

**South Ayrshire Council**

**Report by Depute Chief Executive and Director of Housing,  
Operations and Development  
to Cabinet  
of 25 November 2025**

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

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**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 2025 (Period 6), and to agree the changes to budgets in 2025/26 and 2026/27.

**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 2025, resulting in spend of £11.194m, or 18.80%, 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 £43.153m and 2026/27 at £47.220m, 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 26 August 2025 and incorporated into the Programme.
- 3.3 The current approved budget for 2025/26 is £59.527m.

**4. Proposals**

- 4.1 Works completed in October for the Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme and 'Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full Modernisations.

- 4.2 Works are on site for Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111), with completion estimated in November. The contract for 262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112) is also site and anticipated to complete in February, 2026.
- 4.3 A draft tender has been issued for 172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113) and currently being checked.
- 4.4 A number of 2025/26 annual programmes are 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 mid-November 2025. Tender documents are being prepared for External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon) and for Roofing and External Fabric Upgrade Works - 49 Nr Properties at Girvan and Kirkmichael (H26119).
- 4.6 The project Window Replacement Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon is on site with 140 properties now completed. The project Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various, being undertaken by Property Maintenance, is also on site with 107 properties completed. Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses – Various has now been surveyed by the Managing Agent and tenders now prepared for issue late October.
- 4.7 In relation to projects being taken forward under the Energy Efficiency / HEEPS ABS line, works are 99% complete on the Lochside North project, with anticipated final completion at the end of October. The contract has been let for Lochside South and works started on site on the 26<sup>th</sup> August, 2025.
- 4.8 Handover for the Riverside Flats New Builds has been delayed until the end of January due to the ongoing demolition of the remaining high rise which is on site. Feasibilities being carried out on other sites.
- 4.9 Through the P6 Capital Monitoring Report, total budget of £16,369,116 is proposed to be carried from 2025/26 to 2026/27 which is as a result of a combination of carry forward of (a) unallocated budgets where projects are being developed but where budgets are not likely to be fully spent in the current year (£5,785,005); and (b) projects where budget is required to be re-profiled in light of current spend profiles provided by Project Officers (£10,584,111). Budgets are not being decreased and adjustments are a reflection of revised timing of works.
- 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 6 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	Carry Forward of Budget from 2025/26 to 2026/27	0	Projects budgets being requested to be transferred from 2025/26 to 2025/27.
3	Various Adjustments	0	Various adjustments included re-allocation between projects and allocation to new works.
4	Release Back of Retentions No Longer Required	(4,774)	Write back of budget no longer required, internal allocations to ongoing works and reprofiling between financial years.
<b>Total</b>		<b>(4,774)</b>	

## **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 £11.194m Income for this period stood at £11.194m. Based on the budget of £59.527m, actual expenditure of £11.194m equates to an overall spend of 18.80% at the end of Period 6.

6.2 Proposals contained in this report, if approved, would lead to a revised 2025/26 programme of £43.153m and 2026/27 programme of £47.220m. 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, Policy Lead for Finance and Corporate Services, and Councillor Martin Kilbride, Policy Lead for Housing and Property Services, 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:

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

**Programme 2025/26 – Monitoring Report as at 30 June 2025**

**Housing Capital Programme 2025/26 – Period 6 – 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](mailto:pauline.bradley@south-ayrshire.gov.uk)**

**Date: 30 October 2025**

**HOUSING CAPITAL MONITORING REPORT  
PERIOD 6 2025/26**

Key Strategic Objective	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Detailed Project Information	2026/27 Approved Budget £	2027/28 Approved Budget £
Major Component Replacement	19,226,480	16,807,364	5,140,383	See Section on 'Major Component Replacement'	12,380,931	11,340,931
Contingencies	179,000	179,000	0	See Section on 'Contingencies'	269,000	269,000
Demolitions	1,120,491	970,491	25,618	See Section on 'Demolitions'	66,667	0
Structural and Environmental	11,742,295	7,091,820	1,240,817	See Section on 'Structural and Environmental'	5,453,721	6,453,721
Other Capital Expenditure	27,258,425	18,104,126	4,787,081	See Section on 'Other Capital Expenditure'	12,680,302	18,480,302
<b>TOTAL PROGRAMME EXPENDITURE</b>	<b>59,526,690</b>	<b>43,152,800</b>	<b>11,193,899</b>		<b>30,850,621</b>	<b>36,543,954</b>
CFCR	3,226,000	3,226,000	3,226,000	See Section on 'Income'	3,273,000	3,550,000
Draw on Accumulated Surplus	0	0	0	See Section on 'Income'	0	0
Borrowing	48,399,910	38,085,620	6,304,973	See Section on 'Income'	23,661,621	31,793,954
Reserves	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	7,259,600	1,200,000	1,041,000	See Section on 'Income'	3,916,000	1,200,000
2nd Homes Council Tax	0	0	0	See Section on 'Income'	0	0
Commuted Sums	0	0	0	See Section on 'Income'	0	0
Other Income	641,179	641,179	621,927	See Section on 'Income'	0	0
<b>TOTAL PROGRAMME INCOME</b>	<b>59,526,690</b>	<b>43,152,800</b>	<b>11,193,899</b>		<b>30,850,621</b>	<b>36,543,954</b>

