

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 28 OCTOBER 2021
title: CAPITAL MONITORING 2021/22
submitted by: DIRECTOR OF RESOURCES
principal author: ANDREW COOK

1 PURPOSE

1.1 To report the progress on this Committee's 2021/22 capital programme for the period to the end of September 2021.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – none identified.
- Corporate Priorities - to continue to be a well-managed council, providing efficient services based on identified customer need.
- Other Considerations – none identified.

2 2021/22 CAPITAL PROGRAMME BACKGROUND

2.1 Five capital schemes for this Committee's original estimate budget, totalling £639,640, were approved by the Special Policy and Finance Committee and Full Council at their meetings in February 2021 and March 2021 respectively. This included four new scheme budgets for 2021/22 and budgets for two 2020/21 schemes that had been moved from the 2020/21 capital programme to the 2021/22 capital programme.

2.2 In addition to the original estimate budget above, the following budget changes have been made so far in 2021/22:

- Three capital schemes were not completed by 31 March 2021 and had unspent budget available at that date. The total unspent budget of £595,170 on those schemes, known as slippage, has been moved into the 2021/22 capital programme budget, after approval by this Committee in June 2021.
- Since approval of the original estimate budget for this Committee, the Disabled Facilities Grants (DFGs) funding for 2021/22 from Central Government has been confirmed as £393,008. The DFGs scheme budget was initially set at £347,000 on the basis that this would be changed to reflect the confirmed DFGs funding that was received. Therefore, the DFGs 2021/22 budget was increased by £46,010 to £393,010.
- Two additional capital schemes, with budgets totalling £55,740, were approved by Policy and Finance Committee in March 2021.

2.3 As a result of the above, the total approved budget for this Committee's capital programme of eight schemes is £1,336,560. This is shown at Annex 1.

3 CAPITAL MONITORING 2021/22

3.1 The table overleaf summarises this Committee's capital programme budget, expenditure to date and remaining budget, as at the end of September 2021. Annex 1 shows the full capital programme by scheme. Annex 2 shows scheme details, financial information and budget holder comments to date for each scheme.

Original Estimate 2021/22 £	Budget Moved from 2020/21 £	Slippage from 2020/21 £	Additional Approvals 2021/22 £	Total Approved Budget 2021/22 £	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
424,300	215,340	595,170	101,750	1,336,560	271,826	1,064,734

3.2 At the end of September 2021 £271,826 had been spent or committed. This is 20.3% of the capital programme total approved budget for this Committee.

3.3 No schemes had been completed by the end of September 2021. Of the eight schemes in the capital programme, two schemes will not be completed in-year, it is unlikely at this stage that four of the schemes will be completed in-year and two schemes are on-going grants schemes.

3.4 Progress on the schemes to date (remaining budgets shown in brackets) is as follows:

- **Disabled Facilities Grants (£704,584):** Committed expenditure at the end of September 2021 was based on seventeen schemes approved in previous years and twenty-three schemes approved so far in 2021/22. In addition to this, there were a further sixteen applications working towards approval, five currently approved schemes where additional approval may be required to fund further work now identified and there are twenty-seven referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

With regard to the issues previously highlighted that have led to less schemes being approved and completed so far in 2021/22, the technical officer capacity has increased now that the surveyor vacancy is filled, but the limited availability of contractors to quote/tender for works and complete works promptly post Covid-19 lockdown is an on-going issue. Housing officers are considering options to attract more contractors to quote for and complete works in shorter timescales and other measures to increase DFGs spend.

At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2022/23 because this scheme is financed by ring-fenced DFGs grant income from MHCLG and some funding from Onward Homes.

- **Landlord/Tenant Grants (£186,740):** Committed expenditure at the end of September 2021 was based on the one scheme approved previously and the grant was paid in September 2021. No additional schemes have been approved so far in 2021/22. This reflects reduced landlord interest in the scheme. The town centre health check work did identify some under-used properties. Officers will follow up on these properties to identify whether any could lead to Landlord/Tenant projects. Given this, at this stage it is unlikely that the scheme budget will be fully committed by year-end.
- **Clitheroe Market Improvements (£78,600):** The plans for the further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. In the meantime, minor works to make the bull-ring stalls more weatherproof will be undertaken as a temporary improvement measure.

