

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 20 June 2023**

**Subject: Housing Capital Programme 2022/23: Monitoring
Report as at 31 March 2023**

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 March 2023 (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 £28,315,057 or 102.89%, 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 £28,315,057 and 2023/24 at £75,519,402 as highlighted in Appendix 2 attached.**

3. Background

- 3.1 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'.
- 3.2 Adjustments were approved by Council of 1 March, 2023 and incorporated into the Programme.
- 3.3 The current approved budget for 2022/23 is £27,519,708.

4. Proposals

- 4.1 The contract for Internal Modernisation Works to 263 Nr Properties – Various Locations (H20126) which started on site on 19 June 2022 is now complete on site.

- 4.2 The contract for Internal Modernisation Works to 206Nr Properties – Various Locations (H20125) started on site on 27 February with anticipated completion by the end of July, 2023. A Letter of Acceptance has been issued in relation to the contract for 4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald (H23112) and works will start on site in May and be complete by the end of July, 2023. The contract for 266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113) is currently being negotiated through the Housing Refurbishment Framework – Internal Modernisations.
- 4.3 Three further contracts are planned for 2023/23, being 97 Nr Full Modernisations: Ayr, 221 Nr Kitchen and Heating Replacements: Ayr Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon; and 328 Nr Kitchen and Boiler Replacements: Annbank, Ayr, Ballantrae, Barr, Barrhill, Colmonell, Crosshill, Dailly, Dundonald, Dunure, Kirkmichael, Kirkoswald, Maidens, Maybole, Minishant, Mossblown, Prestwick & Troon and a request is made through the report to allocate budgets to these projects.
- 4.4 A number of 2022/23 annual programmes of work have concluded on site, including Addressing Dampness and Condensation, Central Heating Replacement and Replacing Double Glazed Units and Doors and requests are made through this report to allocate budgets to allow new works to be undertaken in 2023/24.
- 4.5 The project for External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr continues to progress on site and will continue through until June 2023.
- 4.6 A new contract is being planned for External Fabric Upgrades to 170 Properties - Maybole and Prestwick and again, a request has been made through this report to allocate budgets to allow new works to be undertaken in 2023/24.
- 4.7 Works continue to progress on site for the planned window replacement programmes for 223 addresses in Ayr and Prestwick and 82 addresses in Ayr and Girvan as part of the 2022/23 programme.
- 4.8 A new programme has been developed for a Window Replacement Works for 2023/24, covering 82 Addresses in Ayr and Girvan and a request has been made through this report to allocate budgets to allow new works to be undertaken in 2023/24.
- 4.9 A number of projects are being progressed under the Energy Efficiency / HEEPS ABS line. Works are now complete in Maybole, with Tarbolton due to complete by the end of May. The contract awarded for works in Girvan/Dailly is scheduled to commence on site late May and works to Kincaidston started on site in March with anticipated completion in June. The contract for Dalmilling has also been awarded with an anticipated on site start date of June. Tender documents are now prepared for works in Lochside and will be issued once ABS 11 Guidance is published.
- 4.10 A major new build programme is currently underway at Mainholm in Ayr, with other sites currently under development.
- 4.11 The project information contained in Appendix 1 has been broken down over the Council wards and a document showing this has been made available to Members in the Members' area (Hub) on Re-Wired (see background papers).

- 4.12 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 2022/23; (b) transfers of budgets from 2022/23 to 2023/24 to reflect current profiled spend for projects; (c) advancement of budget from 2023/24 to 2022/23 to reflect current profiled spend for projects; (d) allocation of 2023/24 unallocated budgets to projects to be progressed in this financial year; and (e) an adjustment to reflect the transfer of the costs of demolition of the John Pollock Centre as agreed by Cabinet of the 30th August, 2022.

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 £28,315,057. Income for this period stood at £28,315,057. Based on the budget of £27,519,708, actual expenditure of £28,315,057 equates to an overall spend of 102.89% at the end of Period 12.
- 6.2 Proposals contained in this report, if approved, would lead to a revised 2022/23 programme of £28,315,057 and 2023/24 programme of £75,519,402.