<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>
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<b>0</b>	<b>0</b>
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<b>Major Components</b>
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Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update
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2026/27 Approved Budget £	2027/28 Approved Budget £
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<b>Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025</b>
<i>Major Component Replacements - Allocated</i>
<i>Major Component Replacements - Unallocated</i>
<b>TOTALS</b>

19,059,939	16,735,543	5,140,383	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>
166,541	71,821	0	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>
<b>19,226,480</b>	<b>16,807,364</b>	<b>5,140,383</b>		

4,880,931	3,840,931
7,500,000	7,500,000
<b>12,380,931</b>	<b>11,340,931</b>

<b>Major Components</b>
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Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update
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2026/27 Approved Budget £	2027/28 Approved Budget £
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<b>Analysis of Block Allocations - Major Component Replacement</b>
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<b>Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025</b>
<b>Current Projects</b>
Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111)
262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112)

326,537	231,257	2,838	On Site	Contract has been negotiated through SAC's Internal Refurbishment Framework and works started on site on the 6th October, 2025, with anticipated completion by 14th November, 2025. Full budget will not be required and it is requested through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025, that part of this be reallocated to the Major Component Replacements - Unallocated 2025/26 & Future Years line.
3,438,163	3,338,163	468,395	On Site	Contract has been negotiated through SAC's Internal Refurbishment Framework and works started on site on the 18th August, 2025, with anticipated completion by the end of February, 2026. A number of properties have been omitted and it is requested that part of the budget no longer required be returned to the Major Component Replacements - Unallocated 2025/26 & Future Years line.

0	0
0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113)	1,604,694	1,304,694	3,573	Design and Tender	Contract is being negotiated through SAC's Internal Refurbishment Framework and draft tender report has been issued for consideration. There is a current anticipated site start date of mid-November 2025 with completion estimated at the end of April, 2026. Request to carry part of the budget forward to 2026/27 made through the P6 Capital Monitoring Report to Cabinet of 25th November, 2025.	0	0
Sheltered Housing Complex - 2 - 4 Benmore	257,660	257,660	155,932	On Site	Main building works completed on site on the 6th October, 2025. Currently awaiting gas and electricity connections to be installed.	0	0
Upgrade Works - 16, Main Street, Ballantrae	217,438	292,438	22,425	On Site	Works being undertaken to internally and externally upgrade a property in Ballantrae. Works started on site on Monday 11th August. Issues have been discovered with rot within the property and this will delay the initially anticipated completion date of the 15th December. Potential additional costs may be incurred in rectifying the issues identified and based on estimates provided by the Managing Agent, it is requested that additional budget be added through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Partial Internal Modernisation Works - 50 Nr Properties in Girvan (H20127)	1,634,111	0	0	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. Works are unlikely to take place in 2025/26 and it is requested through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 that the budget be carried forward to 2026/27.	0	0
<b><i>Current Programmes of Work</i></b>							
Addressing Dampness and Condensation Issues as Reported During the Course of the Year	1,500,000	1,500,000	1,049,289	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 P6 (30th September, 2025), works have been completed to 224 properties, with works identified to a further 55.	650,000	650,000
Capital Element of Works Undertaken In Void Properties (3089)	1,500,000	1,500,000	77,269	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.	1,850,000	1,850,000

