

South Ayrshire Council

**Report by Assistant Director - Place
to Cabinet
of 14 June 2022**

**Subject: Housing Capital Programme 2021/22: Monitoring
Report as at 31 March 2022**

1. Purpose

- 1.1 The purpose of this report is to update the Cabinet on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 31 March 2022 (Period 12), and to agree the changes to budgets in 2022/23 and 2023/24.

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 March, resulting in spend of £23,232,748 or 97.21%, 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 2022/23 at £69,204,500 and 2023/24 at £40,184,366 as highlighted in Appendix 2.**

3. Background

- 3.1 The Housing Capital Programme for 2021/22 to 2025/26 was approved by South Ayrshire Council on 20 January 2021.
- 3.2 The Housing Capital Programme for 2022/23 to 2026/27 was approved by South Ayrshire Council of 3 March, 2022 through the paper 'Housing Revenue Account (HRA) – Revenue Budget 2022/23 and Capital Budget 2022/23 to 2026/27' and incorporated all adjustments made to the Programme throughout 2021/22.
- 3.3 The current approved budget as agreed by Leadership Panel of 15 February, 2022 is £23,898,683.

4. Proposals

- 4.1 The total spend on the Housing Capital Programme during financial year 2021/22 of £23,232,748 was significantly higher than the total spend in the previous year of £17,504,091. This is due to the gradual easing of Covid Restrictions and internal works have been able to be progressed.

- 4.2 The first modernisation contract for 2021/22 (H20123: Internal Modernisation Works to 160 Nr Properties in Ayr and Maybole) completed on site in December. The second modernisation contract (H21124: Internal Modernisation Works to 219 Nr Properties – Various Locations) started on site on 0 January, 2022 with works progressing well and the project is planned to complete on 15 June, 2022. The third contract (H20126 Internal Modernisation Works to 263 Nr Properties – Various Locations) has now been let and works are programmed to start on site on 30 May, with an estimated completion date of 30 September. The final contract (H20125: Internal Modernisation Works to 206Nr Properties – Various Locations) will be tendered will be tendered through SAC's new Housing Refurbishment Framework – Internal once this has been set up.
- 4.3 Address lists for two modernisation contracts for 2022/23 have been passed to the Managing Agent for initial survey works and these are ongoing.
- 4.4 Annual programmes for Addressing Dampness and Condensation, Central Heating Replacement and Capital Element of Works Undertaken in Void Properties have been completed and new programmes will be established for 2022/23.
- 4.5 For works contained within the Structural and Environmental section of the programme, the two external fabric upgrade projects which were carried forward from the previous year and delayed due to Covid have now completed. The major contract for this year, now External Fabric Upgrades to 167 Properties – Various Locations (H22112) has now been let and a pre-start meeting is being arranged which will inform the programme of work
- 4.6 The main window renewals contract for 2021/22 is still on site with 229 properties completed by 31 March. The remaining properties are being worked on currently as there have been delays in receiving the windows from the manufacturer.
- 4.7 The contract for the Supply/ Installation of Eurobin Corrals - Various Locations is on site and will now complete in July 2022.
- 4.8 Colleagues from Housing and Professional Design Services have met to agree projects to be undertaken during 2022/23 and the budget allocations required for specific projects/ programmes from unallocated budgets contained within the programme in this year. These adjustments have been requested through the P12 report.
- 4.9 Works are being undertaken to allow for the re-tendering of the Housing Refurbishment Framework – Internal and the Housing Refurbishment Framework – External.
- 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 Re-Wired (see background papers).
- 4.11 Appendix 2 details budget adjustments being put forward for approval by Cabinet as part of the Period 12 report. These adjustments include (a) internal re-allocations of budgets between projects in 2021/22; (b) transfers of budgets from 2021/22 to 2022/23 to reflect current profiled spend for projects; (c) transfers where budget is being advanced from 2022/23 and 2023/24 to 2021/22 to reflect the current profiled spend for projects; and (d) allocation of 2022/23 unallocated budgets to specific projects / programmes in this year.