- **Replacement of Pest Control Van PK13 FJP (£13,800) and Replacement of Dog Warden Van PE64 EYC (£13,500):** The current vans are in good enough condition to continue to be used throughout 2021/22, so the purchase of the new vans will now take place in 2022/23.
- **Clitheroe Affordable Housing Scheme (£11,770):** The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed, meaning the final refurbishment works are still to be completed. At this stage, it is unlikely that this scheme will be completed in-year, based on it being unlikely that the Joiners Arms Flats 1 and 2 Renovation scheme will be completed in-year, see below.
- **Joiners Arms Roof Renewal (£42,200):** The preferred contractor has now been selected for the roof renewal work, including the rendering work at the rear of the building. The initial price from the preferred contractor is £43,050, which is £850 above budget. In addition, there is currently a six-month delay on supply of the slate that must be used on the roof and the price of the slate will rise by 8% from early 2022, meaning the scheme cost is likely to increase further. The work has been ordered on this basis and additional budget approval will be requested at revised estimate budget stage. Given the current six-month delay on slate supply, at this stage it is unlikely that this scheme will be completed in 2021/22.
- **Joiners Arms Flats 1 and 2 Renovation (£13,540):** This scheme will now be undertaken as soon as possible after the Joiners Arms roof renewal and rendering works are complete. At this stage, the scheme is unlikely to be completed in 2021/22 because the roof renewal scheme is subject to a six-month delay on slate supply.

4 CONCLUSION

- 4.1 At the end of September 2021 £271,826 had been spent or committed. This is 20.3% of the capital programme total approved budget for this Committee.
- 4.2 No schemes had been completed by the end of September 2021. Of the eight schemes in the capital programme, two schemes will not be completed in-year, it is unlikely at this stage that four of the schemes will be completed in-year and two schemes are on-going grants schemes.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH12-21/AC/AC

15 October 2021

For further information please ask for Andrew Cook
BACKGROUND PAPERS – None

Health and Housing Committee – Capital Programme 2021/22

Cost Centre	Scheme	Original Estimate 2021/22 £	Budget Moved from 2020/21 £	Slippage from 2020/21 £	Additional Approvals 2021/22 £	Total Approved Budget 2021/22 £	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
DISCP	Disabled Facilities Grants	347,000	0	567,500	46,010	960,510	255,926	704,584
LANGR	Landlord/Tenant Grants	50,000	136,740	15,900	0	202,640	15,900	186,740
CMIMP	Clitheroe Market Improvements	0	78,600	0	0	78,600	0	78,600
PVFJP	Replacement of Pest Control Van PK13 FJP	13,800	0	0	0	13,800	0	13,800
PVEYC	Replacement of Dog Warden Van PE64 EYC	13,500	0	0	0	13,500	0	13,500
CLIAH	Clitheroe Affordable Housing Scheme	0	0	11,770	0	11,770	0	11,770
JROOF	Joiners Arms Roof Renewal	0	0	0	42,200	42,200	0	42,200
JRENO	Joiners Arms Flats 1 and 2 Renovation	0	0	0	13,540	13,540	0	13,540
Total Health and Housing Committee		424,300	215,340	595,170	101,750	1,336,560	271,826	1,064,734

Individual Scheme Details and Budget Holder Comments

Disabled Facilities Grants

Service Area: Housing and Regeneration
Head of Service: Colin Hirst

Brief Description of the Scheme:

The scheme provides grant aid to adapt homes so elderly and disabled occupants can remain in their own home. The grants can provide for minor adaptation, for example the installation of a stair lift, up to the provision of a bathroom and bedroom extension.

Revenue Implications:

Administration fees are paid to the Council for any individual Disabled Facilities Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

Timescale for Completion:

The Disabled Facilities Grants budget operates throughout the financial year.

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Original Estimate 2021/22	347,000		
Slippage from 2020/21	567,500		
Additional Approvals 2021/22	46,010		
Total Approved Budget 2021/22	960,510	255,926	704,584
ANTICIPATED TOTAL SCHEME COST	960,510		

Progress - Budget Holder Comments

September 2021: Committed expenditure at the end of September 2021 was based on seventeen schemes approved in previous years and twenty-three schemes approved so far in 2021/22. In addition to this, there were a further sixteen applications working towards approval, five currently approved schemes where additional approval may be required to fund further work now identified and there are twenty-seven referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

With regard to the issues previously highlighted that have led to less schemes being approved and completed so far in 2021/22, the technical officer capacity has increased now that the surveyor vacancy is filled, but the limited availability of contractors to quote/tender for works and complete works promptly post Covid-19 lockdown is an on-going issue. Housing officers are considering options to attract more contractors to quote for and complete works in shorter timescales and other measures to increase DFGs spend.

