

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 29 August 2023**

**Subject: Housing Capital Programme 2023/24: Monitoring
Report as at 30 June 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 30 June 2023 (Period 3), and to agree the changes to budgets in 2023/24, 2024/25 and 2025/26.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 notes the progress made on the delivery of the Housing Capital Programme to 30 June, resulting in spend of £7,262,976 or 9.50%, 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 2023/24 at £76,808,072, and in-year adjustments in 2024/25 and 2025/25 as highlighted in Appendix 2 attached.**

3. Background

- 3.1 The Housing Capital Programme for 2023/24 to 2027/28 was approved by South Ayrshire Council of 1 March, 2023 through the paper 'Housing Revenue Account (HRA) – Revenue Budget 2023/24 and Capital Budget 2023/24 to 2027/28'.
- 3.2 Adjustments were approved by Cabinet of 20 June, 2023 and incorporated into the Programme.
- 3.3 The current approved budget for 2023/24 is £76,469,402.

4. Proposals

- 4.1 The contract for Internal Modernisation Works to 206Nr Properties – Various Locations (H20125) which started on site on the 27th February has now completed on site.

- 4.2 The contract for 4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald (H23112) started on site on the 1st July and is anticipated to complete mid-September, 2023. The contract for 266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113) has been let and is anticipated to start on site mid-August, with completion by the end of October, 2023.
- 4.3 Surveys have been completed by the Managing Agent for the contract to 97 Nr Full Modernisations: Ayr. Surveys are currently being undertaken for the contract to 221 Nr Kitchen and Heating Replacements: Ayr Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon and surveys are planned for the contract to 328 Nr Kitchen and Boiler Replacements: Annbank, Ayr, Ballantrae, Barr, Barrhill, Colmonell, Crosshill, Dailly, Dundonald, Dunure, Kirkmichael, Kirkoswald, Maidens, Maybole, Minishant, Mossblown, Prestwick & Troon.
- 4.4 A number of 2023/24 annual programmes of work have started on site, including Addressing Dampness and Condensation, Central Heating Replacement and Replacing Double Glazed Units and Doors.
- 4.5 The project for External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr continues to progress on site and will now complete by the end of August, 2023.
- 4.6 A new contract is planned for External Fabric Upgrades to 170 Properties - Maybole and Prestwick and initial survey work has been completed and tender documentation to be prepared to negotiation through the PFH Framework.
- 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 The planned windows programmes brought forward from 2022/23 are nearing completion. The new programme developed for Window Replacement Works for 2023/24, covering 324 Properties in Ayr, Girvan, Maybole, Monkton & Prestwick, is progressing with initial surveys undertaken and works now started on site.
- 4.9 A number of projects are being progressed under the Energy Efficiency / HEEPS ABS line. Works are significantly complete in Tarbolton due to complete by the end of May. Works have started on site in Girvan/Dailly are scheduled to be completed by December. The programme of works to Kincaidston started on site in March with anticipated completion in December. The contract for Dalmilling has also been awarded with an anticipated on site start date of October, with a completion date of March 2024.
- 4.10 The major new build programme at Mainholm in Ayr continues on site, with Phases 1 and 2 due to be handed over in August. Design and development works are ongoing in relation to the New Housing Development – Site of Former Riverside Flats, Ayr and St Ninians Primary School Site - Affordable Housing.
- 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 3 report. These adjustments include (a) internal re-allocations of budgets between projects in 2023/24, 2024/25 and 2025/26; and (b) reflection of grant income received in 2023/24 from Scottish Government in relation to Buy Backs.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 There are no procurement implications arising from this report

6. Financial Implications

6.1 Per Table 1 of Appendix 1, at the end of P3, actual expenditure stood at £7,262,976. Income for this period stood at £7,262,977. Based on the budget of £76,469,402, actual expenditure of £7,262,976 equates to an overall spend of 9.50% at the end of Period 3.

6.2 Proposals contained in this report, if approved, would lead to a revised 2023/24 programme of £76,808,072 with in-year adjustments to budgets resulting in a revised borrowing position.