4.12 As previously reported, disruption continues to supply chains and labour due to Covid-19 and the UK's exit from the EU.

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 P12, actual expenditure stood at £23,232,748. Income for this period stood at £23,232,748. Based on the budget of £23,898,653, actual expenditure of £23,232,748 equates to an overall spend of 97.21% at the end of Period 12.

6.2 Proposals contained in this report, if approved, would lead to a revised 2022/23 programme of £69,204,500 and 2023/24 programme of £40,184,366.

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 2021/22, 2022/23 and 2023/24 in relevant budget lines to complete planned Housing capital projects.

9. Equalities

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

10. Sustainable Development Implications

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

11. Options Appraisal

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

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitment 6 of the Council Plan: A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

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

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

14. Next Steps for Decision Tracking Purposes

14.1 If the recommendations above are approved by Members, the Assistant Director – Place 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	28 June 2022	Corporate Accounting - Treasury / Capital Function

Background Papers **Report to Leadership Panel of 15 February 2022 - [Housing Capital Programme 2021/22: Monitoring Report as at 31 December 2021](#)**

Report to South Ayrshire Council of 3 March 2022 - [Housing Revenue Account \(HRA\) – Revenue Budget 2022/23 and Capital Budget 2022/23 to 2026/27](#)

[Housing Capital Programme 2020/21 – Period 12 – Ward Analysis \(Members Only\)](#)

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Date: 7 June 2022

**HOUSING CAPITAL MONITORING REPORT
PERIOD 12 2021/22**

Key Strategic Objective	Approved Budget 2021/22	Projected to 31st March, 2022	Actuals at P12	Carry Forward to 2022/23	Detailed Project Information	2022/23 Approved Budget	2023/24 Approved Budget
	£	£	£	£		£	£
Major Component Replacement	7,762,795	7,762,795	8,410,122	(346,398)	See Section on 'Major Component Replacement'	25,625,443	7,500,000
Contingencies	124,650	124,650	0	0	See Section on 'Contingencies'	227,000	269,000
Demolitions	143,934	143,934	217,469	(73,535)	See Section on 'Demolitions'	2,560,000	0
Structural and Environmental	2,427,240	2,427,240	2,278,985	164,738	See Section on 'Structural and Environmental'	7,207,000	2,349,901
Other Capital Expenditure	13,440,034	13,440,034	12,326,172	1,040,097	See Section on 'Other Capital Expenditure'	30,533,685	30,130,904
TOTAL PROGRAMME EXPENDITURE	23,898,653	23,898,653	23,232,748	784,903		66,153,128	40,249,805
CFCR	8,464,000	8,464,000	8,464,000	0	See Section on 'Income'	8,905,000	7,859,000
Draw on Accumulated Surplus	6,025,378	6,025,378	6,025,378	0	See Section on 'Income'	0	0
Borrowing	7,918,500	7,918,500	7,056,408	784,903	See Section on 'Income'	55,668,128	24,425,805
Reserves	0	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	979,247	979,247	1,098,484	(0)	See Section on 'Income'	1,580,000	7,965,000
2nd Homes Council Tax	500,000	500,000	500,000	0	See Section on 'Income'	0	0
Commuted Sums	0	0	0	0	See Section on 'Income'	0	0
Other Income	11,528	11,528	88,477	(0)	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	23,898,653	23,898,653	23,232,748	784,903		66,153,128	40,249,805

NET EXPENDITURE	0	0	0	0
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0	0
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Major Components

Approved Budget 2021/22	Projected to 31st March, 2022	Actuals at P12	Carry Forward to 2022/23	Key Project Milestone
£	£	£	£	

2022/23 Approved Budget	2023/24 Approved Budget
£	£

Project Budgets Approved 2021/22: - LP of 15th February & South Ayrshire Council of 3rd March, 2022
<i>Major Component Replacements - Allocated</i>
<i>Major Component Replacements - Unallocated</i>
TOTALS

