

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 17 February 2026**

**Subject: Housing Capital Programme 2025/26: Monitoring
Report as at 31 December 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 31 December 2025 (Period 9), 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 31 December 2025, resulting in spend of £18.541m, or 42.97%, 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 £25.051m and 2026/27 at £65.322m, 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 25 November 2025 and incorporated into the Programme.
- 3.3 The current approved budget for 2025/26 is £43.153m.

4. Detail

- 4.1 Works completed in November for the project Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111) and the project 262Nr Full

Modernisations - Various Locations 2025/26 Programme (H26112) is due to complete in March, 2026.

- 4.2 The contract for 172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113) has now been accepted, and works are estimated to start on site in mid-February. In addition, a contract for Social Housing Net Zero Heat Fund 2025/26 has also been accepted and works will start in the new financial year.
- 4.3 Address lists have been passed to the Managing Agent for three new modernisation projects for 2026/27 and surveys for the first batch started in January, with surveys for the second and third batches due to start in March.
- 4.4 Tenders have been returned for projects including Communal Screen Replacement Works at 3Nr Flatted Blocks in Ayr and the Demolition of Garages at Fenwickland Avenue and Dalmellington Avenue in Ayr and Willow Lane and Burns Road in Troon and are currently being assessed.
- 4.5 A number of 2025/26 annual programmes are on site, including Central Heating Replacement - Emergency & Urgent Works, Capital Element of Works Undertaken in Void Properties and Ad-hoc Window and Door Replacements.
- 4.6 Works under the External Fabric Upgrades to 37 Properties - Various Locations Throughout South Ayrshire Council (H25122) completed in December and survey works for a new contract for External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon) (H26115) are being progressed.
- 4.7 To date, work to 270 properties out of the 415 properties included under the Window Replacement Programme 2024/25 - Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon (H25125) have been completed. A contract has been let for Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various (H25137) and a pre-start meeting is being arranged with the successful contractor.
- 4.8 In relation to projects being taken forward under the Energy Efficiency / HEEPS ABS line, all works are now complete apart from Lochside South which are progressing well.
- 4.9 Through the P9 Capital Monitoring Report, total budget of £18,144,398 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; and (b) projects where budget is required to be re-profiled in light of current spend profiles provided by Project Officers. Budget of £42,336 is being advanced from 2026/27 to 2025/26. These adjustments reflect revised timing of works and are not being decreased.
- 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 9 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 Adjust's 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	Project budgets being requested to be transferred from 2025/26 to 2026/27.
3	Advance Budget from 2026/27 to 2025/26	0	Project budgets being requested to be advanced from 2026/27 to 2025/26.
4	Various Adjustments	0	Various adjustments included re-allocation between projects and allocation to new works.
Total		(0)	

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 P9, actual expenditure stood at £18.541m Income for this period stood at £18.541m. Based on the budget of £43.153m, actual expenditure of £18.541m equates to an overall spend of 42.97% at the end of Period 9.

6.2 Proposals contained in this report, if approved, would lead to a revised 2025/26 programme of £25.051m and 2026/27 programme of £65.322m. 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:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Process adjustments to the Housing Capital Programme	3 March 2026	Service Lead - Corporate Accounting (Treasury / Capital Function)

Background Papers **Report to Cabinet of 25 November 2025 – [Housing Capital Programme 2025/26 – Monitoring Report as at 30 September 2025](#)**

[Housing Capital Programme 2025/26 – Period 9 – Ward Analysis](#) (Members Only)

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Date: 29 January 2025

**HOUSING CAPITAL MONITORING REPORT
PERIOD 9 2025/26**

Key Strategic Objective	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Detailed Project Information	2026/27 Approved Budget £	2027/28 Approved Budget £
Major Component Replacement	16,807,364	12,059,700	9,509,285	See Section on 'Major Component Replacement'	14,800,047	11,340,931
Contingencies	179,000	29,000	0	See Section on 'Contingencies'	269,000	269,000
Demolitions	970,491	990,491	951,512	See Section on 'Demolitions'	216,667	0
Structural and Environmental	7,091,820	1,828,820	1,325,713	See Section on 'Structural and Environmental'	10,103,721	6,453,721
Other Capital Expenditure	18,104,126	10,142,728	6,754,122	See Section on 'Other Capital Expenditure'	21,830,302	18,480,302
TOTAL PROGRAMME EXPENDITURE	43,152,800	25,050,738	18,540,632		47,219,737	36,543,954
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	38,085,620	19,983,558	13,943,582	See Section on 'Income'	37,941,137	31,793,954
Reserves	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	1,200,000	1,200,000	1,237,500	See Section on 'Income'	6,005,600	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	133,551	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	43,152,800	25,050,738	18,540,632		47,219,737	36,543,954

