,000	0	120,000			50,000	50,000
Buy Back Properties								
Buy Back Properties	2,717,208	2,717,208	922,100	1,795,108	Ongoing	Budget to fund the buy back of properties. During the financial year 2025/26 to date, 12 properties have been purchased. This included 10 in Ayr and 2 in Prestwick.	2,400,000	2,400,000
	2,717,208	2,717,208	922,100	1,795,108			2,400,000	2,400,000
Housing Asset Management System								
Housing Asset Management System	300,000	300,000	0	300,000	Design and Tender	Budget to fund the purchase of a Housing Asset Management System. Updated costs and system requirements are currently being prepared.	0	0
	300,000	300,000	0	300,000			0	0
Window Replacement Programme								
Unallocated Window Replacement Budget 2025/26 & Future Years	2,949,366	99,961	0	2,949,366	N/A	Budget available for allocation to projects in 2025/26, 2026/27 & 2027/28. Request to allocate budget in 2025/26 to projects below made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025/26.	3,439,333	3,439,333
2025/26 Programme								

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various	0	1,361,700	59,530	(59,530)	On Site	New window contract to be undertaken by Property Maintenance in 2025/26. Surveys started in April and window units have recently started arriving at the Property Maintenance Depot. In total, works to 21 properties have been completed in 2025/26. Request made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025, to allocate budget to this project from the Unallocated Window Replacement budget line above.	0	0
Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various	0	1,672,157	8,719	(8,719)	Design and Tender	Works to be tendered for 2025/26 programme. Address list has been passed to the Managing Agent for progression, with survey works having started in May. Request made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025, to allocate budget to this project from the Unallocated Window Replacement budget line above.	0	0
Ad-hoc Window and Door Replacements	500,000	500,000	249,660	250,340	Complete	Funding allocated to undertake capital element of works carried out in properties through the voids process. Works are demand led throughout the course of the year and may be in any ward.	500,000	500,000
2024/25 Programme								
Window Replacement Programme 2024/25 - Batch 5 - 318 Addresses in Ayr, Coylton, Girvan, Monkton, Prestwick and Troon	254,169	254,169	0	254,169	On Site	All works are now complete apart from 30 properties where there have been access issues. Housing and Property Maintenance are engaging to resolve as many of the access issues as possible.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Window Replacement Programme 2024/25 - Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon	2,288,521	2,104,069	14,068	2,274,453	On site	The contractor started measured surveys on the 20th May, 2025 and works commenced on site on the 7th July. A number of properties have been omitted from the contract as works have been completed through the voids process. As a result of this, it is therefore requested that part of the budget be re-allocated back to the Unallocated Window Replacement budget above.	0	0
	5,992,056	5,992,056	331,977	5,660,079			3,939,333	3,939,333

Environmental Improvements								
Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28	1,896,839	1,945,839		1,896,839	Concept	Funding allocated for works in 2025/26, 2026/27 and 2027/28.	360,969	360,969
Alterations to Doune / Mill Burn, Girvan (H20111)	31,988	31,988	1,980	30,008	Complete	Works are now complete on site with final account to be agreed and final charges anticipated from the contractor thereafter.	0	0
North Park Court - Upgrade of External Ramps	97,000	97,000		97,000	Design and Tender	Design proposals have now been agreed and a billing package and associated structural engineer design information is currently awaited. Once received, a tender document will be issued.	0	0
Supply/Installation of Eurobin Corrals - Various Locations	49,000	0		49,000	Complete	Final certificate has now been processed. It is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August that the balance of budget remaining on this project be returned to the Unallocated Balance above.	0	0
	2,074,827	2,074,827	1,980	2,072,847			360,969	360,969