7,762,795	7,762,795	8,410,122	(346,398)	See Expanded Section
0	0	0	0	See Expanded Section
7,762,795	7,762,795	8,410,122	(346,398)	

9,591,727	0
16,033,716	7,500,000
25,625,443	7,500,000

Contingencies

Approved Budget 2021/22	Projected to 31st March, 2022	Actuals at P12	Carry Forward to 2022/23	Key Project Milestone
£	£	£	£	

2022/23 Approved Budget	2023/24 Approved Budget
£	£

<u>Project Budgets Approved 2021/22: - LP of 15th February & South Ayrshire Council of 3rd March, 2022</u>
Contingencies

124,650	124,650	0	0	N/A
124,650	124,650	0	0	

227,000	269,000
227,000	269,000

Demolitions

Approved Budget 2021/22	Projected to 31st March, 2022	Actuals at P12	Carry Forward to 2022/23	Key Project Milestone
£	£	£	£	

2022/23 Approved Budget	2023/24 Approved Budget
£	£

<u>Project Budgets Approved 2021/22: - LP of 15th February & South Ayrshire Council of 3rd March, 2022</u>
Demolition of Lockups
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole
Demolition of Riverside Flats
Demolition of Former Mainholm Academy

112,214	112,214	97,511	14,703	Complete / Design & Tender
31,720	31,720	13,270	18,450	On Site
0	0	106,688	(106,688)	On Site
0	0	0	0	Concept
143,934	143,934	217,469	(73,535)	

120,000	0
440,000	0
2,000,000	0
0	0
2,560,000	0

Structural and Environmental	Approved Budget 2021/22 £	Projected to 31st March, 2022 £	Actuals at P12 £	Carry Forward to 2022/23 £	Key Project Milestone	Project Update	2022/23 Approved Budget £	2023/24 Approved Budget £
Project Budgets Approved 2021/22: - LP of 15th February & South Ayrshire Council of 3rd March, 2022								
<u>New Projects 2021/22</u>								
External Fabric Upgrades to 269 Properties - Dailly, Prestwick, Troon, Symington & Ayr	250,000	250,000	199,175	50,825	Design and Tender	It has been agreed that works will be procured through the Procurement for Housing Framework Agreement.	5,123,500	0
Non-Traditional Properties - Cladding Options	65,000	65,000	32,599	32,401	Design and Tender	Consideration being given to possible External Wall Insulation works to Swedish Timber constructed properties.	0	0
ABS8 - 12 Properties at Annbank	50,000	50,000	60,653	(10,653)	Complete	Roofing works to 12no. Council properties in Annbank is now complete with final account to be agreed and paid.	50,000	0
Stabilisation Works at Main Road, Ayr	0	0	0	0	Design and Tender	Structural engineer has been engaged to consider proposals for this work and investigation works are currently ongoing	400,000	0
<u>Projects Carried From 2020/21</u>								
Replacement Roof Coverings and External Fabric Upgrade Works 189 Nr Properties at Various Locations	0	0	0	0	Complete	It was originally planned that these works would be undertaken through one contract, but it was decided to break this	0	0
Re-roofing and External Fabric Upgrades Contract 1: 71Nr Properties Various Locations	1,051,962	1,051,962	1,093,491	(41,529)	Complete	Original contract works are now complete on site. Additional works have been added and	200,000	0
Re-roofing and External Fabric Upgrades Contract 2: 73Nr Properties Various Locations	622,696	622,696	696,440	(73,744)	Complete	Original contract works are now complete on site. Additional works have been added and	150,000	0
Roof Replacement Works - Dunure	157,500	157,500	0	157,500	On Site	Works are on site and substantially complete. Costs to be charged for works completed to date.	0	0
<u>Older Projects</u>								
Re-roofing and External Fabric Upgrade - 110 Properties Colmonell, Girvan, Prestwick & Troon (H19116)	1,011	1,011	1,011	(0)	Complete	Final Managing Agent invoice received and paid. Request to allocate budget approved	0	0
Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)	229,071	229,071	179,132	49,939	Complete	Works are now complete on site. Final account to be agreed and final payments processed.	0	0