NET EXPENDITURE	0	0	0
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Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Project Budgets Approved 2025/26: - Cabinet of 25th November, 2025							
Major Component Replacements - Allocated	16,735,543	12,022,205	9,509,285	See Expanded Section	For detailed breakdown, see expanded tab below.	7,300,047	3,840,931
Major Component Replacements - Unallocated	71,821	37,495	0	See Expanded Section	For detailed breakdown, see expanded tab below.	7,500,000	7,500,000
TOTALS	16,807,364	12,059,700	9,509,285			14,800,047	11,340,931

Analysis of Block Allocations - Major Component Replacement

Project Budgets Approved 2025/26: - Cabinet of 25th November, 2025							
Current Projects							
262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112)	3,338,163	2,138,163	1,593,578	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 March, 2026 with final costs being agreed and recharged after this. A number of properties have been omitted from this contract. Therefore, requests to (a) transfer part of this budget to the 'Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117)' line below; and (b) carry part of the remaining budget forward to 2026/27 are made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113)	1,304,694	204,694	49,538	Legally Committed	Contract has now been let and awaiting pre-start meeting being arranged with successful contractor. Works are likely to start on site in February and complete in November, 2026. Request to carry part of the budget forward to 2026/27 made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026.	300,000	0
Sheltered Housing Complex - 2 - 4 Benmore (H23122)	257,660	232,660	217,716	Complete	Works are now complete on site, with final account now to be agreed and payments made thereafter. As final costs are unlikely to be paid until 2026/27 and it is requested through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 that part of the budget be carried forward to this year.	0	0
Upgrade Works - 16, Main Street, Ballantrae (H25119)	292,438	192,438	96,595	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 has delayed the initially anticipated completion date of the 15th December. Roof replacement works started in January, 2026 and anticipated completion in Spring. Full budget will not be spent in 2025/26 and it is requested through the P9 Capital monitoring Report to Cabinet of the 17th February, 2026 that part of the budget be carried forward to 2026/27.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Partial Internal Modernisation Works - 50 Nr Properties in Girvan (H20127)	0	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 was approved through the P6 Capital Monitoring Report to Cabinet of the 25th November, 2025 that the budget be carried forward to 2026/27.	1,634,111	0
<u>Current Programmes of Work</u>							
Addressing Dampness and Condensation Issues as Reported During the Course of the Year	1,500,000	1,500,000	1,351,440	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 P9 (31st December, 2025), works have been completed to 375 properties, with works identified to a further 79 where works are being programmed.	650,000	650,000
Capital Element of Works Undertaken In Void Properties (3089)	1,500,000	750,000	678,247	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. Based on current levels of spend, request to carry part of budget forward to 2026/27 made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	1,850,000	1,850,000

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	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	1,375,000	1,266,689	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. Additional budget was added through the P3 Capital Monitoring Report approved by Cabinet on the 26th August, 2025.</p> <p>To the 31st December, 2025, works have been completed in 150 properties. Request through P9 Capital Monitoring Report to Cabinet of 17th February 2025.</p>	0	0
Central Heating Replacement - Emergency & Urgent Works	1,500,000	1,000,000	360,444	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 P9 (31st December, 2025), works have been completed to 134 properties.</p>	850,000	850,000

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Cyclical Replacement of Fire and Carbon Monoxide Detectors (H23116)	150,000	75,000	70,530	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. Based on current spend to date, full spend is not anticipated and request made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to carry part of the budget forward to 2026/27.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Energy Efficiency / HEEPS ABS Projects	1,469,841	1,469,841	1,151,862	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 complete and final snagging is currently being carried out.</p> <p><u>Chestnut Drive, Troon</u> - Drawings and costs have been produced and a meeting has taken place to discuss proposals / costs. Initial engagement with owners taken place.</p> <p><u>Lochside South</u> - contract has now been let and works started on site on the 16th September, 2025. Works will carry on into 2026/27.</p>	1,000,000	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
External Works Undertaken on Properties (H17113)	100,000	50,000	0	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 current spend to date, full spend is not anticipated and request made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to carry part of the budget forward to 2026/27.	0	0
Upgrading of Lift at Viewfield Gate, Ayr	50,000	50,000	37,785	Complete	Necessary works instructed to upgrade through floor lift at Viewfield Gate - Works completed November 2025. Request approved 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 (H23117)	398,290	98,290	75,200	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 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 P9 Capital Monitoring Report to Cabinet of 17th February 2026 to carry part of budget forward to 2026/27.	301,294	101,294

