

PROVISIONAL CAPITAL WORKS PROGRAMME 2013-14				
Major Repairs Reserve 2013/14 Version 1 15.10.2012	Budget 2012-13	Projected Outturn 01-Dec	Budget 2013-14	Comments
Schemes				
Wiring	1,500,000	1,500,000	1,500,000	Investment level in line with business plan
Kitchens	2,500,000	2,500,000	2,560,000	Ongoing Kitchen refurbishment/replacement including voids in line with survey data
Bathrooms	1,500,000	1,500,000	1,250,000	Ongoing bathroom refurbishment/replacement including voids in line with survey data
Heating:				
Heating Systems Replacement	2,000,000	2,000,000	2,500,000	Additional investment required to supplement programme
Communal Heating	50,000	50,000	50,000	Investment level in line with business plan
Roofs:				
Roofs	500,000	500,000	1,000,000	Survey of roofs ongoing by DBC surveyor and details from the business plan
Planned Maintenance:				
Replace Fascias, Soffits	1,000,000	1,000,000	1,000,000	Investment required to supplement programme
Windows:				
Windows	600,000	600,000	900,000	Replacement programme complete. Investment to upgrade UPVC single glazed windows
Communal Areas:				
Lifts	100,000	100,000	120,000	Ongoing lift replacement programme (1replacement incl.)
Entry Phones	10,000	10,000	10,000	Replacement of Entry phone system
Communal entrance doors	30,000	30,000	30,000	Replacement of external security doors linked to entry phones
Fire Doors & Fire upgrade work	300,000	300,000	300,000	Detail from Consultants Fire Risk Assessments of works required to comply.
Energy Efficiency Improvements:				
Renewable energy & insulation	200,000	200,000	200,000	External grant funding will be applied for to supplement this budget figure where possible.
Structural:				
Major Structural	750,000	750,000	750,000	Budget profiled against current demand
Extension to Properties	50,000	130,000	140,000	Three schemes currently at feasibility stage
Aids and Adaptations:				
Aids and Adaptations:	500,000	500,000	500,000	Self financing allowance (£60 per property)
MRR - EPD's 2011/2012				
Fire Alarms	80,000	80,000	100,000	Single system identified for upgrade in annual programme
Net Expenditure:	11,670,000	11,750,000	12,910,000	
Mechanical ventilation/extractor fans	200,000	185,000	200,000	Upgrade to prevent Decent Homes HHSRS failure
H&S Compliance upgrades	600,000	500,000	600,000	H&S Compliance including contingency for walkways
External Doors Upgrade	1,350,000	1,350,000	1,500,000	Identified from survey data to improve thermal performance and security
Non Traditional flat block upgrade	150,000	150,000	150,000	Ongoing work required to upgrade non trad. Flat blocks including insulation upgrade.
Estate Improvements	500,000	500,000	150,000	Investment in estate improvements to include CIH pilot programme
Communal lighting rewires	500,000	500,000	500,000	To include emergency lighting upgrade
Upgrading works/ Tenancy management	250,000	250,000		
	15,220,000	15,185,000	16,010,000	
RCCO 13-14				
Longlands Flats upgrade slippage (flat to pitch conversion)	400,000	10,000	1,400,000	Upgrading work to roof and parapets slippage £400,000
	15,620,000	15,195,000	17,410,000	