Stock Conditions Survey - Wallacetown Area 2021/22
<u>Unallocated Balance - 2021/22, 2022/23 and 2023/24 - Structural and Environmental</u>
Unallocated Structural and Environmental Balance - 2021/22, 2022/23 and 2023/24

0	0	16,483	0	Complete	Works have been completed in relation to a condition appraisal and determination of investment needs in the South Wallacetown Catchment
0	0	0	0	Concept	Additional budget allocated from Housing Accumulated Surplus through P12 Year End Revenue Reports, approved by Council in Resolution 15/2021
2,427,240	2,427,240	2,278,985	164,738		

0	0
1,283,500	2,349,901
7,207,000	2,349,901

Other Capital Expenditure

Approved Budget 2021/22	Projected to 31st March, 2022	Actuals at P12	Carry Forward to 2022/23	Key Project Milestone
£	£	£	£	

2022/23 Approved Budget	2023/24 Approved Budget
£	£

<u>Project Budgets Approved 2021/22: - LP of 15th February & South Ayrshire Council of 3rd March, 2022</u>

<i>Sheltered Housing Common Areas</i>
<i>Footpaths</i>
<i>Buy Back Properties</i>
<i>Window Replacement Programme</i>
<i>Environmental Improvements</i>
<i>New Builds</i>
<i>Advance Works / Fees / ICT</i>

40,000	40,000	36,868	3,132	See Expanded Section
0	0	0	0	See Expanded Section
566,906	566,906	773,173	(87,269)	See Expanded Section
1,753,574	1,753,574	1,428,907	166,154	See Expanded Section
189,832	189,832	101,116	88,716	See Expanded Section
10,631,940	10,631,940	9,765,177	869,364	See Expanded Section
257,782	257,782	220,932	0	See Expanded Section
13,440,034	13,440,034	12,326,172	1,040,097	

269,045	0
20,000	0
800,000	800,000
950,000	0
305,000	706,839
28,189,640	28,624,065
0	0
30,533,685	30,130,904

Income

Approved Budget 2021/22	Projected to 31st March, 2022	Actuals at P12	Carry Forward to 2022/23	Key Project Milestone
£	£	£	£	

2022/23 Approved Budget	2023/24 Approved Budget
£	£

Project Budgets Approved 2021/22: - LP of 15th February & South Ayrshire Council of 3rd March, 2022
Funding Type
CFCR
Draw on Accumulated Surplus
Borrowing
Reserves
Scottish Government Funding
2nd Homes Council Tax
Commuted Sums
Other Income
TOTAL FUNDING

8,464,000	8,464,000	8,464,000	0	Income
6,025,378	6,025,378	6,025,378	0	Income
7,918,500	7,918,500	7,056,408	784,903	Income
0	0	0	0	Income
979,247	979,247	1,098,484	0	Income
500,000	500,000	500,000	0	Income
0	0	0	0	Income
11,528	11,528	88,477	0	Income
23,898,653	23,898,653	23,232,748	784,903	

8,905,000	7,859,000
0	0
55,668,128	24,425,805
0	0
1,580,000	7,965,000
0	0
0	0
0	0
66,153,128	40,249,805