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
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 H23128)	436,477	186,477	121,228	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. Full budget is unlikely to be spent in 2025/26 and request made through the P9 Capital Monitoring Report to Cabinet of 17th February 2026 to carry part of budget forward to 2026/27.	189,637	189,637
Upgrading of Lock Up Garages (H19124)	150,000	10,000	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 P9 Capital Monitoring Report to Cabinet of 17th February, 2026.	175,005	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Replacement PIV's Identified Through FET Programme (H24125)	200,000	100,000	59,442	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. Based on current spend to date, full spend is not anticipated and request made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to carry part of the budget forward to 2026/27.	200,000	200,000
<u>Completed Projects</u>							
Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111)	231,257	181,257	165,634	Complete	Contract was been negotiated through SAC's Internal Refurbishment Framework and works started on site on the 6th October, 2025, and practical completion was achieved on the 14th November, 2025. Final account will now be agreed with final payments made in 2026/27 and it is therefore requested through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026, that part of the budget be carried forward to 2026/27. MOVE TO COMPLETE SECTION	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full (H24133)	849,351	799,351	789,192	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 P9 Capital Monitoring Report to Cabinet of the 17th February, 2026, that part of this budget be carried forward to 2026/27.	0	0
4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald and Troon (H23112)	236,660	36,660	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. It is requested through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026, that part of this budget be carried forward to 2026/27.	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 P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
97 Nr Full Modernisations: Ayr (H24111)	42,364	45,955	45,955	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 now proceeded. Request to allocate additional budget from the 'Major Component Replacements - Unallocated 2025/26 & Future Years (H25101)' line below made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026.	0	0
221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon (H24112)	44,611	45,346	45,346	Complete	This project started on site on 19th February 2024 and was completed at the end of August, 2024. Final account has been agreed and final payment has been made. Request to allocate additional budget from the 'Major Component Replacements - Unallocated 2025/26 & Future Years (H25101)' line below made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026.	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 (H24113)	125,000	25,000	19,775	Complete	Practical completion was achieved in November, 2024. Final account has been agreed and final payment to contractor has now been made. Some final fees due to be paid. Full budget will not be required and it is requested through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to allocate part of this budget to the 'Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117)' line above.	0	0

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Full Internal Modernisation Works – 63Nr Properties (Ayr, Prestwick, Troon, Girvan and Ballantrae)	322,701	322,701	321,013	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 (H24131)	141,326	66,326	1,691	Complete	Project achieved practical completion in December, 2024 with final payment due to be made early in 2026. Based on Managing Agent estimate, full budget will not be required and a request is made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to reallocate part of this budget to the 'Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117)' line above. It is requested through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026, that part of this budget be carried forward to 2026/27.	0	0
Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme (H24134)	851,732	894,068	894,671	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 2026/27. Request to advance part of the budget forward to 2025/26 from 2026/27 made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	150,000	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

Major Components	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Sprinkler, Lift and Fire Alarms - Surveys and Upgrades	36,800	16,800	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. Full budget will not be required and request made through P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to return £20,000 to the unallocated balance below.	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
	16,735,543	12,022,205	9,509,285			7,300,047	3,840,931

Project Budgets Approved 2025/26: - Cabinet of 25th November, 2025							
Major Component Replacements - Unallocated 2025/26 & Future Years (H25101)	71,821	37,495	0	N/A	Budgets available for allocation in 2025/26, 2026/27 and 2027/28. A number of adjustments are requested through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 to allocate budget to projects where extra funding is required.	7,500,000	7,500,000
	71,821	37,495	0			7,500,000	7,500,000

Contingencies	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	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 25th November, 2025								
Contingencies Unallocated 2024/25 & Future Years	179,000	29,000	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. Currently, it is not anticipated that this budget will be fully required in the current year and it is therefore requested through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 that part of this budget is carried forward to 2026/27.	269,000	269,000
	179,000	29,000	0	0			269,000	269,000

Demolitions	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Project Budgets Approved 2025/26: - Cabinet of 25th November, 2025							
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	198,037	18,037	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 spent in 2025/26 and request made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 to carry part of the budget forward to 2026/27.	150,000	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 (H22121)

772,454	972,454	951,512	Complete	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 works are now complete on site. Request to allocate additional funding from the unallocated new builds budget made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026.
970,491	990,491	951,512		

0	0
216,667	0

Structural and Environmental

Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	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 25th November, 2025