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117)	1,050,000	1,050,000	381,829	Ongoing	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. Additional budget was added through the P3 Capital Monitoring Report approved by Cabinet on the 26th August, 2025. To the 30th September, 2025, works have been completed in 87 properties.	0	0
Central Heating Replacement - Emergency & Urgent Works	1,500,000	1,500,000	307,079	Ongoing	Replacement central heating systems required as emergency or urgent jobs. Works are demand led and may be in any ward. To the end of P6 (30th September, 2025), works have been completed to 105 properties.	850,000	850,000
Cyclical Replacement of Fire and Carbon Monoxide Detectors	150,000	150,000	0	Ongoing	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.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Energy Efficiency / HEEPS ABS Projects	1,469,841	1,469,841	446,152	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. All outstanding information is now with Building Standards.</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 (99% complete). Anticipated completion date now the end of October, 2025 due to additional sign up's and delays due to weather.</p> <p><u>Chestnut Drive, Troon</u> - Drawings and costs have been produced and a meeting to be arranged to discuss. Initial engagement with owners taken place.</p> <p><u>Lochside South</u> - contract has now been let and works started on site on the 26th September, 2025. Works will carry on into 2026/27.</p>	1,000,000	0
External Works Undertaken on Properties	100,000	100,000	0	On Site	<p>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.</p> <p>Works are ad-hoc in nature and will be undertaken and recharged during the course of the year.</p>	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Upgrading of Lift at Viewfield Gate, Ayr	0	50,000	0	On Site	Necessary works instructed to upgrade through floor lift at Viewfield Gate - projected completion date of works is the 17th October, 2025. Request made through the P6 Capital Monitoring Report to Cabinet of the 25th November allocate budget to this project from the Major Component Replacements - Unallocated 2025/26 & Future Years line.	0	0
Replacement Screens in Flats	598,290	398,290	2,107	Design and Tender	Replacement screen works to four flatted blocks in Ayr currently being organised by Professional Design Services - 1 block tendered for works commencement Jan 2026, 3 blocks at design/pre tender stage. Remaining budget will be used to replace further screens where work is deemed essential, or as part of future planned holistic external projects. Due to long lead in time for manufacture, full budget is unlikely to be spent in 2025/26 and request made through the P6 Capital Monitoring Report to Cabinet of 25th November to carry part of budget forward to 2025/26.	101,294	101,294
Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH)	87,511	87,511	56,244	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	108,644	On Site	Door entry upgrade works instructed to 13 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 P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Upgrading of Lock Up Garages	285,005	150,000	0	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. Full spend not anticipated in 2025/26 and request to carry part of budget forward to 2026/27 made through the P6 Capital Monitoring Report to Cabinet of 25th November, 2025.	40,000	0
Replacement PIV's Identified Through FET Programme	200,000	200,000	59,362	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.	200,000	200,000
<b><u>Completed Projects</u></b>							

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full (H24133)	699,351	849,351	729,903	Complete	Works started on site on the 13th January, 2025 and works are now practically complete, excluding various properties where snagging still to be completed. A target date of 10th October has been set for this being achieved. It is requested through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025, that additional budget be allocated to this project from the Major Component Replacements - Unallocated 2025/26 & Future Years line.	0	0
4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald and Troon (H23112)	236,660	236,660	2,195	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	8,419	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

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
97 Nr Full Modernisations: Ayr	42,364	42,364	35,788	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
221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon (H24112)	29,611	44,611	43,375	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 P6 capital Monitoring Report to Cabinet of the 25th November, 2025 to add additional budget from the Major Component Replacements - Unallocated 2025/26 & Future Years line.	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	125,000	125,000	1,475	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.	0	0
Full Internal Modernisation Works – 63Nr Properties (Ayr, Prestwick, Troon, Girvan and Ballantrae)	322,701	322,701	320,943	Complete	Works completed on site at the end of May, 2025. Final account to be agreed and final payments made thereafter.	0	0
Full Internal Refurbishment Works - 163 Properties Various Locations - 2024/25 Programme	141,326	141,326	1,121	Complete	Project achieved practical completion in December, 2024 with final payment due to be made in December 2025.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme	1,001,732	851,732	827,172	Complete	Works started on site on the 5th May, 2025 and completion was achieved on the 7th October, 2025. Final account will now be agreed with the contractor and payment's made thereafter in 2025/26. Request to carry part of the budget forward to 2025/26 to 2026/27 made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025.	0	0
Fire and Smoke Alarms - LD2 Compliance Work	12,040	12,040	810	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	Complete	Upgrading works to sprinkler system set up recently concluded at Lichtenfels Gardens. Currently checking of any further costs are due to be recharged.	0	0
Fullarton Avenue SHU - Boiler Replacement 2024/25	15,707	15,707	15,707	Complete	Works to replace one boiler at Fullarton Sheltered Housing Unit are now complete. Request to allocate additional budget to project approved through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.	0	0
	<b>19,059,939</b>	<b>16,735,543</b>	<b>5,140,383</b>			<b>4,880,931</b>	<b>3,840,931</b>

**Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025**

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Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Major Component Replacements - Unallocated 2025/26 & Future Years	166,541	71,821	0	N/A	Budgets available for allocation in 2025/26, 2026/27 and 2027/28. A number of adjustments are requested through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 to reflect (a) return of budgets to the unallocated line where projects have been tendered and the currently allocated budgets are not fully required; and (b) allocation of budget to projects where extra funding is required; and (c) allocation of funding to new projects identified.	7,500,000	7,500,000
	166,541	71,821	0			7,500,000	7,500,000

<b>Contingencies</b>
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Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Carried Forward to 2026/27 £	Key Project Milestone	Project Update
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2026/27 Approved Budget £	2027/28 Approved Budget £
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<b>Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025</b>
Contingencies Unallocated 2024/25 & Future Years

179,000	179,000	0	0	N/A	Budget available for allocation in 2025/26, 2026/27 and 2027/28. Request approved 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.
<b>179,000</b>	<b>179,000</b>	<b>0</b>	<b>0</b>		

269,000	269,000
<b>269,000</b>	<b>269,000</b>

Demolitions	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
<b>Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025</b>							
Demolitions - Unallocated Funding 2025/26 & Future Years	0	0	0	Concept	Budget available for allocation in 2025/26 and 2026/27. Request approved 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	348,037	198,037	0	Design & Tender	Demolition of sites at Fenwickland Ave, Dalmellington Rd (Ayr), Willow Lane, Troon and Burns Road, Troon imminent upon confirmation of tender. Full budget is unlikely to be required in 2025/26 and request made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 to carry part of the budget forward to 2026/27.	0	0
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole	0	0	0	Complete	Works are now complete on site. Final account has been agreed and payment made. Request approved 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

Demolition of Riverside Flats - Block 1

772,454	772,454	25,618	On Site	Decommissioning of mast and power disconnection has taken place at Block 1 and missives have concluded to reflect this. An Authority Works Valuation has been instructed to Ashleigh to demolish the existing block and the relevant variation of the Design Build (New Build) contract was agreed and concluded. Demolition started on site at the beginning of September and the block is approximately 50% down. Due to complete November 2025.
<b>1,120,491</b>	<b>970,491</b>	<b>25,618</b>		

0	0
<b>66,667</b>	<b>0</b>

**Structural and Environmental**

Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update
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2026/27 Approved Budget £	2027/28 Approved Budget £
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**Project Budgets Approved 2025/26: - Cabinet of 26th August, 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

3,679,826	2,679,826	72,316	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.
1,012,261	1,012,261	760,957	On Site	Works are currently on site with anticipated completion in mid-November, 2025.

0	0
0	0

External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon)	3,100,000	1,500,000	65,648	Design and Tender	New project for 2025/26. List of addresses have been passed to the Managing Agent. Surveys have been completed and a tender documentation has been prepared for issue. A notional budget has been allocated to this project from the Unallocated Structural and Environmental Works 2025/26 & Future Years budget line. It is unlikely this will be spent in the current year and a request is made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 to carry part of this budget forward to 2026/27.	0	0
Roofing and External Fabric Upgrade Works - 49 Nr Properties at Girvan and Kirkmichael (H26119)	0	0	0	Design and Tender	Surveys have been completed and tenders have been issued in relation to this project with an anticipated return date of the 13th October, 2025. Request to allocate budget to this project will be made in a future report to cabinet once the tendering exercise is completed.	0	0
Ext Fabric Upgrade 25/26 - 49 Properties in Coylton, Minishant and Troon (H26123)	0	0	0	Design and Tender	Surveys have been completed and tender documentation is currently being prepared for issue. Request to allocate budget to this project will be made in a future report to cabinet once the tendering exercise is completed.	0	0