Request For Budget Adjustments		Advanced/ (Carry Forward) from/to 2021-22 £	Release Back 2021-22 £	In Year Budget Amendments 2021-22 £	Additional Budget 2021-22 £	Projected 2021-22 Budget £	Proposed Revised 2022-23 Budget £	Proposed Revised 2023-24 Budget £
Revised Total Budgets as approved by South Ayrshire Council's Leadership Panel 15th February and SAC of 3rd March 2022						23,898,653	66,153,128	40,249,805
1	<p>South Ayrshire Council of 20th January, 2021, approved the paper 'Setting of Council House Rents and Other Rents and Charges (2021/22 – 2023/24) and Proposed Housing Revenue Account (HRA) Revenue Budget 2021/22 and Capital Budget (2021/22 - 2025/26)' which set the capital programme for the five years 2021/22 to 2025/26.</p> <p>Budget adjustments to the programme have been approved through: -</p> <ul style="list-style-type: none"> - P12 Capital Monitoring report approved by Leadership Panel of the 15th June, 2021; - P3 Capital Monitoring report approved by Leadership Panel of the 24th August, 2021; - P6 Capital Monitoring report approved by Leadership Panel of the 23rd November, 2021; and - P9 Capital Monitoring report approved by Leadership Panel of the 15th February, 2021. <p>Council on the 3rd March, 2022, approved the paper 'Housing Revenue Account (HRA) – Revenue Budget 2022/23 and Capital Budget 2022/23 to 2026/27'.</p> <p>All adjustments approved have been incorporated into the P12 report.</p>							
2	<p>It is requested that budgets be carried forward from 2021/22 to 2022/23 to reflect current project profiling as detailed below: -</p> <p>Major Components</p> <ul style="list-style-type: none"> - Energy Efficiency / HEEPS ABS Projects; (561,958) - Fire and Smoke Alarms - LD2 Compliance Work; (179,042) - Window Replacement at 17/19 Knockcushan Street, Girvan; and (3,142) - Upgrade Works to Automatic Doors in SHU's. (70,016) <p>Demolitions</p> <ul style="list-style-type: none"> - Demolition of Lockups; and (14,703) - 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole. (18,450) <p>Structural and Environmental</p> <ul style="list-style-type: none"> - External Fabric Upgrades to 269 Properties - Dailly, Prestwick, Troon, Symington & Ayr; (50,825) - Non-Traditional Properties - Cladding Options; (32,401) - Roof Replacement Works - Dunure; and (157,500) - Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101). (49,939) <p>Other Capital Expenditure</p>							

	- Upgrading External Areas at Sheltered Housing Units;	(3,132)			(3,132)	3,132	0
	- Window Replacement Programme 2020/21 - Works to Properties in Off Gas Areas of Annbank, Tarbolton and Craigie Village;	(75,000)			(75,000)	75,000	0
	- Window Replacement Programme 2021/22 - 397 Properties in Ayr, Coylton, Girvan, Mossblown and Troon;	(91,154)			(91,154)	91,154	0
	- Supply/Installation of Eurobin Corrals - Various Locations;	(88,716)			(88,716)	88,716	0
	- Ladyland Road, Maybole;	(254,372)			(254,372)	254,372	0
	- Waggon Road, Ayr;	(758,246)			(758,246)	758,246	0
	- Site of the Former Tarbolton Primary School; and	(25,536)			(25,536)	25,536	0
	- Main Street Prestwick.	(7,378)			(7,378)	7,378	0
3	It is requested that budgets be advanced from 2022/23 to 2021/22 to reflect current project profiling as detailed below: -						
	- Full Internal Modernisations 2020/21 - 219 Nr Properties in Various Locations Throughout South Ayrshire (H20124);	205,289			205,289	(205,289)	0
	- Kitchen and Boiler Replacement Works 2020/21 - 263 Nr Properties in Various Locations Throughout South Ayrshire (H20126);	53,182			53,182	(53,182)	0
	- Capital Element of Works Undertaken In Void Properties (3089);	675,998			675,998	(675,998)	0
	- Replacement Double Glazed Units and Doors;	162,376			162,376	(162,376)	0
	- Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (ESSH);	48,099			48,099	(48,099)	0
	- Upgrading of Door Entry Systems;	14,685			14,685	(14,685)	0
	- Upgrading of Lock Ups;	926			926	(926)	0
	- Demolition of Riverside Flats;	106,688			106,688	(106,688)	0
	- ABS8 - 12 Properties at Annbank;	10,653			10,653	(10,653)	0
	- Re-roofing and External Fabric Upgrades Contract 1: 71Nr Properties Various Locations;	41,529			41,529	(41,529)	0
	- Re-roofing and External Fabric Upgrades Contract 2: 73Nr Properties Various Locations; and	73,744			73,744	(73,744)	0
	- Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr).	12,923			12,923	(12,923)	0
4	It is requested that budgets be advanced from future years New Builds to fund expenditure incurred in 2021/22 as detailed below: -						
	(i) It is requested that budgets be advanced from 2022/23 to fund expenditure incurred in 2021/22 as detailed below: -						
	<u>New Builds</u>						
	- New Build - Mainholm.	97,777			97,777	(97,777)	0
	(ii) It is requested that budgets be advanced from 2023/24 to fund expenditure incurred in 2021/22 as detailed below: -						
	<u>New Builds</u>						
	- New Housing Development - Site of Former Riverside Flats, Ayr.	65,469			65,469	0	(65,469)