Current Projects

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

2,679,826	216,475	73,511	Design and Tender	<p>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.</p> <p>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.</p> <p>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.</p> <p>Request made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to (a) allocate budget to projects below; and (b) carry part of budget forward to 2026/27.</p>
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1,000,000	0
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External Fabric Upgrades to 37 Properties - Various Locations Throughout South Ayrshire Council (H25122)

1,012,261	937,261	897,313	Complete	<p>Works completed on the 17th December, 2025 and final account will now be agreed with contractor and final payments made at the end of the Making Good Defects period in December, 2026.</p> <p>Therefore it is requested that part of this budget be carried forward to 2026/27.</p>
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0	0
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External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon) (H26115)	1,500,000	100,000	65,800	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 P9 Capital Monitoring Report to Cabinet of the 17th February, 2025 to carry part of this budget forward to 2026/27.	1,600,000	0
Roofing and External Fabric Upgrade Works - 49 Nr Properties at Girvan and Kirkmichael (H26119)	0	100,468	10,484	Legally Committed	Contract has now been let and awaiting pre-start meeting being arranged with successful contractor. Request to (a) allocate additional budget from unallocated line above; and (b) carry part of budget forward to 2026/27 made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	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 2025/26	1,212,250	225,133	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 considered options to deliver the proposed works programme independently (without match funding). Dec 2025 - SAC Officers able to accept tender to deliver project independently (without SG match funding) from within existing previously earmarked bid resources. Project works to commence 2026.</p> <p>Request is made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to (a) add additional budget from the unallocated line above; and (b) as it is unlikely that this will be spent in the current year, carry part of this budget forward to 2026/27.</p>	1,500,000	0
<u>Completed Projects</u>							
External Fabric Upgrades to 170 Properties - Maybole and Prestwick (H25124)	328,935	178,935	127,636	Complete / On Site	<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> <p>Request made through P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to carry part of budget forward to 2026/27.</p>	0	0

External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr	(475)	(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 approved 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 (H25132)	53,000	35,000	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. External works will not be completed in 2026/27 and it is requested through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 that part of the budget be carried forward to 2026/27.	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 Dalmling Crescent - Rear Elevation Repairs	7,967	8,081	8,081	Complete	Payment of final certificate and fees in relation to older project. Request to allocate additional budget from the Unallocated Structural and Environmental Budget made through the P7 Capital Monitoring Report to Cabinet of the 17th February, 2026.	0	0
Stabilisation Works at Main Road, Ayr (H20117)	89,243	14,243	7,437	Complete	Works are now mainly complete on site, and awaiting final installation of whaler beam. This will be completed in the new financial year and works will not be paid until final element is completed. Request to carry part of the budget forward to 2026/27 therefore made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	0	0
<u>Unallocated Balance - 2024/25, 2025/26 & 2026/27 - Structural and Environmental</u>							
Unallocated Structural and Environmental Works 2025/26 & Future Years	195,723	609	0	Other	Budgets available for allocation in current and future years of the programme. Request made though the P6 Capital Monitoring Report to Cabinet of 17th September, 2026 to (a) allocate part of budget to projects above; and (b) carry part of budget forward to 2026/27.	6,003,721	6,453,721
	7,091,820	1,828,820	1,325,713			10,103,721	6,453,721

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Project Budgets Approved 2025/26: - Cabinet of 25th November, 2025							
Sheltered Housing Common Areas	183,707	47,309	37,801	See Expanded Section	For detailed breakdown, see expanded tab below.	50,000	0
Footpaths	120,000	107,000	0	See Expanded Section	For detailed breakdown, see expanded tab below.	50,000	50,000
Buy Back Properties	2,717,208	2,467,208	1,800,095	See Expanded Section	For detailed breakdown, see expanded tab below.	2,400,000	2,400,000
Housing Asset Management System	150,000	25,000	0	See Expanded Section	For detailed breakdown, see expanded tab below.	150,000	0
Window Replacement Programme	5,492,056	3,342,056	2,085,647	See Expanded Section	For detailed breakdown, see expanded tab below.	4,439,333	3,939,333
Environmental Improvements	1,374,827	487,827	91,877	See Expanded Section	For detailed breakdown, see expanded tab below.	1,060,969	360,969
New Builds	7,816,328	3,416,328	2,632,559	See Expanded Section	For detailed breakdown, see expanded tab below.	13,450,000	11,500,000
Advance Works / Fees / ICT	250,000	250,000	106,147	See Expanded Section	For detailed breakdown, see expanded tab below.	230,000	230,000
Travellers Site	0	0	(5)		Closure of old PO 5674467	0	0
	18,104,126	10,142,728	6,754,122			21,830,302	18,480,302