Social Housing Net Zero Heat Fund 2026/26	2,712,250	1,212,250	88,385	Design and Tender	<p>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. Scottish Government (Sept 2025) advised SAC's bid has been unsuccessful on this occasion.</p> <p>SAC officers considering options in respect of the Council Housing Service potentially delivering the proposed works programme independently (without match funding) - Elected Members and affected tenants to be advised accordingly thereafter.</p> <p>It is unlikely this will be spent in the current year and a request is made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 to carry part of this budget forward to 2026/27.</p>	0	0
<b><u>Completed Projects</u></b>							
External Fabric Upgrades to 170 Properties - Maybole and Prestwick	328,935	328,935	127,636	Complete	<p>Main works completed on site in December, 2024.</p> <p>Additional works identified at the rear access to 4Nr flatted blocks at Minnoch Crescent, Maybole are now also complete and final roofing, CWI and render works to these blocks are being programmed.</p>	0	0

External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr	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 relates to release of retention no longer required. Request made through the P6 Capital Monitoring Report to Cabinet of 25th November, 2025 to recognise budget for credit.	0	0
Disabled Adaptations to Property, Ayr East	30,000	53,000	34,450	Complete	Main works to building are complete and costs charged. Some additional external works currently being scoped and costed. Request to add additional budget made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025.	0	0
Forrester's Hall - Roof Works	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 approved through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025.	0	0
34-36 Dalmillig Crescent - Rear Elevation Repairs	0	7,967	7,976	Complete	Payment of final certificate in relation to older project. Request to allocate budget from the Unallocated Structural and Environmental Budget made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025.	0	0
Stabilisation Works at Main Road, Ayr	89,243	89,243	70,834	Complete	Works are now complete on site and initial invoice has been paid.	0	0



Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
<b>Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025</b>							
<i>Sheltered Housing Common Areas</i>	233,707	183,707	11,681	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	0	0
<i>Footpaths</i>	120,000	120,000	0	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	50,000	50,000
<i>Buy Back Properties</i>	2,717,208	2,717,208	1,295,400	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	2,400,000	2,400,000
<i>Housing Asset Management System</i>	300,000	150,000	0	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	0	0
<i>Window Replacement Programme</i>	5,992,056	5,492,056	1,115,310	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	3,939,333	3,939,333
<i>Environmental Improvements</i>	2,074,827	1,374,827	(3,692)	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	360,969	360,969
<i>New Builds</i>	15,570,627	7,816,328	2,298,061	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	5,700,000	11,500,000
<i>Advance Works / Fees / ICT</i>	250,000	250,000	70,320	See Expanded Section	<i>For detailed breakdown, see expanded tab below.</i>	230,000	230,000
	<b>27,258,425</b>	<b>18,104,126</b>	<b>4,787,081</b>			<b>12,680,302</b>	<b>18,480,302</b>

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
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<b>Sheltered Housing Common Areas</b>							
Sheltered Housing Common Areas - Unallocated Budget 2025/26	0	0	0	N/A	Budget available to be allocated to projects in 2025/26. It was approved 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	136,698	86,698	300	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 budget, and appropriate works will be instructed after due consideration. It is unlikely that full budget will be spent in the current year and a request is made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 to carry part of this budget forward to 2026/27.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Analogue to Digital Upgrading Within SHU's	97,009	97,009	11,381	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	183,707	11,681			0	0

<b>Footpaths</b>							
Footpaths Unallocated Budget 2025/26 and Future Years	120,000	120,000	0	Design Tender / Legally Committed	Upgrades to HRA Footpaths/Carparks are undertaken upon notification of need from ARA or Property Maintenance colleagues. Per ARA technical inspector recommendations, targeted upgrade works have been instructed (Oct 2025) for footpaths in Girvan. Housing Services awaiting quotations for recommended upgrade areas in Ayr.	50,000	50,000
	120,000	120,000	0			50,000	50,000