New Builds								
-------------------	--	--	--	--	--	--	--	--

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
<i>Projects Under Construction</i>								
New Housing Development - Site of Former Riverside Flats, Ayr	2,729,070	2,729,070	1,069,237	1,659,833	On Site	Delay of handovers is expected due to future demolition of remaining high rise.	0	0
4 Gorse Park, Kincaidston, Ayr - Rebuild of Council Dwelling	0	362,149	47,895	(47,895)	On Site	Works to rebuild a Council owned property which was damaged in an explosion. Works are on site and progressing well. Works will be funded from (a) a draw on the unallocated new builds b budget; and (b) an insurance claim for the property and it is requested through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025, that expenditure and income budgets be created to reflect this.	0	0
<i>Projects Under Development</i>								
Riverside Block 1 - New Build	5,875,000	5,875,000	0	5,875,000	Design and Tender	Budget allocated to works through the Housing Business Plan as approved by Council on the 17th January, 2024.	0	0
North Park Court, Girvan - Accessibility Feasibility Study	1,500	0	0	1,500	Concept	Budget should not be included under New Builds and is accounted for in the Environmental Improvements Section above. Request to release budget back to Programme made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.	0	0
Affordable Housing Manse Road, Coylton	2,990,000	2,990,000	0	2,990,000	Concept	Budget has been added into financial year 2025/26 through the Revenue Budget and Capital Budget 2025/26 to 2029/30 paper approved by Council on the 6th March, 2025. Ongoing discussions around taking forward this project taking place.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
New Build Housing - McConnell Square, Girvan	45,000	45,000	2,500	42,500	Design and Tender	Main project budget has been added into financial year 2026/27 through the Revenue Budget and Capital Budget 2025/26 to 2029/30 paper approved by Council on the 6th March, 2025. LMA carrying out feasibility and Clancy carrying out high level drainage surveys. A site investigation is to be carried out. Clancy are providing information on what information would be required and an SI will be procured over the next coming weeks.	4,600,000	0
New Build Housing - Fenwickland Avenue, Ayr	0	50,000	1,196	(1,196)	Concept	Budget has been added into financial year 2026/27 through the Revenue Budget and Capital Budget 2025/26 to 2029/30 paper approved by Council on the 6th March, 2025. Design works are currently being undertaken. Request to advance budget for initial design works in 2025/26 made through the P12 Capital Monitoring Report to Cabinet of the 26th August, 2025.	1,150,000	0
Re-instatement Following Fire Damage at 23 St Catherines Road, Ayr	0	50,000	0	0	Concept	Works will be required to a property following recent fire damage. Reports are being commissioned to assess the required works. Discussions ongoing with Council's insurers. Request to allocate budget for initial fees / design works from the Unallocated New Builds line below made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.	0	0
Completed Projects								

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
New Build - Mainholm	1,669,410	1,669,410	692	1,668,718	On Site	All 160 units at Mainholm have now been handed over to Housing Management as of 29th January 2025. Ongoing end of years defects will be carried out throughout 2025 with the final sign off expected January 2026. Final account will be agreed and final payments made thereafter.	0	0
St Ninians Primary School Site - Affordable Housing	671,325	671,325	106,565	564,760	On Site	All phased handovers were on programme with the site completed 9th April 2025. Final account will now be agreed and final payments made in 2025/26. Request to carry balance of budget forward to 2025/25 made through the P12 Capital Monitoring Report to Cabinet of 17th June, 2025.	0	0
Waggon Road, Ayr	936,575	936,575	3,438	933,137	Complete	Works are now complete and handed over. Final account to be agreed and payments made. Awaiting collateral warranties be provided before this can be concluded.	0	0
Unallocated New Build Budgets								
New Builds - Unallocated 2027/28 & Future Years - SHIP Projects	0	0	0	0	Concept	Budget allocated to future projects to be identified through the SHIP in 2027.28 and Future Years.	0	11,500,000
New Builds - LDP2 Sites Unallocated 2025/26	463,068	192,098	0	463,068	Concept	Unallocated budgets for LDP2 in 2025/26. Request made through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025 to allocate part of this to the New Build at 4, Gorse Park, Kincaidston and Re-instatement Following Fire Damage at 23 St Catherines Road, Ayr projects above.	0	0
	15,380,948	15,570,627	1,231,523	14,149,425			5,750,000	11,500,000

