

Annex 3

HRA CAPITAL REPAIRS FUND BUDGET MONITORING 14-15								
Details	Budget Approved by Cabinet in Nov	Virement	Budget to be Approved by Cabinet in Jan	Committed Spend to Date 01/12/14	Budget Remaining	EKH Forecast Spend	Adverse or Favourable	Comment
EAST KENT HOUSING MANAGED BUDGETS								
SOIL STACK HARBOUR TOWERS	645		645	0	645	645	0	
RE ROOFING 12/13	681		681	0	681	-	-681	
KITCHEN & BATH REPLACEMENTS 12/13	54,395		54,395	54,395	0	54,395	0	
STRUCTURAL REPAIRS 12/13	24,201		24,201	0	24,201	-	-24,201	
REPLACE WINDOWS & DOORS 13/14	1,265		1,265	1,265	0	1,265	0	
KITCHEN & BATH REPLACEMENTS 13/14	3,000		3,000	0	3,000	3,000	0	
ELECTRICAL REWIRING 13/14	20,662		20,662	19,823	839	19,823	-839	
HEATING 13/14	8,567		8,567	8,563	4	8,567	0	
PLANNED REFURBISHMENTS 13/14	22,442		22,442	22,442	0	22,442	0	
STRUCTURAL REPAIRS 13/14	4,825		4,825	4,825	0	4,825	0	
THERMAL INSTALLATION 13/14	318		318	318	0	318	0	
DISABLED ADAPTATIONS 13/14	10,958		10,958	10,958	0	10,958	0	
ESTATE IMPROVEMENTS 13/14	22,239		22,239	19,205	3,034	19,205	-3,034	
RE-ROOFING 14/15	110,000		110,000	-4,725	114,725	20,000	-90,000	There are concerns that the roofing programme £90k will not be delivered in 2014/15 as currently there is no contractor in place and East Kent Housing are working on the procurement of a new contractor for 2015.
REPLACEMENT WINDOWS & DOORS 14/15	20,000		20,000	10,322	9,678	20,000	0	
REPLACE KITCHEN & BATH 14/15	1,015,000		1,015,000	755,820	259,180	1,015,000	0	
ELECTRICAL WIRING 14/15	120,076		120,076	48,623	71,453	120,076	0	
HEATING 14/15	415,000		415,000	331,354	83,646	415,000	0	
FIRE PRECAUTION 14/15	207,153		207,153	24,400	182,753	95,000	-112,153	
REFURBISHMENT 14/15	63,529		63,529	0	63,529	-	-63,529	
STRUCTURAL REPAIRS 14/15	80,000		80,000	54,250	25,750	80,000	0	
THERMAL INSULATION 14/15	50,000		50,000	25,895	24,105	30,000	-20,000	
RAINWATER GOODS 14/15	25,000		25,000	4,679	20,321	5,000	-20,000	
DISABLED ADAPTATIONS 14/15	220,500		220,500	87,539	132,961	220,500	0	
ESTATE IMPROVEMENTS 14/15	230,764		230,764	0	230,764	-	-230,764	Thanet District Council has instructed that the Estate Improvement budget £230,764 is earmarked for the compliance of the recently announced EU directive that requires single heat source supplies in Tower Blocks to have individual energy saving meters by December 2016.

EAST KENT HOUSING MANAGED BUDGETS								
ESTATE REPOINTING 14/15	100,000		100,000	22,991	77,009	100,000	0	East Kent Housing have advised that it is unlikely that the lift refurbishment/replacement programme £260,000 will commence in this financial year and is likely to slip into 2015/16. EKH are currently re-evaluating the lift replacement works required and the Council are awaiting a written report that details a new refurbishment/replacement programme.
LIFT REFURSBISHMENT 14/15	260,000		260,000	0	260,000	-	-260,000	
SUB Total	3,091,220	0	3,091,220	1,502,942	1,588,278	2,270,626	-820,594	
THANET DISTRICT COUNCIL MANAGED BUDGETS							TDC Forecast Spend	
NEWINGTON CENTRE DEVELOPMENT	45,894	-43,438	2,456	2,456	0	-	-45,894	The remaining budget of £43,438 in relation to the HRA Shops within the Newington Re-generation programme is no longer required as Phase 3 of the project has now transferred to Orbit Housing Association and the new shop is fully operational
PURCHASE OF SUITABLE PROPERTIES	163,167		163,167	0	163,167	-	-163,167	
EMPTY PROPERTIES PROGRAMME	3,990,984		3,990,984	2,526,415	1,464,569	3,990,984	0	Works to the Trinity Square property will commence in the New Year but is unlikely to be completed by financial year end and it is recommended that £75,000 of funds are slipped into 2015-16 to finalise the work
MARGATE INTERVENTION	4,230,525		4,230,525	576,455	3,654,070	4,230,525	0	
BUY BACK SCHEME	100,000		100,000	0	100,000	100,000	0	
WORKS TO TRINITY SQ PROPS	100,000	-75,000	25,000	0	25,000	75,000	-25,000	The Council has negotiated to buy back the Freehold on some garages in preparation for the New Build Programme. It is likely that £2m of the funds will not be utilised by year end and the programme has been re-profiled due to the Grant award from the HCA 2015-18 Affordable Housing Programme. As some of this money is allocated from a revenue contribution to capital there is a recommendation that the revenue funding is set aside in the new properties reserve to facilitate the new build programme from 2015 onwards.
NEW BUILD PROGRAMME	2,092,000	-2,000,000	92,000	0	92,000	10,000	-2,082,000	
EKH LOAN	230,000		230,000	0	230,000	230,000	0	
	10,952,570	-2,118,438.00	8,834,132	3,105,326	5,728,806	8,636,509	-2,316,061	
Total	14,043,790	-2,118,438.00	11,925,352	4,608,267	7,317,084	10,907,135	-3,136,655	

Funded By	Revised Budget Approved 13th November Cabinet	Adjustment	Revised Budget to be Approved Jan Cabinet
Major Repairs Allowance & Reserve	3,137,114		3,137,114
Revenue Contribution	2,930,167	- 1,718,438	1,211,729
HCA Ramsgate Empty Property Round 1	107,008		107,008
HCA Ramsgate Empty Property Round 2	640,000		640,000
DCLG Cluster bid Funding	1,441,971		1,441,971
RTB 1-4-1 Receipts	200,000		200,000
Capital RTB Receipts	400,000	-400,000	-
New Properties Reserve	5,187,530		5,187,530
Total	14,043,790	- 2,118,438.00	11,925,352