	- Buy Back Properties.	87,269			87,269	(87,269)	0
7	As reported in 1. above, Council on the 3rd March, 2022, approved the paper 'Housing Revenue Account (HRA) – Revenue Budget 2022/23 and Capital Budget 2022/23 to 2026/27'. It is requested that unallocated budgets in 2022/23 be allocated out over projects / programmes as detailed below. (i) 2022/23 capital budgets contained in Section 4.6, Appendix 2 of the report are requested to be allocated over projects as detailed below: - - Major Component Replacement - Unallocated 2022/23; - Major Component Replacement - Ring Fenced 2022/23; - 4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald and Troon (H23112); - 266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113); - Capital Element of Works Undertaken in Void Properties; - External Works Undertaken on Properties; - Central Heating Replacement - Emergency & Urgent Works; - Addressing Dampness and Condensation Issues as Reported During The Course of The Year; - Replacement Double Glazed Units and Doors; - Energy Efficiency / HEEPS ABS Projects; - Fire and Smoke Alarms - LD2 Compliance Work; - Cyclical Replacement of Fire and Carbon Monoxide Detectors.; - Upgrading of Door Entry Systems; - Replacement Screens in Flats; and - Upgrading of Lock Ups. - Contingencies - Unallocated 2022/23; - Central and Departmental Overheads; and - Initial Work for Future Years Projects. - Structural and Environmental - Unallocated Funding 2022/23; - Demolition of Lockups; and - 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers), Maybole. (ii) It was highlighted in Section 4.2 of the paper 'Housing Revenue Account (HRA) – Revenue Budget 2022/23 and Capital Budget 2022/23 to 2026/27', approved by SAC on the 3rd March, that projected a 2021/22 in year surplus of £2.201M was to be committed to the Housing Capital Programme and it will be allocated in line with tenant priorities in 2022/23. It is requested that this be added to the 2022/23 Programme as detailed below, and may be revised based on the actual out-turn reported in the P12 Revenue Monitoring reports: - - Unallocated Structural and Environmental Balance - 2022/23; and - Unallocated Window Replacement Budget 2022/23.				0	0	0
					0	(12,712,588)	0
					0	(2,126,310)	0
					0	3,422,470	0
					0	3,378,054	0
					0	1,675,998	0
					0	50,000	0
					0	700,000	0
					0	615,000	0
					0	247,376	0
					0	3,500,000	0
						100,000	
					0	350,000	0
					0	100,000	0
					0	500,000	0
					0	200,000	0
					0	(227,000)	0
					0	200,000	0
					0	27,000	0
					0	(480,000)	0
					0	80,000	0
					0	400,000	0
					0	1,000,000	0
					0	1,201,000	0
		(784,903)	0	0	118,998	(665,905)	3,051,372
	TOTAL REVISED BUDGET					23,232,748	69,204,500
							40,184,336

South Ayrshire Council
Equality Impact Assessment
Scoping Template

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

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

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

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

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

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No
Sex – gender identity (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children's Rights	No	No

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). Consideration must be given particularly to children and families.

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

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

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

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	Yes No
Rationale for decision: This is an update report with no implication in relation to equalities.	
Signed : Pauline Bradley	Service Lead – Professional Design Services
Date: 17 th May 2022	