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 2023/24, 2024/25 and 2025/26 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	12 September 2023	Corporate Accounting - Treasury / Capital Function

Background Papers **Report to Cabinet of 20 June 2023 – [Housing Capital Programme 2022/23: Monitoring Report as at 31 March 2023](#)**

[Housing Capital Programme 2023/24 – Period 3 – Ward Analysis \(Members Only\)](#)

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Date: 21 August 2023

**HOUSING CAPITAL MONITORING REPORT
PERIOD 3 202/24**

Key Strategic Objective	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Detailed Project Information	2024/25 Approved Budget £	2025/26 Approved Budget £
Major Component Replacement	23,786,987	23,786,987	1,914,268	See Section on 'Major Component Replacement'	7,500,000	7,500,000
Contingencies	39,000	39,000	0	See Section on 'Contingencies'	269,000	269,000
Demolitions	1,061,733	1,061,733	7,090	See Section on 'Demolitions'	0	0
Structural and Environmental	6,230,522	6,230,522	930,144	See Section on 'Structural and Environmental'	2,349,901	2,349,901
Other Capital Expenditure	45,351,160	45,689,830	4,411,474	See Section on 'Other Capital Expenditure'	27,686,223	15,287,839
TOTAL PROGRAMME EXPENDITURE	76,469,402	76,808,072	7,262,976		37,805,124	25,406,740
CFCR	7,510,000	7,510,000	3,148,654	See Section on 'Income'	5,967,000	5,478,000
Draw on Accumulated Surplus	950,000	950,000	0	See Section on 'Income'	0	0
Borrowing	53,880,393	54,332,869	40,605	See Section on 'Income'	31,838,124	19,928,740
Reserves	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	14,129,009	14,015,203	4,074,308	See Section on 'Income'	0	0
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	0	0	(591)	See Section on 'Income'	0	0
TOTAL PROGRAMME INCOME	76,469,402	76,808,072	7,262,977		37,805,124	25,406,740

NET EXPENDITURE	0	0	0
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0	0
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Contingencies

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<u>Project Budgets 2023/24: -</u> <u>Approved at Cabinet of 20th June, 2023</u>
Contingencies

39,000	39,000	0	N/A
39,000	39,000	0	

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

Demolitions

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<u>Project Budgets 2023/24: -</u> <u>Approved at Cabinet of 20th June, 2023</u>
Demolition of Lockups
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole
Demolition of Riverside Flats
1,061,733

214,703	214,703	0	Complete / Design & Tender
57,382	57,382	0	Complete
789,648	789,648	7,090	On Site
1,061,733	1,061,733	7,090	

0	0
0	0
0	0
0	0
0	0

Structural and Environmental

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<u>Project Budgets 2023/24: - Approved at Cabinet of 20th June, 2023</u>
<u>New Projects 2023/24</u>
External Fabric Upgrades to 170 Properties - Maybole and Prestwick
Replace External Steps - Dunlop Terrace & Coral Glen, Maybole
H22117-Stock Conditions Survey - Wallacetown Area
<u>Projects Carried From Previous Years</u>
External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr
Stabilisation Works at Main Road, Ayr
Re-roofing and External Fabric Upgrades Contract 1: 71Nr Properties Various Locations

3,227,378	3,227,378	0	Design and Tender
0	15,000	0	Legally Committed
0	1,641	1,641	Complete
2,679,944	2,393,845	928,504	On Site
375,000	375,000	0	Legally Committed
130,119	130,119	0	Complete

0	0
0	0
0	0
0	0
0	0
0	0

Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)
<u>Unallocated Balance - 2023/24, 2024/25 and 2025/26 - Structural and Environmental</u>
Unallocated Structural and Environmental Balance

(286,099)	0	0	Complete
104,180	87,539	0	Concept
6,230,522	6,230,522	930,144	

0	0
2,349,901	2,349,901
2,349,901	2,349,901

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

Project Budgets 2023/24: - Approved at Cabinet of 20th June, 2023	
Various	Sheltered Housing Common Areas
Various	Footpaths
Various	Buy Back Properties
Various	Window Replacement Programme
Various	Environmental Improvements
Various	New Builds
Various	Advance Works / Fees / ICT

245,681	245,681	0	See Expanded Section
20,000	20,000	0	See Expanded Section
486,394	791,144	707,906	See Expanded Section
2,104,266	2,104,266	0	See Expanded Section
870,512	870,512	0	See Expanded Section
41,394,307	41,428,227	3,666,442	See Expanded Section
230,000	230,000	37,125	See Expanded Section
45,351,160	45,689,830	4,411,474	

0
0
800,000
0
706,839
26,179,384
0
27,686,223

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone
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2024/25 Approved Budget £

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone
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2024/25 Approved Budget £

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Sheltered Housing Common Areas	
H24106	Sheltered Housing Common Areas - Unallocated Budget 2023/24
H20118	Upgrading External Areas at Sheltered Housing Units
H24115	Analogue to Digital Upgrading Within SHU's

57,500	57,500	0	N/A
88,181	88,181	0	Complete / Design and Tender
100,000	100,000	0	Design and Tender

0
0
0

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

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245,681	245,681	0	
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0