At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2022/23 because this scheme is financed by ring-fenced DFGs grant income from MHCLG and some funding from Onward Homes.

July 2021: Committed expenditure at the end of July 2021 was based on seventeen schemes approved in previous years and twelve schemes approved so far in 2021/22. In addition to this, there were a further twenty one applications working towards approval, two currently approved schemes where additional approval may be required to fund further work now identified and there are twenty six referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

The number of schemes approved and completed so far in 2021/22 has been significantly reduced. This is because of the limited availability of contractors to quote/tender for works and complete works post Covid-19 lockdown and reduced technical officer capacity between April and July due to a vacancy on the Surveyors team. The technical officer capacity should increase because the Surveyors team vacancy has been filled, but limited contractor availability is likely to remain an issue for the foreseeable future.

At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2022/23 because this scheme is financed by ring-fenced DFGs grant income from MHCLG and some funding from Onward Homes.

Individual Scheme Details and Budget Holder Comments

Landlord/Tenant Grants

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

The scheme match funds a landlord's investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set rent level in line with LHA. The scheme is crucial for move-on accommodation for families in temporary accommodation as the social housing waiting list is so long. The scheme is also used to bring empty properties back into use.

Revenue Implications:

Administration fees are paid to the Council for any individual Landlord/Tenant Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

Timescale for Completion:

The Landlord/Tenant Grants budget operates throughout the financial year.

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Original Estimate 2021/22	50,000		
Budget Moved from 2020/21	136,740		
Slippage from 2020/21	15,900		
Total Approved Budget 2021/22	202,640	15,900	186,740
ANTICIPATED TOTAL SCHEME COST	202,640		

Progress - Budget Holder Comments

September 2021: Committed expenditure at the end of September 2021 was based on the one scheme approved previously and the grant was paid in September 2021. No additional schemes have been approved so far in 2021/22. This reflects reduced landlord interest in the scheme. The town centre health check work did identify some under-used properties. Officers will follow up on these properties to identify whether any could lead to Landlord/Tenant projects. Given this, at this stage it is unlikely that the scheme budget will be fully committed by year-end.

July 2021: Committed expenditure at the end of July 2021 was based on one scheme approved in 2019/20. The scheme works are complete and payment of the grant is expected by September 2021. No additional schemes have been approved so far in 2021/22. This reflects reduced landlord interest in the scheme. However, as part of the town centre health check work officers are assessing opportunities of under-used and vacant properties, which may identify some properties which could lead to Landlord/Tenant projects.

Individual Scheme Details and Budget Holder Comments

Clitheroe Market Improvements

Service Area: Clitheroe Market

Head of Service/Director: Heather Barton/Nicola Hopkins

Brief Description of the Scheme:

This scheme budget of £175,000 is now focussed on officers developing plans for market improvements, after consultation with the Market traders, and these plans being reported to Health and Housing Committee.

NOTE – The initial phase of market improvement works was completed in 2019/20 and 2020/21. This focussed on erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins and refurbishing the market toilets. There is £78,600 budget available for 2021/22 onwards for a further phase of market improvements. The plans for this further phase will be worked up by officers. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

Revenue Implications:

To be confirmed - dependent on the proposals developed for approval.

Timescale for Completion:

To be confirmed - dependent on the proposals developed for approval.

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Original Estimate 2021/22	0		
Budget Moved from 2020/21	78,600		
Total Approved Budget 2021/22	78,600	0	78,600
Actual Expenditure 2019/20	88,139		
Actual Expenditure 2020/21	8,165		
ANTICIPATED TOTAL SCHEME COST	174,904		

Progress - Budget Holder comments:

September 2021: The plans for the further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. In the meantime, minor works to make the bull-ring stalls more weatherproof will be undertaken as a temporary improvement measure.