Advance Works / Fees / ICT

--	--	--	--	--	--	--	--	--

--	--

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P3 £	Variance £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Initial Work for Future Years Projects	0	20,000	0	0	N/A	Budget to allow for feasibility works in relation to possible future years projects. Request to allocate budget from the Contingencies line made through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025.	0	0
Central and Departmental Overheads	230,000	230,000	29,380	200,620	N/A	Charges made in relation to Central and Departmental Overheads charged throughout the course of the financial year.	230,000	230,000
	230,000	250,000	29,380	200,620			230,000	230,000

Income

Approved Budget 2025/26	Projected to 31st March, 2026	Actuals at P3	Variance	Key Project Milestone	Project Update
£	£	£	£		

2026/27 Approved Budget	2027/28 Approved Budget
£	£

Project Budgets Approved 2025/26: - Cabinet of 17th June, 2025
Funding Type
CFCR
Draw on Accumulated Surplus
Borrowing
Reserves
Scottish Government Funding
2nd Homes Council Tax
Commuted Sums
Other Income
TOTAL FUNDING

3,226,000	3,226,000	3,226,000	0	Income	CFCR Income due.
0	0	0	0	Income	See below.
48,351,410	48,399,910	1,904,379	46,447,031	Income	See below.
0	0	0	0	Income	See below.
7,259,600	7,259,600	506,500	6,753,100	Income	See below.
0	0	0	0	Income	See below.
0	0	0	0	Income	See below.
0	641,179	42,577	-42,577	Income	See below.
58,837,006	59,526,689	5,679,455	53,157,555		

3,273,000	3,550,000
0	0
23,711,621	31,793,954
0	0
3,916,000	1,200,000
0	0
0	0
0	0
30,900,621	36,543,954

Request For Budget Adjustments	Advanced/ (Carry Forward) from/to 2025-26 £	Release Back 2025-26 £	In Year Budget Amendments 2025-26 £	Additional Budget 2025-26 £	Projected 2025-26 Budget £	Proposed Revised 2026-27 Budget £	Proposed Revised 2027-28 Budget £
Revised Total Budgets as approved by Cabinet of 17th June 2025					58,837,011	30,900,621	36,543,954
<p>1 South Ayrshire Council of 6th March, 2025 approved the paper 'Housing Revenue Account (HRA) - Revenue Budget 2025/26 and Capital Budget 2025/26 to 2029/30'. Budget adjustments to the programme have been approved through: -</p> <ul style="list-style-type: none"> - P12 Capital Monitoring Report approved by Cabinet of the 17th June, 2025. <p>All of the above adjustments have been incorporated to the P3 Capital Monitoring Report presented to Cabinet of the 26th August, 2025.</p>							
<p>2 Through the Budget Management – Revenue Budgetary Control 2024/25 – Out-turn Statement at 31 March 2025, Appendix 1g, taken to Cabinet of 17th June, 2025, Members approved earmarking from the uncommitted surplus for use in 2025/26 of £500,000 for outsourcing voids work to sub-contractors to help reduce the overall number of properties under repair and improve relet times.</p> <p>It is requested that a new expenditure and income budget lines be created for this in 2025/26 as below: -</p> <ul style="list-style-type: none"> - Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117); 				500,000	500,000	0	0
<p>3 Discussions have taken place between Housing and Professional Design Services colleagues to consider the works that are required to be undertaken during financial year 2025/26 and the budgets required for this. Based on the outcome of these discussions, a number of adjustments are requested (a) allocating sums from the Unallocated Balances within the Programme to specific jobs; and (b) reallocation budgets between project lines as detailed below.</p> <p>The below allocations are made based on the best information available at this time, and budgets will be reviewed as the Programme progresses, works are tendered and costs are established. Any requests for further adjustments will be brought to future Cabinet meetings.</p> <ul style="list-style-type: none"> - Major Component Replacements - Unallocated 2025/26 & Future Years; - Sheltered Housing Complex - 2 - 4 Benmore; - 221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon; - 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); - Full Internal Modernisation Works – 63Nr Properties (Ayr, Prestwick, Troon, Girvan and Ballantrae; 							

- Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme (H24134);	(467,297)	(467,297)	0	0
- Full Internal Refurbishment Works - 163 Properties Various Locations - 2024/25 Programme (H24131);	(100,000)	(100,000)	0	0
- Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full (H24133);	(83,000)	(83,000)	0	0
- Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111);	326,537	326,537	0	0
- 262 Nr. Full Modernisations – Various Locations (H26112);	3,438,163	3,438,163	0	0
- 172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113);	1,604,694	1,604,694	0	0
- Addressing Dampness and Condensation Issues as Reported During the Course of the Year (H18133);	850,000	850,000	0	0
- Capital Element of Works Undertaken In Void Properties (3089) (H15119);	(350,000)	(350,000)	0	0
- Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117);	550,000	550,000	0	0
- Central Heating Replacement - Emergency & Urgent Works;	650,000	650,000	0	0
- Cyclical Replacement of Fire and Carbon Monoxide Detectors (H23116);	150,000	150,000	0	0
- External Works Undertaken on Properties (H17113);	(100,000)	(100,000)	0	0
- Replacement PIV's Identified Through FET Programme (H24125);	(300,000)	(300,000)	0	0
- Contingencies Unallocated 2024/25 & Future Years;	(20,000)	(20,000)	0	0
- Initial Work for Future Years Projects;	20,000	20,000	0	0
- Demolitions - Unallocated Funding 2024/25 & Future Years;	(133,334)	(133,334)	(66,667)	0
- Demolition of Lockups;	133,334	133,334	66,667	0
- External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon) (H26115);	3,100,000	3,100,000	0	0
- Social Housing Net Zero Heat Fund 2025/26 (H25114);	12,250	12,250		
- Forrester's Hall - Roof Works (H24128);	13,090	13,090	0	0
- External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon);	(1,012,261)	(1,012,261)	0	0
- External Fabric Upgrades to 37 Properties - Various Locations Throughout South Ayrshire Council;	1,012,261	1,012,261	0	0
- Unallocated Structural and Environmental Works 2025/26 & Future Years;	(3,125,340)	(3,125,340)	0	0
- Sheltered Housing Common Areas - Unallocated Budget 2025/26;	(57,500)	(57,500)	0	0
- Upgrading External & Internal Areas at Sheltered Housing Units;	57,500	57,500	0	0
- Unallocated Window Replacement Budget 2025/26 & Future Years;	(2,849,405)	(2,849,405)	0	0
- Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various;	1,361,700	1,361,700	0	0
- Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various;	1,672,157	1,672,157	0	0
- Window Replacement Programme 2024/25 - Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon;	(184,452)	(184,452)	0	0

	- Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28;			49,000		49,000	0	0
	- Supply/Installation of Eurobin Corrals - Various Locations;			(49,000)		(49,000)	0	0
	- 4 Gorse Park, Kincaidston, Ayr - Rebuild of Council Dwelling;			220,970	141,179	362,149	0	0
	- Re-instatement Following Fire Damage at 23 St Catherines Road, Ayr; and			50,000		50,000	0	0
	- New Builds - LDP2 Sites Unallocated 2025/26.			(270,970)		(270,970)	0	0
4	Adjustments are requested as (a) there are 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 advanced from a future year of the Programme. Adjustments requested are as detailed below:-					0	0	0
	- Fullarton Avenue SHU - Boiler Replacement 2024/25;			2,487		2,487	0	0
	- Major Component Replacements - Unallocated 2025/26 & Future Years;			(2,487)		(2,487)	0	0
	- 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole;			(45,000)		(45,000)	0	0
	- Demolition of Riverside Flats - Block 1;			45,000		45,000	0	0
	- New Build Housing - Fenwickland Avenue, Ayr; and	50,000				50,000	(50,000)	0
	- North Park Court, Girvan - Accessibility Feasibility Study.		(1,500)			(1,500)	0	0
		50,000	(1,500)	0	641,179	689,679	(50,000)	0
TOTAL REVISED BUDGET						59,526,690	30,850,621	36,543,954