<b>Buy Back Properties</b>							

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Buy Back Properties	2,717,208	2,717,208	1,295,400	Ongoing	Budget to fund the buy back of properties. During the financial year 2025/26 to date, 25 properties have been purchased. This included 22 in Ayr, 1 in Girvan and 2 in Prestwick.	2,400,000	2,400,000
	<b>2,717,208</b>	<b>2,717,208</b>	<b>1,295,400</b>			<b>2,400,000</b>	<b>2,400,000</b>
<b>Housing Asset Management System</b>							
Housing Asset Management System	300,000	150,000	0	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
	<b>300,000</b>	<b>150,000</b>	<b>0</b>			<b>0</b>	<b>0</b>
<b>Window Replacement Programme</b>							
Unallocated Window Replacement Budget 2025/26 & Future Years	99,961	99,961	0	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 approved through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025/26.	3,439,333	3,439,333
<b>2025/26 Programme</b>							
Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various	1,361,700	1,361,700	434,392	On Site	New window contract to be undertaken by Property Maintenance in 2025/26. Surveys started in April and works are now progressing on site. In total, works to 107 properties have been completed in the six months to 30th September, 2025.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various	1,672,157	1,172,157	11,483	Design and Tender	Tenders are currently being prepared and it is anticipated they will be issued on the 17th October. Full budget will not be spent given time for tender process to be concluded and workforce mobilised thereafter and it is requested through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025.	0	0
Ad-hoc Window and Door Replacements	500,000	500,000	258,233	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. To date, a total of 141 addresses have been completed for window and door replacements.	500,000	500,000
<b>2024/25 Programme</b>							
Window Replacement Programme 2024/25 - Batch 5 - 318 Addresses in Ayr, Coylton, Girvan, Monkton, Prestwick and Troon	254,169	254,169	0	On Site	All works are now complete apart from properties where there have been access issues. From the previously highlighted 30 properties where there were issues, access has now been gained to 14. Housing and Property Maintenance are engaging to resolve access the remaining 16 properties.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	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	2,104,069	2,104,069	411,202	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 was approved through the P3 Capital Monitoring Report that part of the budget be re-allocated back to the Unallocated Window Replacement budget above. To date, 140 properties have been completed.	0	0
	<b>5,992,056</b>	<b>5,492,056</b>	<b>1,115,310</b>			<b>3,939,333</b>	<b>3,939,333</b>

<b>Environmental Improvements</b>							
Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28	1,945,839	1,093,198	(5,672)	Concept	Funding allocated for works in 2025/26, 2026/27 and 2027/28. Internal common close area upgrading and redecoration works instructed (Oct 2025) to 8 Council owned flatted blocks in Ayr - see below. Awaiting further quotations from Property Maintenance Service for upgrade and redecoration to a further 11 blocks (Ayr - 3, and Maybole 8). Upon confirmation of remaining budget, consideration will be given to further targeted environmental improvements options for HRA assets. Request to (a) allocate part of budget to project below; and (b) carry part of budget forward to 2026/27 made through the P6 Capital Monitoring Report to Cabinet of 25th November, 2025.	360,969	360,969

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Upgrade and Redecoration of Communal Closes - Wallacetown Area, Ayr	0	152,641	0	Legally Committed	Works have been agreed with Property Maintenance. Request made to allocate budget from the Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28 budget made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025.	0	0
Alterations to Doune / Mill Burn, Girvan (H20111)	31,988	31,988	1,980	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	0	Design and Tender	Design proposals have now been agreed. Engineers design information has now been provided and revised drawings are required to be provided by the architect. Once received, a tender document will be issued.	0	0
Supply/Installation of Eurobin Corrals - Various Locations	0	0	0	Complete	Final certificate has now been processed. It was approved 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
	<b>2,074,827</b>	<b>1,374,827</b>	<b>(3,692)</b>			<b>360,969</b>	<b>360,969</b>

<b>New Builds</b>							
<b><i>Projects Under Construction</i></b>							
New Housing Development - Site of Former Riverside Flats, Ayr	2,729,070	2,729,070	1,969,640	On Site	Delay in handovers is expected due to the ongoing demolition of remaining high rise. Handovers are due to take place January 2026.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
4 Gorse Park, Kincaidston, Ayr - Rebuild of Council Dwelling	362,149	362,149	155,932	On Site	Works to rebuild a Council owned property which was damaged in an explosion. Works are on site and progressing well. Works are being funded from (a) a draw on the unallocated new builds b budget; and (b) an insurance claim for the property,	0	0
<b><u>Projects Under Development</u></b>							
Riverside Block 1 - New Build	5,875,000	2,875,000	0	Design and Tender	Budget allocated to works through the Housing Business Plan as approved by Council on the 17th January, 2024. Request made through the P6 Capital Monitoring Report to Cabinet of 25th November, 2025 to carry part of budget forward to 2026/27.	0	0
Affordable Housing Manse Road, Coyton	2,990,000	0	0	Concept	The developer is not on any frameworks (SPA/EXCEL etc) so SAC is unable to contract with the developer. The developer owns the land and is unwilling to sell the land to allow SAC to procure another developer to build the affordable housing element of the site. Therefore, it is requested through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 that the budget allocated to this project be returned to the New Builds - LDP2 Sites Unallocated 2025/26 line below.	0	0
New Build Housing - McConnell Square, Girvan	45,000	45,000	2,500	Design and Tender	LMA carrying out feasibility and Clancy carrying out high level drainage surveys. A site investigation has been instructed and began 2nd October 2025.	4,600,000	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
New Build Housing - Fenwickland Avenue, Ayr	50,000	50,000	3,864	Design and Tender	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, with £50,000 approved to be advanced to 2025/26 through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025. Design works are currently being undertaken.	1,100,000	0
Re-instatement Following Fire Damage at 23 St Catherines Road, Ayr	50,000	50,000	4,191	Design and Tender	Works will be required to a property following recent fire damage. Reports are being commissioned to assess the required works. Design Team have been appointed and initial design works are currently being undertaken. Demolitions are currently being programmed.	0	0
Feasibility Study - New Build Housing, Arran Mall, Ayr	0	15,000	13,626	Design and Tender	Costs incurred are in relation to a drainage work assessment that was carried out at the Arran Mall site in relation to the possible development of Housing. Request made through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025, to allocate budget to this line from the New Builds - LDP2 Sites Unallocated 2025/26	0	0
<b>Completed Projects</b>							