Cylical, servicing and infrastructure	Budget	Projected Outturn	Budget	Comments
Version 1	2012-13	2012-13	2013-14	
Schemes				
Water Mains & Galvanised	75,000	75,000	75,000	Combined two budget lines
Sub Mains	5,000	5,000	5,000	Budget based on outturn figure and historic demand volumes
Extractor Fans	20,000	20,000	20,000	Repairs only, capital code for new installations
Cylical servicing of communal ventilation	10,000	10,000	10,000	Cyclical service contract established for 2011-12
Roofs:				
Roofing	100,000	75,000	100,000	Check against capital works
Environmental Works:				
Street Lighting	10,000	10,000	10,000	Potential to include in MITIE codes
Fences	50,000	50,000	50,000	Savills survey and internal intelligence/historic data
Footpaths	120,000	120,000	120,000	Increasing demand and work associated with tree damage
Rebuild Walls	50,000	50,000	50,000	Budget based on outturn figure and increased demand volumes
Estate Improvements and tenant led work	5,000	5,000	250,000	Budget to support the estate improvements identified by tenant groups
Communal Areas:				
Fire Risk Assessments	230,000	230,000	90,000	Ongoing annual statutory requirement (lower spend in 2nd year of cycle)
Asbestos				
Asbestos - Communal area surveys	220,000	220,000	220,000	Communal areas- to align with tender figure
Asbestos - R&D surveys pre work	400,000	400,000	400,000	R&D surveys ongoing liability increased work from programme
Asbestos Removal - General	130,000	130,000	170,000	Ongoing statutory requirement and increased demand for removal
Asbestos Removal - Responsive	150,000	150,000	150,000	Ongoing statutory requirement
Structural and Health and Safety				
Structural One Off Schemes	350,000	330,000	350,000	Increased budget due to demand and age of stock
Structural Health & Safety & backlog	100,000	100,000	100,000	Budget based on outturn figure and historic demand volumes
Servicing:				
Passenger Lifts	80,000	80,000	80,000	Budget in line with tender returns
Door Entry Systems	60,000	60,000	60,000	Covers maintenance of door entry systems & fob costs
Gas Servicing (Incl Smoke Alarms)	1,100,000	1,100,000	1,100,000	Service contract and repairs (uplift to be added based on contract terms)
Fire equipment Passive and active	60,000	60,000	60,000	Savills survey and sheltered scheme review
Aerials	20,000	20,000	20,000	Budget based on outturn figure and historic volumes
Home Energy Conservation	15,000	15,000	10,000	Budget reduced as most schemes are capital spend
Cyclical Maintenance:				
External Decoration/Painting	500,000	500,000	1,000,000	Lack of investment over prior years causing timber decay.
Internal - General	80,000	80,000	80,000	Sheltered and communal areas
Heating:				
Radiators	30,000	30,000	30,000	One off radiators or increased capacity requirement

Cylical, Servicing and Infrastructure	Budget	Projected outturn	Budget	Comments
	2012-13	2012-13	2013-14	
General:				
Aids & Adaptations Minor	50,000	50,000	50,000	Repairs to adaptations increasing in line with delivery
Aids & Adaptations	200,000	200,000	220,000	Minor adaptations
Consultancy	30,000	30,000	0	Combined with asbestos surveys
Lift Breakdown repairs	40,000	40,000	40,000	Service contract and repairs
Stairlifts	30,000	30,000	30,000	In line with tender service contract and repairs
Planned Maintenance - EPD's 2011/2012				
Heating Systems Repairs and Replacement	80,000	60,000	80,000	Communal heating system servicing and repairs
EPD Decs (2 room)	70,000	70,000	70,000	Sheltered schemes internal redecoration programme
EXPENDITURE	4,470,000	4,405,000	5,100,000	
MITIE				
Responsive Repairs and Voids including out of hours, landlords lighting patrols and site based o/h	4,930,000	5,200,000	5,460,000	Awaiting final detail on BCIS uplift percentage and new re-let standard to finalise this figure for 12-13
TOTAL BUDGET 2013-14			10,560,000	
GENERAL FUND GARAGES				
PLANNED WORK				
Garage Doors	30,000	30,000	30,000	Aichesons survey identifies that this level of investment repair and renewal work required. Budget set by General fund resources.
Garage Forecourt Improvements	100,000	100,000	100,000	
Garage Roofs - Covering	66,000	66,000	66,000	
Garage Walls - Structure	30,000	30,000	30,000	
Asbestos Removal	30,000	30,000	30,000	
Net Expenditure: Planned Maintenance	256,000	256,000	256,000	