Sheltered Housing Common Areas

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Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
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 (H20118)	86,698	30,300	26,420	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 P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 to carry the balance of this budget forward to 2026/27.	50,000	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Analogue to Digital Upgrading Within SHU's (H24115)	97,009	17,009	11,381	Design and Tender	<p>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.</p> <p>Work is being planned for delivery via ICT project management colleagues to address these upgrade requirements to relevant housing support communications technology.</p> <p>Purchase Order issued for the Supply, Install & Commission of IP Connectors to 20 Tunstall Control units in Sheltered Housing Units.</p> <p>It is unlikely that full budget will be spent in the current year and a request is made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 to carry part of this budget forward to 2026/27.</p>	0	0
	183,707	47,309	37,801			50,000	0
Footpaths							
Footpaths Unallocated Budget 2025/26 and Future Years (H25107)	120,000	107,000	0	Design Tender / Legally Committed	<p>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 for footpaths in Girvan, Kincaidston and Dailly.</p> <p>A request is made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 to carry the uncommitted part of this budget forward to 2026/27.</p>	50,000	50,000
	120,000	107,000	0			50,000	50,000

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Buy Back Properties							
Buy Back Properties (H14101)	2,717,208	2,467,208	1,800,095	Ongoing	Budget to fund the buy back of properties. During the financial year 2025/26 to date, 32 properties have been purchased. This included 25 in Ayr, 1 in Girvan, 2 in Maybole, 3 in Prestwick and 1 in Troon. Based on current spend levels, it is requested that part of the budget be carried to 2026.27 through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	2,400,000	2,400,000
	2,717,208	2,467,208	1,800,095			2,400,000	2,400,000
Housing Asset Management System							
Housing Asset Management System (H25116)	150,000	25,000	0	Design and Tender	Budget to fund the purchase of a Housing Asset Management System. Updated costs and system requirements being actively considered. It is unlikely that full budget will be spent in the current year and a request is made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026 to carry part of this budget forward to 2026/27.	150,000	0
	150,000	25,000	0			150,000	0
Window Replacement Programme							

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Unallocated Window Replacement Budget 2025/26 & Future Years (H25108)	99,961	12,215	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 made through the P6 Capital Monitoring Report to Cabinet of 17th November, 2026.	3,439,333	3,439,333
2025/26 Programme							
Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various (H25136)	1,361,700	1,111,700	623,289	On Site	New window contract being undertaken by Property Maintenance in 2025/26. Surveys started in April and works are now progressing on site. In total, works to 115 properties have been completed in the nine months to 31st December, 2025. Request made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to carry part of the budget forward to 2026/27.	0	0
Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various (H25137)	1,172,157	259,903	53,299	Legally Committed	Contract has now been let and awaiting pre-start meeting being arranged with successful contractor. Request to (a) allocate additional budget from unallocated line above; and (b) carry part of budget forward to 2026/27, made through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	500,000	0
Ad-hoc Window and Door Replacements (H19132)	500,000	500,000	360,269	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 the 31st December, 2025, a total of 201 addresses have been completed for window and door replacements.	500,000	500,000
2024/25 Programme							

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Window Replacement Programme 2024/25 - Batch 5 - 318 Addresses in Ayr, Coylton, Girvan, Monkton, Prestwick and Troon (H25111)	254,169	54,169	16,474	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. It is requested through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 that part of the budget be carried forward to 2026/27 to reflect this.	0	0
Window Replacement Programme 2024/25 - Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon (H25125)	2,104,069	1,404,069	1,032,317	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, 270 properties have been completed and estimated completion is the end of May, 2026. Therefore, it is requested through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 that part of the budget be carried forward to 2026/27 to reflect this.	0	0
	5,492,056	3,342,056	2,085,647			4,439,333	3,939,333

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Environmental Improvements							
Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28 (H25109)	1,093,198	51,855	(17,276)	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 P9 Capital Monitoring Report to Cabinet of 17th February, 2026.	1,060,969	360,969
Upgrade and Redecoration of Communal Closes - Wallacetown Area, Ayr and Maybole (H26122)	152,641	393,984	76,575	On Site	Further works have been agreed with Property Maintenance for additional works in Wallacetown and works in Maybole, and these are being progressed by Property Maintenance. Request made to add additional budget from the 'Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28' budget through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Alterations to Doune / Mill Burn, Girvan (H20111)	31,988	31,988	30,378	Complete	Works are now complete on site with final account agreed and final payment made to contractor. Final Managing Agent fees due.	0	0
North Park Court - Upgrade of External Ramps (H24126)	97,000	10,000	2,200	Design and Tender	Tender documents have been issued with a return date of January, 2026. Works are unlikely to be completed in the current financial year and it is therefore requested through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 that part of the budget be carried forward to 2026/27.	0	0
Supply/Installation of Eurobin Corrals - Various Locations (H19150)	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
	1,374,827	487,827	91,877			1,060,969	360,969