July 2021: The plans for this further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

November 2020: The work on the initial phase of market improvements is now complete. The unspent budget from this initial phase of works, £21,600, is to be added to the budget of £57,000 already set aside for a further phase of market improvements. The plans for this further phase, including the way forward for the bull-ring stalls, will be worked up by officers in 2021. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

Given the above, the further phase of works will not be undertaken in 2020/21. It is recommended that the 2020/21 revised estimate for the scheme is reduced to £8,260 and that the remaining budget of £78,600 is moved to the 2021/22 financial year.

August 2020: The work on the initial phase of market improvements is now complete, save for the removal of stalls in the bull-ring and purchase of pop-up stalls element of work being put on-hold. This is because the removal of stalls in the bull-ring is being reconsidered following a recent increase in trader demand for stalls.

The unspent budget from this initial phase of works, £21,643, is to be added to the budget of £57,000 already set aside for a further phase of market improvements. The plans for this further phase, including the way forward for the bull-ring stalls, will be worked up by officers in early 2021. This will allow for consultation with the market traders following the busy Christmas period and the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. Given this, the further phase of works will not be undertaken in 2020/21 and approval will be sought from members to move the remaining scheme budget into 2021/22 when the revised estimate capital programme is presented for approval in January 2021.

March 2020: The majority of the initial phase of market improvement works was completed in-year. The underspend was due to the cabins canopies quotes being lower than the budget set-aside, three canopy installations still to be confirmed as installed correctly, no payments being made in-year for the sign-writing and no expenditure in-year on the removal of the current stalls and purchase of pop-up stalls.

Slippage of £29,860 will be used to fund completion of the initial phase of market improvements in the first instance and then any remaining budget will be added to the £57,000 budget already moved to 2020/21 for the further phase of improvement works.

November 2019: The initial phase of work comprises erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bullring. The first batch of canopies installations are complete and the market toilets will be open to the public by Christmas 2019.

Some further work on the market toilets will take place in early 2020, alongside the work to complete the installation of all the canopies, hand paint the fascia signs, remove the stalls from the bull ring and purchase pop up stalls. The work is currently expected to be completed by the end of February 2020.

September 2019: Initial work on this scheme was approved by this Committee in September 2019. This initial phase of work comprises erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bull-ring. This work is currently being programmed in and the work is expected to be completed by early 2020.

An overall budget of £118,000 has been set aside for this initial work in 2019/20. It is currently planned to move any unspent budget on the scheme at year-end into the 2020/21 financial year and to bring a report to a future meeting of this Committee in respect of any further improvements proposed to the Market.

July 2019: Initial plans to use part of the budget on this scheme are reported to this Committee elsewhere on this agenda. If approved, this initial work will comprise erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bull-ring. The budgeted cost of this initial work is to be confirmed by this Committee and the work is expected to be completed by March 2020. It is proposed to bring a further report to this Committee in respect of any further improvements proposed to the Market.

December 2018: This scheme remains on hold, awaiting the final plans for the Clitheroe Market Development scheme. As a result, there is expected to be no expenditure on the scheme in 2018/19. It is recommended that the £175,000 budget for this scheme is moved to the 2019/20 financial year and the 2018/19 revised estimate is nil.

September 2018: No change - The scheme remains on hold, awaiting the final plans for the Clitheroe Market Development scheme.

July 2018: No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

November/December 2017: This scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme. As a result, there is expected to be no expenditure on the scheme in 2017/18. It is recommended that the £175,000 budget for this scheme is moved to the 2018/19 financial year.

August/September 2017: No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

July 2017: No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

December 2016: The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

September 2016: The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

July 2016: No change to May 2016 comments.

May 2016: The Clitheroe Market Improvements scheme budget was initially approved in 2015, before the Clitheroe Market Development scheme plans were announced. The detail of the Clitheroe Market Improvements scheme will be reviewed to take into account and complement the final plans for the Clitheroe Market Development scheme. No expenditure will take place until that detail has been confirmed.

Individual Scheme Details and Budget Holder Comments

Replacement of Pest Control Van PK13 FJP

Service Area: Dog Warden & Pest Control

Head of Service: Heather Barton

Brief Description of the Scheme:

The current van (Fiat Doblo 1.3 SX Panel Van) is required to transport pest control staff to various sites around the borough to carry out their work. The van was 7 years old in May 2020 and initially programmed for replacement at that point. However, a review of the van in 2019 identified that the van was in good enough condition to move back the planned replacement from 2020/21 to 2021/22.