	<u>Footpaths</u>
H24107	Footpaths Unallocated Budget 2022/23

20,000	20,000	0	Concept
20,000	20,000	0	

0
0

	<u>Buy Back Properties</u>
H14101	Buy Back Properties

486,394	791,144	707,906	Ongoing
486,394	791,144	707,906	

800,000
800,000

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

Window Replacement Programme	
H24108	Unallocated Window Replacement Budget 2023/24
2023/24 Programme	
H24116	Window Replacement Programme 2023/24 - 324 Properties in Ayr, Girvan, Maybole, Monkton & Prestwick
Previous Years Programmes	
H22115/H23118	Window Replacement Programme 2021/22 - 397 Properties in Ayr, Coylton, Girvan, Mossblown and Troon
H23118	Window Replacement Programme 2022/23 - Batch 1 - Morrison Gardens SHU
H23121	Window Replacement Programme 2022/23 - Batch 2 - 223 Addresses in Ayr and Prestwick

15,513	15,513	0	N/A
1,200,000	1,200,000	0	On Site
587,627	587,627	0	On Site
3,267	3,267	0	Complete
185,196	185,196	0	On Site

0
0
0
0
0

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

H23127	Window Replacement Programme 2022/23 - Batch 3 - 82 Addresses in Ayr and Girvan

112,663	112,663	0	On Site
2,104,266	2,104,266	0	

0
0

<u>Environmental Improvements</u>	
H24109	Environmental Improvements - Uncommitted Funding 2023/24, 2024/25 & 2025/26
H19150	Supply/Installation of Eurobin Corrals - Various Locations

821,319	821,319	0	N/A
49,193	49,193	0	Complete
870,512	870,512	0	

706,839
0
706,839

<u>New Builds</u>	
<u>Projects Under Construction</u>	

Prime Oracle Budget Upload Code	Other Capital Expenditure	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone	2024/25 Approved Budget £
H19146	New Build - Mainholm	16,247,579	16,247,579	3,616,325	On Site	11,454,384
	<i>Projects Under Development</i>					
H21101	New Housing Development - Site of Former Riverside Flats, Ayr	15,308,711	15,308,711	6,174	Design and Tender	0
H23114	St Ninians Primary School Site - Affordable Housing	6,860,537	6,860,537	10,024	Design and Tender	0
H24119	New Build Housing - Feasibility Study McConnell Square, Girvan	0	0	0	Concept	

Prime Oracle Budget Upload Code	Other Capital Expenditure	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone	2024/25 Approved Budget £
H24120	New Build Housing - Feasibility Study Former Cairn PS Site, Maybole	0	0	0	Concept	
H24121	New Build Housing - Feasibility Study LDP2 Site Afton Ave, Prestwick	0	0	0	Concept	
H24122	New Build Housing - Feasibility Study LDP2 Site Aldersyde Ave, Troon	0	0	0	Concept	
H24123	New Build Housing - Feasibility Study LDP2 Site Buchan Rd, Troon	0	0	0	Concept	
H24110	New Builds - Unallocated 2024/25	0	0	0	Concept	9,725,000
H23126	New Builds - LDP2 Sites Unallocated 2023/24, 2024/25 & 2025/26	2,000,000	2,000,000	0	Concept	5,000,000
	<u>Completed Projects</u>					

Prime Oracle Budget Upload Code	Other Capital Expenditure	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone	2024/25 Approved Budget £
H19113	Ladyland Road, Maybole	0	0	0	Complete	0
H16122	Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr)	0	32,140	32,140	Complete	0
H19148	Waggon Road, Ayr	941,097	941,097	0	Complete	0
H21102	Main Street Prestwick	0	1,780	1,779	Complete	0
H19125	Site of the Former Tarbolton Primary School	36,383	36,383	0	Complete	0

Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
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2024/25 Approved Budget

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41,394,307	41,428,227	3,666,442	
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26,179,384

	<u>Advance Works / Fees / ICT</u>
H23111	Initial Work for Future Years Projects
H04830	Central and Departmental Overheads