New Builds							
Projects Under Construction							
New Housing Development - Site of Former Riverside Flats, Ayr (H21101)	2,729,070	2,429,070	2,161,752	On Site	Delay in handovers is expected due to the ongoing demolition of remaining high rise. Handovers are due to take place January 2026. Final account will then be agreed and final payments made in 2026/27. It is therefore requested that part of the budget be carried forward to 2026/26 through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
4 Gorse Park, Kincaidston, Ayr - Rebuild of Council Dwelling (H24130)	362,149	312,149	242,981	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. Final account will be agreed and final payments made in 2026/27. It is therefore requested that part of the budget be carried forward to 2026/26 through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026.	0	0
<i>Projects Under Development</i>							
Riverside Block 1 - New Build	2,875,000	175,000	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 P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to carry part of budget forward to 2026/27.	3,000,000	0
Affordable Housing Manse Road, Coylton	0	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 was approved 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

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	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	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
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
New Build Housing - Feasibility Study Station Road, Girvan (H25126)	0	550	550	Design and Tender	Fees in relation to potential new works. Request made through the P9 Capital Monitoring Report to Cabinet of 17th February, 2026 to allocate budget to this project.	0	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. Demolition is now complete.	0	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Feasibility Study - New Build Housing, Arran Mall, Ayr	15,000	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 approved 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
<u>Completed Projects</u>							
New Build - Mainholm (H19146)	1,169,410	169,410	90,150	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. A request is made through the P9 Capital Monitoring Report to Cabinet of the 17th February 2026 to carry part of budget forward to 2026/27.	500,000	0
St Ninians Primary School Site - Affordable Housing	171,325	121,325	112,856	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 2026/27. Full budget is not likely to be required and a request is made through the P9 Capital Monitoring Report to Cabinet of the 17th February 2026 to return part of the budget to the unallocated balance below.	500,000	0

Other Capital Expenditure	Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update	2026/27 Approved Budget £	2027/28 Approved Budget £
Waggon Road, Ayr (H19148)	186,575	36,575	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 P9 Capital Monitoring Report to Cabinet of the 17th February 2026 to carry budget forward to 2026/27.	750,000	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
H16122-4134 Supported Accommodation Adults With Learning Difficulties	(4,299)	(4,299)	(4,299)	Complete	Credit relates to release of retention no longer required. Request approved 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
Unallocated New Build Budgets							
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 (H25117)	167,098	16,548	950	Concept	Unallocated budgets for LDP2 in 2025/26. Through the P9 Capital Monitoring Report to Cabinet of the 17th February, 2026, it is requested that part of this budget be allocated to the Riverside Demolition project.	3,000,000	0
	7,816,328	3,416,328	2,632,559			13,450,000	11,500,000

Other Capital Expenditure

Approved Budget 2025/26 £	Projected to 31st March, 2026 £	Actuals at P9 £	Key Project Milestone	Project Update
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2026/27 Approved Budget £	2027/28 Approved Budget £
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Advance Works / Fees / ICT

Initial Work for Future Years Projects

Central and Departmental Overheads

20,000	20,000	5,860	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.
230,000	230,000	100,287	N/A	Charges made in relation to Central and Departmental Overheads charged throughout the course of the financial year.
250,000	250,000	106,147		

0	0
230,000	230,000
230,000	230,000

Income

Approved Budget 2025/26	Projected to 31st March, 2026	Actuals at P9	Key Project Milestone	Project Update
£	£	£		

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

Project Budgets Approved 2025/26: - Cabinet of 25th November, 2025
Funding Type
CFCR
<i>Draw on Accumulated Surplus</i>
<i>Borrowing</i>
<i>Reserves</i>
<i>Scottish Government Funding</i>
<i>2nd Homes Council Tax</i>
<i>Commuted Sums</i>
<i>Other Income</i>
TOTAL FUNDING

3,226,000	3,226,000	3,226,000	Income	CFCR Income due.
0	0	0	Income	See below.
38,085,620	19,983,558	13,943,582	Income	See below.
0	0	0	Income	See below.
1,200,000	1,200,000	1,237,500	Income	See below.
0	0	0	Income	See below.
0	0	0	Income	See below.
641,179	641,179	133,551	Income	See below.
43,152,795	25,050,737	18,540,632		