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 2022/23, 2023/24 and 2024/25 in relevant budget lines to complete planned Housing capital projects.

9. Equalities

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

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document

otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. Options Appraisal

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

12. Link to Council Plan

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

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report.
- 13.2 Consultation has taken place with Councillor Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the 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:

Implementation	Due date	Managed by
Process adjustments to the Housing Capital Programme	4 July 2023	Corporate Accounting - Treasury / Capital Function

Background Papers **Report to Council of 1 March 2023 – [Rent Setting and Housing Revenue Account \(HRA\) – Revenue Budget 2023/24 and Capital Budget 2023/24 to 2027/28](#)**

[Housing Capital Programme 2022/23 – Period 12 – Ward Analysis \(Members Only\)](#)

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Date: 12 June 2023

**HOUSING CAPITAL MONITORING REPORT
PERIOD 12 2022/23**

Key Strategic Objective	Approved Budget 2022/23 £	Projected to 31st March, 2023 £	Actuals at P12 £	Carry Forward to 2023/24 £	Detailed Project Information	2023/24 Approved Budget £	2024/25 Approved Budget £
Major Component Replacement	8,845,277	8,845,277	9,752,913	445,852	See Section on 'Major Component Replacement'	23,844,496	7,500,000
Contingencies	0	0	0	0	See Section on 'Contingencies'	269,000	269,000
Demolitions	2,766,465	2,766,465	1,904,731	(861,733)	See Section on 'Demolitions'	200,000	0
Structural and Environmental	2,655,739	2,655,739	2,887,969	717,036	See Section on 'Structural and Environmental'	7,585,901	2,349,901
Other Capital Expenditure	13,252,227	13,252,226	13,769,444	(431,096)	See Section on 'Other Capital Expenditure'	43,840,064	27,686,223
TOTAL PROGRAMME EXPENDITURE	27,519,708	27,519,708	28,315,057	(129,941)		75,739,461	37,805,124
CFCR	8,700,000	8,700,000	8,700,000	0	See Section on 'Income'	7,859,000	8,638,000
Draw on Accumulated Surplus	5,401,000	5,401,000	5,401,000	0	See Section on 'Income'	0	0
Borrowing	3,853,858	3,853,858	3,586,961	(558,920)	See Section on 'Income'	53,321,751	25,492,124
Reserves	0	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	9,064,850	9,064,850	9,807,635	428,979	See Section on 'Income'	14,558,710	3,675,000
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	0	0	319,462	0	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	27,519,708	27,519,708	28,315,057	(129,941)		75,739,461	37,805,124

NET EXPENDITURE	0	0	0	0
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0	0
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Major Components

Approved Budget 2022/23	Projected to 31st March, 2023	Actuals at P12	Carry Forward to 2023/24	Key Project Milestone
£	£	£	£	

2023/24 Approved Budget	2024/25 Approved Budget
£	£

Project Budgets Approved 2022/23: - South Ayrshire Council of 1st March, 2023
<i>Major Component Replacements - Allocated</i>
<i>Major Component Replacements - Unallocated</i>
TOTALS

8,819,316	8,819,316	9,752,913	116,569	See Expanded Section
25,961	25,961	0	329,283	See Expanded Section
8,845,277	8,845,277	9,752,913	445,852	

13,844,496	0
10,000,000	7,500,000
23,844,496	7,500,000

Contingencies

Approved Budget 2022/23	Projected to 31st March, 2023	Actuals at P12	Carry Forward to 2023/24	Key Project Milestone
£	£	£	£	

2023/24 Approved Budget	2024 Approved Budget
£	£

Project Budgets Approved 2022/23: - South Ayrshire Council of 1st March, 2023
Contingencies

0	0	0	0	N/A
0	0	0	0	

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

Demolitions

Approved Budget 2022/23	Projected to 31st March, 2023	Actuals at P12	Carry Forward to 2023/24	Key Project Milestone
£	£	£	£	