30,000	30,000	5,998	N/A
200,000	200,000	31,127	N/A
230,000	230,000	37,125	

0
0
0

**2025/26
Approved
Budget
£**

0
0
800,000
0
706,839
13,781,000
0
15,287,839

**2025/26
Approved
Budget**

£

**2025/26
Approved
Budget**
£

0
0
0

**2025/26
Approved
Budget**
£

0

0
0

800,000
800,000

**2025/26
Approved
Budget**
£

	0
	0
	0
	0
	0
	0
	0
	0

**2025/26
Approved
Budget**
£

0
0

706,839
706,839

**2025/26
Approved
Budget
£**

8,753,500
0
0

**2025/26
Approved
Budget
£**

0
0
0
0
0
0
0
0

**2025/26
Approved
Budget**
£

13,781,000

0

0

0

Income	Approved Budget	Projected to 31st March, 2024	Income Received and Carried Forward 2017/18	In Year Income	Actuals at P3	Key Project Milestone	2024/25 Approved Budget	2025/26 Approved Budget	Special Programme Review - Additional £	Special Programme Review - Diversion £	LP Proposed Adjustment	Post LP Approved Budget	2026/27 Approved Budget	0	0	LP Proposed Adjustment	Post LP Approved Budget
	£	£	£	£	£		£	£	£	£	£	£	£	£	£	£	£
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
Funding Type																	
CFR	7,510,000	7,510,000		3,148,654	3,148,654	Income	5,967,000	5,478,000			0	5,478,000	5,885,000			0	5,885,000
Draw on Accumulated Surplus	950,000	950,000	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Borrowing	53,880,393	54,332,869	0	40,605	40,605	Income	31,838,124	19,928,740	0	0	0	19,928,740	11,747,000	0	0	0	11,747,000
Reserves	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Scottish Government Funding	14,129,009	14,015,203	0	4,074,308	4,074,308	Income	0	0	0	0	0	0	3,675,000	0	0	0	3,675,000
2nd Homes Council Tax	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Commuted Sums	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	-591	-591	Income	0	0	0	0	0	0	0	0	0	0	0
TOTAL FUNDING	76,469,402	76,608,072	0	7,262,977	7,262,977		37,805,124	25,406,740	0	0	0	25,406,740	21,307,000	0	0	0	21,307,000
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
Other Income																	
Draw on Accumulated Surplus	950,000	950,000	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER INCOME	950,000	950,000	0	0	0		0	0	0	0	0	0	0	0	0	0	0
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
General Borrowing																	
General Borrowing	37,452,412	37,486,332	0	40,605	40,605	Income	20,383,740	19,928,740			0	19,928,740	11,747,000			0	11,747,000
TOTAL GENERAL BORROWING	37,452,412	37,486,332	0	40,605	40,605		20,383,740	19,928,740	0	0	0	19,928,740	11,747,000	0	0	0	11,747,000
Specific Borrowing																	
Supported Accommodation for Adults With Learning Difficulties (Fort Street, Ayr)	0	0	0	0	0	Income	0	0				0	0			0	0
Travelling Persons Site	0	0	0	0	0	Income	0	0				0	0			0	0
James Brown Avenue New Build Housing Development	0	0	0	0	0	Income	0	0				0	0			0	0
Waggon Road, Ayr	941,097	941,097	0	0	0	Income	0	0				0	0			0	0
Ladyland Road, Maybole	0	0	0	0	0	Income	0	0				0	0			0	0
Prestwick Main Street Affordable Housing	0	0	0	0	0	Income	0	0				0	0			0	0
Site of the Former Tarbolton Primary School	36,383	36,383	0	0	0	Income	0	0				0	0			0	0
New Build - St Ninians	4,420,722	4,839,278	0	0	0	Income	0	0				0	0			0	0
New Build - Mainholm	11,029,779	11,029,779	0	0	0	Income	11,454,384	0				0	0			0	0
TOTAL SPECIFIC BORROWING	16,427,981	16,846,637	0	0	0		11,454,384	0	0	0	0	0	0	0	0	0	0
TOTAL BORROWING	53,880,393	54,332,869	0	40,605	40,605		31,838,124	19,928,740	0	0	0	19,928,740	11,747,000	0	0	0	11,747,000
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
Scottish Government Funding																	
Acquisition / Buy Back of Property	5,985,000	5,985,000	0	0	0	Income	0	0				0	3,675,000			0	3,675,000
Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	486,394	791,144	0	462,750	462,750	Income	0	0				0	0			0	0
Travelling Persons Site	0	0	0	0	0	Income	0	0				0	0			0	0
James Brown Avenue New Build Housing Development	0	0	0	0	0	Income	0	0				0	0			0	0
Waggon Road, Ayr	0	0	0	0	0	Income	0	0				0	0			0	0
Ladyland - Maybole	0	0	0	0	0	Income	0	0				0	0			0	0
Prestwick Main Street Affordable Housing	0	0	0	0	0	Income	0	0				0	0			0	0
Site of the Former Tarbolton Primary School	0	0	0	0	0	Income	0	0				0	0			0	0
New Build - Mainholm	5,217,800	5,217,800	0	3,611,558	3,611,558	Income	0	0				0	0			0	0
New Build - Barnhill	0	0	0	0	0	Income	0	0				0	0			0	0
New Build - St Ninians	2,439,815	2,021,259	0	0	0	Income	0	0				0	0			0	0
TOTAL SCOTTISH GOVERNMENT FUNDING	14,129,009	14,015,203	0	4,074,308	4,074,308		0	0	0	0	0	0	3,675,000	0	0	0	3,675,000
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
2nd Homes Council Tax																	
Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	0	0	0	0	0	Income	0	0				0	0			0	0
Waggon Road, Ayr	0	0	0	0	0	Income	0	0				0	0			0	0
Ladyland - Maybole	0	0	0	0	0	Income	0	0				0	0			0	0
Prestwick Main Street Affordable Housing	0	0	0	0	0	Income	0	0				0	0			0	0
Site of the Former Tarbolton Primary School	0	0	0	0	0	Income	0	0				0	0			0	0
New Build - Mainholm	0	0	0	0	0	Income	0	0				0	0			0	0
TOTAL 2ND HOMES COUNCIL TAX	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
Commuted Sums																	
Murdoch's Loan - Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	0	0	0	0	0	Income	0	0				0	0			0	0
TOTAL COMMUTED SUMS	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0
Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023																	
Other Income																	
Sale of Local Authority Houses	0	0	0	0	0	Income	0	0				0	0			0	0
HRA - Sale of Land and Buildings	0	0	0	0	0	Income	0	0				0	0			0	0
Efficiency & Improvement Fund - Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	0	0	0	0	0	Income	0	0				0	0			0	0
Upgrading of Door Entry System	0	0	0	0	0	Income	0	0				0	0			0	0
Reroofing & External Upgrade to 93 properties	0	0	0	(462)	(462)	Income	0	0				0	0			0	0
Sac. MTW for New Door Entry Systems	0	0	0	(129)	(129)	Income	0	0				0	0			0	0
Screen Replacement	0	0	0	0	0	Income	0	0				0	0			0	0
TOTAL OTHER INCOME	0	0	0	-591	-591		0	0	0	0	0	0	0	0	0	0	0