3,273,000	3,550,000
0	0
37,941,137	31,793,954
0	0
6,005,600	1,200,000
0	0
0	0
0	0
47,219,737	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 25th November 2025						43,152,800	47,219,737	36,543,954
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' 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; - P3 Capital Monitoring Report approved by Cabinet of the 26th August, 2025; and - P6 Capital Monitoring Report approved by Cabinet of the 25th November, 2025. All of the above adjustments have been incorporated to the P9 Capital Monitoring Report presented to Cabinet of the 17th February, 2026.							
2	The paper 'Budget Management – Revenue Budgetary Control 2025/26 – Position at 30 September 2025', which was taken to Cabinet of 25th November, approved the transfer of £800,000 from the Accumulated Surplus towards the potential overspend on capital works to void properties and it is requested that this budget be captured in this report as below: - - Capital Element of Works Undertaken In Void Properties (H15119)					0	0	0
3	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: - - Partial Internal Mods - 35Nr SHUs Millrock, Panrock and Sundrum Park (H26111); - 262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112); - 172Nr Partial Modernisations - Ayr, Prestwick. Maybole & Girvan 2025/26 Programme (H26113); - Sheltered Housing Complex - 2 - 4 Benmore (H23122); - Upgrade Works - 16, Main Street, Ballantrae (H25119); - Capital Element of Works Undertaken In Void Properties (H15119); - Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117); - Central Heating Replacement - Emergency & Urgent Works (H17107); - Cyclical Replacement of Fire and Carbon Monoxide Detectors (H23116); - External Works Undertaken on Properties (H17113); - Replacement Screens in Flats (H23117); - Upgrading of Door Entry Systems (H23128); - Upgrading of Lock Up Garages (H19124);	(50,000) (800,000) (1,100,000) (25,000) (100,000) (750,000) (250,000) (500,000) (75,000) (50,000) (300,000) (250,000) (140,000)				(50,000) (800,000) (1,100,000) (25,000) (100,000) (750,000) (250,000) (500,000) (75,000) (50,000) (300,000) (250,000) (140,000)	50,000 800,000 1,100,000 25,000 100,000 750,000 250,000 500,000 75,000 50,000 300,000 250,000 140,000	0 0 0 0 0 0 0 0 0 0 0 0 0

- Replacement PIV's Identified Through FET Programme (H24125);	(100,000)	(100,000)	100,000	0
- Internal Refurbishment Works 2024/25 - 195 Partial & 2 Full (H24133)	(50,000)	(50,000)	50,000	0
- 4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald and Troon (H23112);	(200,000)	(200,000)	200,000	0
- Major Component Replacements - Unallocated 2025/26 & Future Years (H25101).	(50,000)	(50,000)	50,000	0
- Contingencies Unallocated 2024/25 & Future Years;	(150,000)	(150,000)	150,000	0
- Demolition of Lockups (H19102);	(180,000)	(180,000)	180,000	0
- External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon) (H25112);	(1,650,000)	(1,650,000)	1,650,000	0
- External Fabric Upgrades to 37 Properties - Various Locations Throughout South Ayrshire Council (H25122);	(75,000)	(75,000)	75,000	0
- External Fabric Upgrades to 110 Nr. Properties in Various Locations (inc. Ayr, Coylton, Craigie, Maybole, Prestwick & Troon) (H26115);	(1,400,000)	(1,400,000)	1,400,000	0
- Roofing and External Fabric Upgrade Works - 49 Nr Properties at Girvan and Kirkmichael (H26119)	(500,000)	(500,000)	500,000	0
- Social Housing Net Zero Heat Fund 2025/26 (H25114);	(1,200,000)	(1,200,000)	1,200,000	0
- External Fabric Upgrades to 170 Properties - Maybole and Prestwick (H25124);	(150,000)	(150,000)	150,000	0
- Disabled Adaptations to Property, Ayr East (H25132);	(18,000)	(18,000)	18,000	0
- Stabilisation Works at Main Road, Ayr (H20117);	(75,000)	(75,000)	75,000	0
- Unallocated Structural and Environmental Works 2025/26 & Future Years (H24105)	(195,000)	(195,000)	195,000	0
- Upgrading External & Internal Areas at Sheltered Housing Units (H20118);	(56,398)	(56,398)	56,398	0
- Analogue to Digital Upgrading Within SHU's (H24115);	(80,000)	(80,000)	80,000	0
- Footpaths Unallocated Budget 2025/26 and Future Years (H25107)	(13,000)	(13,000)	13,000	0
- Buy Back Properties (H14101);	(250,000)	(250,000)	250,000	0
- Housing Asset Management System (H25116)	(125,000)	(125,000)	125,000	0
- Window Replacement Programme 2025/26 - Batch 7A - 306 Addresses - Various (H25136);	(250,000)	(250,000)	250,000	0
- Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various (H25137);	(1,000,000)	(1,000,000)	1,000,000	0
- Window Replacement Programme 2024/25 - Batch 5 - 318 Addresses in Ayr, Coylton, Girvan, Monkton, Prestwick and Troon (H25111)	(200,000)	(200,000)	200,000	0
- Window Replacement Programme 2024/25 - Batch 6 - 415 Addresses in Ayr, Dundonald, Girvan, Loans, Maybole, Mossblown, Prestwick and Troon (H25125)	(700,000)	(700,000)	700,000	0
- Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28 (H25109);	(800,000)	(800,000)	800,000	0
- North Park Court - Upgrade of External Ramps (H24126);	(87,000)	(87,000)	87,000	0
- New Housing Development - Site of Former Riverside Flats, Ayr (H21101);	(300,000)	(300,000)	300,000	0
- 4 Gorse Park, Kincaidston, Ayr - Rebuild of Council Dwelling (H24130);	(50,000)	(50,000)	50,000	0