2023/24 Approved Budget	2024/25 Approved Budget
£	£

<u>Project Budgets Approved 2022/23: - South Ayrshire Council of 1st March, 2023</u>
Demolition of Lockups
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole
Demolition of Riverside Flats

14,703	14,703	0	(14,703)	Complete / Design & Tender
858,450	858,450	801,068	(57,382)	Complete
1,893,312	1,893,312	1,103,664	(789,648)	On Site
2,766,465	2,766,465	1,904,731	(861,733)	

200,000	0
0	0
0	0
200,000	0

Structural and Environmental

Approved Budget 2022/23	Projected to 31st March, 2023	Actuals at P12	Carry Forward to 2023/24	Key Project Milestone
£	£	£	£	

2023/24 Approved Budget	2024/25 Approved Budget
£	£

<u>Project Budgets Approved 2022/23: - South Ayrshire Council of 1st March, 2023</u>

<u>New Projects 2023/24</u>

External Fabric Upgrades to 170 Properties - Maybole and Prestwick

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0	0	0	0	Design and Tender
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0	0
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<u>New Projects 2022/23</u>

External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr

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2,033,325	2,033,325	2,494,381	461,056	On Site
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3,141,000	0
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Stabilisation Works at Main Road, Ayr

25,000	25,000	3,177	0	Design and Tender
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375,000	0
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<u>Projects Carried From 2021/22</u>

Non-Traditional Properties - Cladding Options

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0	0	0	0	Complete
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0	0
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ABS8 - 12 Properties at Annbank

39,347	39,347	0	0	Complete
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0	0
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Re-roofing and External Fabric Upgrades Contract 1: 71Nr Properties Various Locations
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298,471	298,471	268,352	(30,119)	Complete
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100,000	0
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Re-roofing and External Fabric Upgrades Contract 2: 73Nr Properties Various Locations
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61,256	61,256	3,804	0	Complete
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0	0
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Roof Replacement Works - Dunure
Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)
<u>Unallocated Balance - 2022/23, 2023/24 and 2024/25 - Structural and Environmental</u>
Unallocated Structural and Environmental Balance - 2022/23, 2023/24 and 2024/25

157,500	157,500	0	0	Complete
9,939	9,939	1,254	0	Complete
30,901	30,901	117,000	286,099	Concept
2,655,739	2,655,739	2,887,969	717,036	