The bid is for the purchase of the basic van plus additional adaptations to make the van fit for pest control purposes.

Revenue Implications:

There are no additional revenue implications above those of the existing van.

Timescale for Completion:

2021/22

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Total Approved Budget 2021/22	13,800	0	13,800
ANTICIPATED TOTAL SCHEME COST	13,800		

Progress - Budget Holder comments:

September 2021: The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23.

July 2021: Procurement of the new van has been put on hold in-year. This is because the Pest Control service is part of the Environmental Health Services team and available management and staff time on the team has been focussed on other priority areas of work so far this year due to on-going staff vacancies within the team and additional pressures caused by Covid-19. At this stage, it is unclear whether the van purchase will take place in-year.

Individual Scheme Details and Budget Holder Comments

Replacement of Dog Warden Van PE64 EYC

Service Area: Dog Warden & Pest Control

Head of Service: Heather Barton

Brief Description of the Scheme:

The current van (Fiat Doblo 1.3 SX Panel Van) will be 7 years old and ready for replacement in May 2021. The van is required to transport dog warden staff to various sites around the borough to carry out their work.

The bid is for the purchase of the basic van plus additional adaptations to make the van fit for dog warden purposes.

Revenue Implications:

There are no additional revenue implications above those of the existing van.

Timescale for Completion:

2021/22

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Total Approved Budget 2021/22	13,500	0	13,500
ANTICIPATED TOTAL SCHEME COST	13,500		

Progress - Budget Holder comments:

September 2021: The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23.

July 2021: Procurement of the new van has been put on hold in-year. This is because the Dog Warden service is part of the Environmental Health Services team and available management and staff time on the team has been focussed on other priority areas of work so far this year due to on-going staff vacancies within the team and additional pressures caused by Covid-19. At this stage, it is unclear whether the van purchase will take place in-year.

Individual Scheme Details and Budget Holder Comments

Clitheroe Affordable Housing Scheme

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

The purchase of one property in Clitheroe to be rented out as an affordable rental unit, utilising commuted sum monies. The property will be leased to a registered provider and the Council will have 100% nomination rights and the rent will be capped at LHA rate. This scheme was approved by Policy and Finance Committee in November 2020.

NOTE – Final refurbishment budget now slipped to 2021/22, as the property was being used temporarily as a homeless let at 2020/21 year-end.

Revenue Implications:

Annual lease income from the registered provider, set against yearly repairs and building insurance costs under the terms of the lease. Depreciation will also be charged to the cost centre each year.

Timescale for Completion:

Purchase the property in 2020/21.

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Original Estimate 2021/22	0		
Slippage from 2020/21	11,770		
Total Approved Budget 2021/22	11,770	0	11,770
Actual Expenditure 2020/21	129,067		
ANTICIPATED TOTAL SCHEME COST	140,837		

Progress - Budget Holder comments:

September 2021: The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed, meaning the final refurbishment works are still to be completed. At this stage, it is unlikely that this scheme will be completed in-year, based on it being unlikely that the Joiners Arms Flats 1 and 2 Renovation scheme will be completed in-year.

July 2021: The scheme was put on hold in January 2021 whilst the property was temporarily used as a homeless let. This means the final refurbishment works are still to be completed. The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed. It is unclear whether this scheme will be completed in-year, based on it being unclear when the Joiners Arms Flats 1 and 2 Renovation scheme will be completed.

March 2021: The property was purchased in-year and some of the planned refurbishment work was completed also. However, scheme completion was put on hold in January 2021 whilst the property was temporarily used as a homeless let. The homeless let was on-going at 2020/21 financial year-end. Slippage of £11,770 into 2021/22 is requested to fund the final refurbishment works required in 2021/22.

November 2020: There was no spend by the end of November 2020, but the property was purchased in December 2020. The refurbishment works are planned for early 2021, which means the scheme is planned to be completed in-year.