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
New Build - Mainholm	1,669,410	1,169,410	42,604	Complete	All 160 units at Mainholm were 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. Request made through the P6 Capital Monitoring Report to Cabinet of the 25th November 2025 to carry budget forward to 2026/27.	0	0
St Ninians Primary School Site - Affordable Housing	671,325	171,325	106,565	Complete	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 made through the P6 Capital Monitoring Report to Cabinet of the 25th November 2025 to carry budget forward to 2026/27.	0	0
Waggon Road, Ayr	936,575	186,575	3,438	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. Request made through the P6 Capital Monitoring Report to Cabinet of the 25th November 2025 to carry budget forward to 2026/27.	0	0
North Park Court, Girvan - Accessibility Feasibility Study	0	0	0	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 approved through the P3 Capital Monitoring Report to Cabinet of 26th August, 2025.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P6 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
H16122-4134 Supported Accommodation Adults With Learning Difficulties	0	(4,299)	(4,299)	Complete	Credit relates to release of retention no longer required. Request made through the P6 capital Monitoring Report to Cabinet of the 25th November, 2025 to create budget and release monies back to the programme.	0	0
<b>Unallocated New Build Budgets</b>							
New Builds - Unallocated 2027/28 & Future Years - SHIP Projects	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	192,098	167,098	0	Concept	Unallocated budgets for LDP2 in 2025/26. Request made through the P6 Capital Monitoring Report to Cabinet of the 25th November 2025 to (a) allocate budgets from / to other projects within this section of the programme; and (b) carry budget forward to 2026/27.	0	0
	<b>15,570,627</b>	<b>7,816,328</b>	<b>2,298,061</b>			<b>5,700,000</b>	<b>11,500,000</b>

<b>Advance Works / Fees / ICT</b>							
Initial Work for Future Years Projects	20,000	20,000	5,730	N/A	Budget to allow for feasibility works in relation to possible future years projects. Request to allocate budget from the Contingencies line approved through the P3 Capital Monitoring Report to Cabinet of the 26th August, 2025.	0	0
Central and Departmental Overheads	230,000	230,000	64,590	N/A	Charges made in relation to Central and Departmental Overheads charged throughout the course of the financial year.	230,000	230,000
	<b>250,000</b>	<b>250,000</b>	<b>70,320</b>			<b>230,000</b>	<b>230,000</b>

<b>Income</b>
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Approved Budget 2025/26	Projected to 31st March, 2026	Actuals at P6	Key Project Milestone
£	£	£	

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

<b>Project Budgets Approved 2025/26: - Cabinet of 26th August, 2025</b>
<b>Funding Type</b>
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>
<b>TOTAL FUNDING</b>

3,226,000	3,226,000	3,226,000	Income
0	0	0	Income
48,399,910	38,085,620	6,304,973	Income
0	0	0	Income
7,259,600	1,200,000	1,041,000	Income
0	0	0	Income
0	0	0	Income
641,179	641,179	621,927	Income
<b>59,526,685</b>	<b>43,152,799</b>	<b>11,193,899</b>	

3,273,000	3,550,000
0	0
23,661,621	31,793,954
0	0
3,916,000	1,200,000
0	0
0	0
0	0
<b>30,850,621</b>	<b>36,543,954</b>