0	0
0	0
3,969,901	2,349,901
7,585,901	2,349,901

Account Name	Account No.	Account Type	Account Status	Account Balance	Account Description
Current Account	1000	Current	Active	1000.00	Current Account
Savings Account	2000	Savings	Active	5000.00	Savings Account
Fixed Deposit	3000	Fixed Deposit	Active	10000.00	Fixed Deposit
Loan Account	4000	Loan	Active	50000.00	Loan Account
Interest Income	5000	Interest Income	Active	1000.00	Interest Income
Dividend Income	6000	Dividend Income	Active	500.00	Dividend Income
Capital Gains	7000	Capital Gains	Active	2000.00	Capital Gains
Losses	8000	Losses	Active	1000.00	Losses
Other Income	9000	Other Income	Active	500.00	Other Income
Other Expenses	10000	Other Expenses	Active	1000.00	Other Expenses
Retirement Savings	11000	Retirement Savings	Active	5000.00	Retirement Savings
Education Savings	12000	Education Savings	Active	3000.00	Education Savings
Health Savings	13000	Health Savings	Active	2000.00	Health Savings
Charitable Contributions	14000	Charitable Contributions	Active	1000.00	Charitable Contributions
Gifts	15000	Gifts	Active	500.00	Gifts
Insurance Premiums	16000	Insurance Premiums	Active	1000.00	Insurance Premiums
Taxes	17000	Taxes	Active	2000.00	Taxes
Interest Expense	18000	Interest Expense	Active	500.00	Interest Expense
Capital Losses	19000	Capital Losses	Active	1000.00	Capital Losses
Other Expenses	20000	Other Expenses	Active	1000.00	Other Expenses
Retirement Savings	21000	Retirement Savings	Active	5000.00	Retirement Savings
Education Savings	22000	Education Savings	Active	3000.00	Education Savings
Health Savings	23000	Health Savings	Active	2000.00	Health Savings
Charitable Contributions	24000	Charitable Contributions	Active	1000.00	Charitable Contributions
Gifts	25000	Gifts	Active	500.00	Gifts
Insurance Premiums	26000	Insurance Premiums	Active	1000.00	Insurance Premiums
Taxes	27000	Taxes	Active	2000.00	Taxes
Interest Expense	28000	Interest Expense	Active	500.00	Interest Expense
Capital Losses	29000	Capital Losses	Active	1000.00	Capital Losses
Other Expenses	30000	Other Expenses	Active	1000.00	Other Expenses
Retirement Savings	31000	Retirement Savings	Active	5000.00	Retirement Savings
Education Savings	32000	Education Savings	Active	3000.00	Education Savings
Health Savings	33000	Health Savings	Active	2000.00	Health Savings
Charitable Contributions	34000	Charitable Contributions	Active	1000.00	Charitable Contributions
Gifts	35000	Gifts	Active	500.00	Gifts
Insurance Premiums	36000	Insurance Premiums	Active	1000.00	Insurance Premiums
Taxes	37000	Taxes	Active	2000.00	Taxes
Interest Expense	38000	Interest Expense	Active	500.00	Interest Expense
Capital Losses	39000	Capital Losses	Active	1000.00	Capital Losses
Other Expenses	40000	Other Expenses	Active	1000.00	Other Expenses
Retirement Savings	41000	Retirement Savings	Active	5000.00	Retirement Savings
Education Savings	42000	Education Savings	Active	3000.00	Education Savings
Health Savings	43000	Health Savings	Active	2000.00	Health Savings
Charitable Contributions	44000	Charitable Contributions	Active	1000.00	Charitable Contributions
Gifts	45000	Gifts	Active	500.00	Gifts
Insurance Premiums	46000	Insurance Premiums	Active	1000.00	Insurance Premiums
Taxes	47000	Taxes	Active	2000.00	Taxes
Interest Expense	48000	Interest Expense	Active	500.00	Interest Expense
Capital Losses	49000	Capital Losses	Active	1000.00	Capital Losses
Other Expenses	50000	Other Expenses	Active	1000.00	Other Expenses

Category	Sub-category	Value	Unit	Notes

Income

Approved Budget 2022/23	Projected to 31st March, 2023	Actuals at P12	Carry Forward to 2023/24	Key Project Milestone
£	£	£	£	

2023/24 Approved Budget	2024/25 Approved Budget
£	£

Project Budgets Approved 2022/23: - South Ayrshire Council of 1st March, 2023
Funding Type
CFCR
Draw on Accumulated Surplus
Borrowing
Reserves
Scottish Government Funding
2nd Homes Council Tax
Commuted Sums
Other Income
TOTAL FUNDING

8,700,000	8,700,000	8,700,000	0	Income
5,401,000	5,401,000	5,401,000	0	Income
3,853,858	3,853,858	3,586,961	(558,920)	Income
0	0	0	0	Income
9,064,850	9,064,850	9,807,635	428,979	Income
500,000	500,000	500,000	0	Income
0	0	0	0	Income
0	0	319,462	0	Income
27,519,708	27,519,708	28,315,057	(129,941)	

7,859,000	8,638,000
0	0
53,321,751	25,492,124
0	0
14,558,710	3,675,000
0	0
0	0
0	0
75,739,461	37,805,124