Individual Scheme Details and Budget Holder Comments

Joiners Arms Roof Renewal

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

The existing roof coverings on the property (main & extension roofs) have reached the end of their expected life span, the roof felt has become brittle and perished in places and there are significant numbers of visibly broken tiles. It is anticipated that the majority of the roof tiles are degraded and brittle beyond repair. The chimneys and associated flashings and mortar flashing etc. are in need of repair work, as are the rainwater goods. Replacement of the roof covering will require installation of additional insulation in the roof between the rafters to comply with Building Regulations. The property is a Grade II Listed Building, this scheme proposes to remove and replace the existing roof covering to ensure the fabric of the building is protected from further water ingress and the property is fit-for-purpose in-line with the Council's policies. The existing covering will be removed and replaced with Blue Slate as per the requirements of RVBC's Planning department.

NOTE – Scheme brought forward from 2023/24 to the 2021/22 capital programme through Policy and Finance Committee approval on 30 March 2021. As part of bringing forward the scheme, members approved that the rendering work at the rear of the building is added to the works to be undertaken. If this increases the quotes received to an amount higher than the current scheme budget, then the issue is to be raised with senior officers to then agree a way forward for the additional work.

Revenue Implications:

Lost rent income implications, only if any of the flats become uninhabitable, but work should be scheduled without the need to close any of the rooms during the scheme.

Timescale for Completion:

It is anticipated that the works will take 6-8 weeks to fully complete.

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Original Estimate 2021/22	0		
Additional Approvals 2021/22	42,200		
Total Approved Budget 2021/22	42,200	0	42,200
ANTICIPATED TOTAL SCHEME COST	42,200		

Progress - Budget Holder comments:

September 2021: The preferred contractor has now been selected for the roof renewal work, including the rendering work at the rear of the building. The initial price from the preferred contractor is £43,050, which is £850 above budget. In addition, there is currently a six-month delay on supply of the slate that must be used on the roof and the price of the slate will rise by 8% from early 2022, meaning the scheme cost is likely to increase further. The work has been ordered on this basis and additional budget approval will be requested at revised estimate budget stage. Given the current six-month delay on slate supply, at this stage it is unlikely that this scheme will be completed in 2021/22.

July 2021: This scheme is held up by the difficulty in identifying enough contractors prepared to quote for the works post Covid-19 lockdown. At the end of July 2021, one further contractor quote was still needed before the preferred contractor could be selected. Once the preferred contractor is selected, works completion will then be dependent on contractor timescales. Given this, it is unclear whether this scheme will be completed in-year.

Individual Scheme Details and Budget Holder Comments

Joiners Arms Flats 1 and 2 Renovation

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

Brief Description of the Scheme:

Flats 1 and 2 at the Joiners Arms homelessness unit had to be taken out of service at short notice in February 2021 due to serious water ingress and damp problems. In addition, both flats required redecoration and replacement of damaged and dangerous flooring. Kitchen renovation was also required in Flat 1 because the kitchen units were damaged and could not be maintained to a clean and hygienic standard.

These units are two of the larger self-contained family flats which brings pressure on the service to accommodate users who need these larger units to meet their needs. Therefore, *in March 2021 Policy and Finance Committee approved a new capital scheme for the renovation of flats 1 and 2 at Joiners Arms in 2021/22* to ensure the work can be progressed alongside the roof renewal scheme and that the flats are brought back into use as soon as possible.

Revenue Implications:

None – this is renovation of existing flats at the Council's homelessness units.

Timescale for Completion:

2021/22

Capital Cost:

	£	Actual Expenditure including commitments as at end of September 2021 £	Remaining Budget as at end of September 2021 £
Original Estimate 2021/22	0		
Additional Approvals 2021/22	13,540		
Total Approved Budget 2021/22	13,540	0	13,540
ANTICIPATED TOTAL SCHEME COST	13,540		

Progress - Budget Holder comments:

September 2021: This scheme will now be undertaken as soon as possible after the Joiners Arms roof renewal and rendering works are complete. At this stage, the scheme is unlikely to be completed in 2021/22 because the roof renewal scheme is subject to a six-month delay on slate supply.

July 2021: This scheme is held up by the difficulty in identifying enough contractors prepared to quote for the works post Covid-19 lockdown. At the end of July 2021, one further contractor quote was still needed before the preferred contractor could be selected. Once the preferred contractor is selected, works completion will then be dependent on contractor timescales. Given this, it is unclear whether this scheme will be completed in-year.