Request For Budget Adjustments		Advanced/ (Carry Forward) from/to 2023-24 £	Release Back 2023-24 £	In Year Budget Amendments 2023-24 £	Additional Budget 2023-24 £	Projected 2023-24 Budget £	Proposed Revised 2024-25 Budget £	Proposed Revised 2025-26 Budget £
Revised Total Budgets as approved by Cabinet of 20th June 2023						76,469,402	37,805,124	25,406,740
1	South Ayrshire Council on the 1st March, 2023, approved the paper 'Housing Revenue Account (HRA) – Revenue Budget 2023/24 and Capital Budget 2023/24 to 2027/28', which set the Capital Programme for the five years 2023/24 to 2027/28. Budget adjustments to the programme have been approved through: - - P12 Capital Monitoring report, approved by Cabinet of the 20th June, 2023; All adjustments approved have been incorporated into the P3 report.							
2	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:- - 266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113); - Upgrading of Door Entry Systems; - Upgrade Works to Automatic Doors in SHU's; - Full Internal Modernisations 2020/21 - 160 Nr Properties in Ayr and Maybole (H20123); - Major Component Replacements - Unallocated. - External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr; - Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101); - Replace External Steps - Dunlop Terrace, Maybole; - H22117-Stock Conditions Survey - Wallacetown Area 2021-22; and - Unallocated Structural and Environmental Balance.			233,700		233,700	0	0
				648		0	184,117	184,117
				3,633		3,633	0	0
				(237,981)		(237,981)	(184,117)	(184,117)
				(286,099)		(286,099)	0	0
				286,099		286,099	0	0
				15,000		15,000	0	0
				1,641		1,641	0	0
				(16,641)		(16,641)	0	0
3	Further budget is required for two completed new build projects, where it was anticipated that there were no further charges and consequently, funding was returned to the programme through the P12 report. Final invoices have been received and it is requested new budget be allocated, funded through borrowing, as detailed below: - - Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr); and - Main Street Prestwick.							
					32,140	32,140	0	0
					1,780	1,780	0	0

4	Grant income of £304,750 has been received from Scottish Government in relation to Buy Back of Properties and it is requested that both income and expenditure budgets be increased by this amount in 2023/24 as detailed below: - - Buy Back Properties.			304,750	304,750	0	0	
		0	0	0	338,670	338,670	0	
TOTAL REVISED BUDGET					76,808,072	37,805,124	25,406,740	
Table 3A: Summary of Proposed Expenditure Adjustments by Category								
		Note Ref	Job Code			2023-24	2024-25	2025-26

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: 1 August 2023	Service Lead