Request For Budget Adjustments		Advanced/ (Carry Forward) from/to 2022-23 £	Release Back 2022-23 £	In Year Budget Amendments 2022-23 £	Additional Budget 2022-23 £	Projected 2022-23 Budget £	Proposed Revised 2023-24 Budget £	Proposed Revised 2024-25 Budget £
Revised Total Budgets as approved by South Ayrshire Council of 1st March 2023						27,519,708	75,739,461	37,805,124
1	<p>South Ayrshire 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', which set the Capital Programme for the five years 2022/23 to 2026/27.</p> <p>Budget adjustments to the programme have been approved through: -</p> <ul style="list-style-type: none"> - P12 Capital Monitoring report, approved by Cabinet of the 14th June, 2022; - P3 Capital Monitoring report, approved by Cabinet of the 30th August, 2022; - P6 Capital Monitoring report, approved by Cabinet of the 29th November, 2022; - P9 Capital Monitoring report, approved by Cabinet of the 15th February, 2023; and - Rent Setting and Housing Revenue Account (HRA) - Revenue Budget 2023/23 and Capital Budget 2023/23 to 2027/28, approved by Council on the 1st March, 2023. <p>All adjustments approved have been incorporated into the P12 report.</p>							
2	<p>It is requested that budgets be carried forward from 2022/23 to 2023/24 to reflect current project profiling as detailed below: -</p> <p>Major Components</p> <ul style="list-style-type: none"> - Partial Internal Modernisation Works 2020/21 - 50 Nr Properties in Girvan (H20127); - 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); - Sheltered Housing Complex - 2 - 4 Benmore; - Cyclical Replacement of Fire and Carbon Monoxide Detectors; - Energy Efficiency / HEEPS ABS Projects; - Replacement Screens in Flats; - Targeted Energy Works In Properties to Achieve Compliance With Energy Efficiency Standard Social Housing (EESH); - Upgrading of Door Entry Systems; - Upgrading of Lock Ups; and <p>Demolitions</p> <ul style="list-style-type: none"> - Demolition of Lockups; - 1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole; and - Demolition of Riverside Flats. <p>Structural and Environmental</p>	<p>(1,611)</p> <p>(135,277)</p> <p>(19,461)</p> <p>(5,776)</p> <p>(50,000)</p> <p>(46,386)</p> <p>(53,925)</p> <p>(19,343)</p> <p>(5,520)</p> <p>(27,190)</p> <p>(14,703)</p> <p>(57,382)</p> <p>(789,648)</p>			<p>(1,611)</p> <p>(135,277)</p> <p>(19,461)</p> <p>(5,776)</p> <p>(50,000)</p> <p>(46,386)</p> <p>(53,925)</p> <p>(19,343)</p> <p>(5,520)</p> <p>(27,190)</p> <p>(14,703)</p> <p>(57,382)</p> <p>(789,648)</p>	<p>1,611</p> <p>135,277</p> <p>19,461</p> <p>5,776</p> <p>50,000</p> <p>46,386</p> <p>53,925</p> <p>19,343</p> <p>5,520</p> <p>27,190</p> <p>14,703</p> <p>57,382</p> <p>789,648</p>	<p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p>	