	- Riverside Block 1 - New Build (H24117);	(2,700,000)			(2,700,000)	2,700,000	0
	- New Build - Mainholm (H19146)	(1,000,000)			(1,000,000)	1,000,000	0
	- Waggon Road, Ayr (H19148); and	(150,000)			(150,000)	150,000	0
4	A number of adjustments to the Programme are requested to reflect the profiling of projects between 2026/27 and 2025/26, with request to advance budgets from 2026/27 as detailed below: - - Full Internal Refurbishment Works - 64 Properties Within Ayr - 2024/25 Programme (H24134);	42,336			42,336	(42,336)	0
5	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:- - 262Nr Full Modernisations - Various Locations 2025/26 Programme (H26112); - Full Internal Modernisations in Void Properties - Externally Sourced Works (H26117); - 97 Nr Full Modernisations: Ayr (H24111); - 221 Nr Kitchen and Heating Replacements: Ayr, Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon (H24112); - 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 Refurbishment Works - 163 Properties Various Locations - 2024/25 Programme (H24131); - Sprinkler, Lift and Fire Alarms - Surveys and Upgrades ; - Major Component Replacements - Unallocated 2025/26 & Future Years (H25101); - Demolition of Riverside Flats - Block 1 (H22121); - External Fabric Upgrades to 237 Properties - Various Locations (inc. Ayr, Barr, Coylton, Girvan, Kirkmichael, Minishant, Monkton, Prestwick & Troon); - Roofing and External Fabric Upgrade Works - 49 Nr Properties at Girvan and Kirkmichael (H26119); - Social Housing Net Zero Heat Fund 2025/26; - 34-36 Dalmilling Crescent - Rear Elevation Repairs; - Unallocated Structural and Environmental Works 2025/26 & Future Years; - Unallocated Window Replacement Budget 2025/26 & Future Years (H25108); - Window Replacement Programme 2025/26 - Batch 7B - 296 Addresses - Various (H25137); - Environmental Improvements - Uncommitted Funding 2025/26, 2026/27 & 2027/28 (H25109); - Upgrade and Redecoration of Communal Closes - Wallacetown Area, Ayr and Maybole (H26122);						
			(400,000)		(400,000)	0	0
			575,000		575,000	0	0
			3,591		3,591	0	0
			735		735	0	0
			(100,000)		(100,000)	0	0
			(75,000)		(75,000)	0	0
			(20,000)		(20,000)	0	0
			15,674		15,674	0	0
			200,000		200,000	0	0
			(813,351)		(813,351)	0	0
			600,468		600,468	0	0
			212,883		212,883	0	0
			114		114	0	0
			(114)		(114)	0	0
			(87,746)		(87,746)	0	0
			87,746		87,746	0	0
			(241,343)		(241,343)	0	0
			241,343		241,343	0	0

- New Build Housing - Feasibility Study Station Road, Girvan (H25126);			550		550	0	0
- New Builds - LDP2 Sites Unallocated 2025/26 (H25117);			(550)		(550)	0	0
- St Ninians Primary School Site - Affordable Housing;			(50,000)		(50,000)	0	0
- New Builds - LDP2 Sites Unallocated 2025/26 (H25117)			(150,000)		(150,000)	0	0
	(18,102,062)	0	0	0	(18,102,062)	18,102,062	0
TOTAL REVISED BUDGET					25,050,738	65,321,799	36,543,954