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 £
<b>Revised Total Budgets as approved by Cabinet of 26th August 2025</b>						<b>59,526,690</b>	<b>30,850,621</b>	<b>36,543,954</b>
<b>1</b>	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' which set the capital budget for financial years 2025/26 to 2029/30.  Budget adjustments to the programme have been approved through: - - P12 Capital Monitoring Report approved by Cabinet of the 17th June, 2025; and - P3 Capital Monitoring Report approved by Cabinet of the 26th August, 2025.  All of the above adjustments have been incorporated to the P6 Capital Monitoring Report presented to Cabinet of the 25th November, 2025.							
<b>2</b>	A number of adjustments to the Programme are requested to reflect the profiling of projects between 2025/26 and 2026/27, with carry forward of budget to 2026/27 being requested as detailed below: - - 172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113); - Partial Internal Modernisation Works - 50 Nr Properties in Girvan (H20127); - Replacement Screens in Flats; - Upgrading of Lock Up Garages; - Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme; - Demolition of Lockups; - External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon); - External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon); - Social Housing Net Zero Heat Fund 2026/26; - Unallocated Structural and Environmental Works 2025/26 & Future Years; - Upgrading External & Internal Areas at Sheltered Housing Units; - Housing Asset Management System; - Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various;  - Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28; - Riverside Block 1 - New Build; - New Build - Mainholm; - St Ninians Primary School Site - Affordable Housing;	(300,000)				(300,000)	300,000	0
		(1,634,111)				(1,634,111)	1,634,111	0
		(200,000)				(200,000)	200,000	0
		(135,005)				(135,005)	135,005	0
		(150,000)				(150,000)	150,000	0
		(150,000)				(150,000)	150,000	0
		(1,000,000)				(1,000,000)	1,000,000	0
		(1,600,000)				(1,600,000)	1,600,000	0
		(1,500,000)				(1,500,000)	1,500,000	0
		(550,000)				(550,000)	550,000	0
		(50,000)				(50,000)	50,000	0
		(150,000)				(150,000)	150,000	0
		(500,000)				(500,000)	500,000	0
		(700,000)				(700,000)	700,000	0
		(3,000,000)				(3,000,000)	3,000,000	0
		(500,000)				(500,000)	500,000	0
		(500,000)				(500,000)	500,000	0

	- Waggon Road, Ayr; and	(750,000)				(750,000)	750,000	0
	- New Builds - LDP2 Sites Unallocated 2025/26.	(3,000,000)				(3,000,000)	3,000,000	0
<b>3</b>	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:-							
	- Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park				(95,280)	(95,280)	0	0
	- 262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112);				(100,000)	(100,000)	0	0
	- Upgrade Works - 16, Main Street, Ballantrae;				75,000	75,000	0	0
	- Upgrading of Lift at Viewfield Gate, Ayr;				50,000	50,000	0	0
	- Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full (H24133);				150,000	150,000	0	0
	- 221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon (H24112);				15,000	15,000	0	0
	- Major Component Replacements - Unallocated 2025/26 & Future Years;				(94,720)	(94,720)	0	0
	- Disabled Adaptations to Property, Ayr East;				23,000	23,000	0	0
	- 34-36 Dalmilling Crescent - Rear Elevation Repairs;				7,967	7,967	0	0
	- Unallocated Structural and Environmental Works 2025/26 & Future Years;				(30,967)	(30,967)	0	0
	- Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28;				(152,641)	(152,641)	0	0
	- Upgrade and Redecoration of Communal Closes - Wallacetown Area, Ayr (H6122);				152,641	152,641	0	0
	- Affordable Housing Manse Road, Coylton;				(2,990,000)	(2,990,000)	0	0
	- Feasibility Study - New Build Housing, Arran Mall, Ayr;				15,000	15,000	0	0
	- New Builds - LDP2 Sites Unallocated 2025/26.				2,975,000	2,975,000	0	0
<b>4</b>	Credits have been received in relation to retention's released no longer required and it is requested that these be released back to the programme as below: -							
	- External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr; and				(475)	(475)	0	0
	- H16122-4134 Supported Accommodation Adults With Learning Difficulties.				(4,299)	(4,299)	0	0
		(16,369,116)	(4,774)	0	0	(16,373,890)	16,369,116	0
<b>TOTAL REVISED BUDGET</b>						<b>43,152,800</b>	<b>47,219,737</b>	<b>36,543,954</b>