	- Re-roofing and External Fabric Upgrades Contract 1: 71Nr Properties Various Locations;	(30,119)				(30,119)	30,119	0
	Other Capital Expenditure							
	- Unallocated Window Replacement Budget 2022/23;	(15,513)				(15,513)	15,513	0
	- Window Replacement Programme 2021/22 - 397 Properties in Ayr, Coylton, Girvan, Mossblown and Troon;	(587,627)				(587,627)	587,627	0
	- Window Replacement Programme 2022/23 - Batch 1 - Morrison Gardens SHU;	(3,267)				(3,267)	3,267	0
	- Window Replacement Programme 2022/23 - Batch 2 - 223 Addresses in Ayr and Prestwick;	(185,196)				(185,196)	185,196	0
	- Window Replacement Programme 2022/23 - Batch 3 - 82 Addresses in Ayr and Girvan;	(112,663)				(112,663)	112,663	0
	- Supply/Installation of Eurobin Corrals - Various Locations;	(49,193)				(49,193)	49,193	0
	New Builds							
	- St Ninians Primary School Site - Affordable Housing;	(260,537)				(260,537)	260,537	0
	- Waggon Road, Ayr;	(91,097)				(91,097)	91,097	0
	- Site of the Former Tarbolton Primary School;	(36,383)				(36,383)	36,383	0
3	It is requested that budgets be advanced from 2024/23 to 2022/23 to reflect current project profiling as detailed below: -							
	- Full Internal Modernisations 2020/21 - 136 Nr Properties in Various Locations Throughout South Ayrshire (H20125);	84,298				84,298	(84,298)	0
	- Major Component Replacements - Unallocated;	329,283				329,283	(329,283)	0
	- External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr;	461,056				461,056	(461,056)	0
	- Unallocated Structural and Environmental Balance - 2022/23, 2023/24 and 2024/25;	286,099				286,099	(286,099)	0
	- Upgrading External Areas at Sheltered Housing Units;	1,819				1,819	(1,819)	0
	- Buy Back Properties;	313,606				313,606	(313,606)	0
	- New Build - Mainholm;	375,910				375,910	(375,910)	0
	- New Housing Development - Site of Former Riverside Flats, Ayr;	219,045				219,045	(219,045)	0
4	A number of adjustments are requested as (a) there are a number of projects where budgets are no longer required as final accounts have been settled and projects completed; (b) other projects where additional funds are required to complete works; and (c) where budgets are required to be allocated to new projects from unallocated budget lines. Adjustments requested are as detailed below:-							
	- Full Internal Modernisations 2020/21 - 160 Nr Properties in Ayr and Maybole (H20123);				(68,861)	(68,861)	0	0
	- Full Internal Modernisations 2020/21 - 219 Nr Properties in Various Locations Throughout South Ayrshire (H20124);	65,560			(141,889)	(76,329)	(65,560)	0
	- Kitchen and Boiler Replacement Works 2020/21 - 162 Nr Properties in Various Locations Throughout South Ayrshire (H20126);	181,200			(215,564)	(34,364)	(181,200)	0
	- Addressing Dampness and Condensation Issues as Reported During the Course of the Year;				155,343	155,343	0	0
	- 3085 - SHQS Investigation Templehill Troon;				208	208	0	0
	- Capital Element of Works Undertaken In Void Properties (3089);				838,096	838,096	0	0

	- Central Heating Replacement - Emergency & Urgent Works;	150,000	(409)		149,591	(150,000)	0
	- External Works Undertaken on Properties;		(50,000)		(50,000)	0	0
	- Upgrade Works to Automatic Doors in SHU's.		(23,131)		(23,131)	0	0
	- Fire and Smoke Alarms - LD2 Compliance Work;		34,400		34,400	0	0
	- Replacement Double Glazed Units and Doors;		288,633		288,633	0	0
	- Window Replacement at 17/19 Knockcushan Street, Girvan;		198		198	0	0
	- Major Component Replacements - Unallocated;		(355,244)		(355,244)	0	0
	- External Fabric Upgrades to 170 Properties - Maybole and Prestwick;				0	(486,099)	0
	- Stabilisation Works at Main Road, Ayr;		(21,823)		(21,823)	0	0
	- ABS8 - 12 Properties at Annbank;		(39,347)		(39,347)	0	0
	- Re-roofing and External Fabric Upgrades Contract 2: 73Nr Properties Various Locations;		(57,452)		(57,452)	0	0
	- Roof Replacement Works - Dunure;		(157,500)		(157,500)	0	0
	- Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101);		(8,685)		(8,685)	0	0
	- Unallocated Structural and Environmental Balance - 2022/23, 2023/24 and 2024/25;		(200,000)		(200,000)	286,099	0
	- Unallocated Window Replacement Budget 2022/23;		(1,363)		(1,363)	0	0
	- Window Replacement Programme 2020/21 - Works to Properties in Off Gas Areas of Annbank, Tarbolton and Craigie Village;		1,363		1,363	0	0
	- Main Street Prestwick;		1,449		1,449	0	0
	- Initial Work for Future Years Projects; and		9,246		9,246	0	0
	- Central and Departmental Overheads.		12,332		12,332	0	0
5	Two older Housing New Build projects completed on site in a previous year, have now financially completed. These are funded through specific borrowing and it is therefore requested that the remaining budgets no longer required be returned to the programme. Projects are as detailed below: - - Ladyland Road, Maybole; and - Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr).		(97,747) (36,352)		(97,747) (36,352)	(300,000) (50,000)	0 0
6	As reported in Note 1. above, Council on the 1st March, 2023, approved the paper 'Rent Setting and Housing Revenue Account (HRA) - Revenue Budget 2023/23 and Capital Budget 2023/23 to 2027/28'. It is requested that unallocated budgets in 2023/24 and future years be allocated out over projects / programmes as detailed below: - - Partial Internal Modernisation Works 2020/21 - 50 Nr Properties in Girvan (H20127); - 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);				0 0 0	1,612,500 (1,485,150) (1,846,000)	0 0 0

	- 97 Nr Full Modernisations: Ayr;					0	1,293,750	0
	- 221 Nr Kitchen and Heating Replacements: Ayr Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon;					0	2,110,250	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;					0	2,334,500	0
	- Addressing Dampness and Condensation Issues as Reported During the Course of the Year;					0	650,000	0
	- Capital Element of Works Undertaken In Void Properties (3089);					0	1,250,000	0
	- Central Heating Replacement - Emergency & Urgent Works;					0	850,000	0
	- Energy Efficiency / HEEPS ABS Projects;					0	788,343	0
	- External Works Undertaken on Properties;					0	100,000	0
	- Replacement Double Glazed Units and Doors;					0	600,000	0
	- Replacement Screens in Flats;					0	150,000	0
	- Upgrading of Door Entry Systems;					0	184,117	0
	- Upgrading of Lock Ups;					0	75,000	0
	- Replacement PIV's Identified Through FET Programme;					0	500,000	0
	- Major Component Replacements - Unallocated 2023/24, 2024/25 & 2025/26;					0	(9,028,967)	0
	- Initial Work for Future Years Projects;					0	30,000	0
	- Central and Departmental Overheads;					0	200,000	0
	- Contingencies;					0	(230,000)	0
	- External Fabric Upgrades to 170 Properties - Maybole and Prestwick;					0	3,227,378	0
	- Unallocated Structural and Environmental Balance 2023/24;					0	(3,865,721)	0
	- Analogue to Digital Upgrading Within SHU's;					0	100,000	0
	- Sheltered Housing Environmental Improvements - Unallocated Funding;					0	(100,000)	0
	- Window Replacement Programme 2023/24 - 324 Properties in Ayr, Girvan, Maybole, Monkton & Prestwick; and					0	1,200,000	0
	- Environmental Improvements - Uncommitted Funding 2022/23, 2023/24 & 2024/25.					0	(500,000)	0
7	Cabinet of the 30th August, 2022, approved the paper 'Transfer of the Site of the John Pollock Centre to Housing Revenue Account', which agreed that the demolition costs which were budgeted within the General Services Account were now funded by the HRA to allow the transfer of the asset at a NIL value from the General Services to HRA. A total cost of £1,059,388 has been transferred from General Services to Housing and it is requested that this additional expenditure be funded from borrowing. - New Build - Mainholm.					1,059,388	1,059,388	0
		(129,941)	(134,099)	0	1,059,388	795,348	(220,059)	0
TOTAL REVISED BUDGET						28,315,056	75,519,402	37,805,124

South Ayrshire Council Equality Impact Assessment Scoping Template

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

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

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

1. Policy details

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

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

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

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

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

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

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

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

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

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rationale for decision: This is an update report with no implication in relation to equalities	
Signed : Pauline Bradley Date: 24 May 2023	Service Lead