

Appendix 1 - Year 3 Proposed Capital Programme

Capital Investment Plan	Comments
M&E / Health & Safety	Works to ensure the stock complies with all current statutory, regulatory and health and safety requirements including upgrade and replacement of Mechanical and Electrical equipment , maintenance of health and safety standards such as fire safety improvements
Fire Safety Works to Medium & Low Rises	Fire Safety Improvements. -- Converted street properties. Continuation of fire safety improvement programme plus 500 unit £1M carry forward from 15/16
Annual Fire Safety Remedial works	Replacement of fire safety equipments arising from regular servicing programme. Due to zero expenditure in this budget over the past two years a separate budget is not required. The budget will be incorporated into the Capitalisation of Repairs and replacements funded in the same way other unprogrammed renewals currently are funded
Door Entry Systems - New Installations	Installation of new door entry systems arising from resident consultation.
Door Entry Systems - Replacement of Existing Systems	Replacement of systems to be programmed in line with expected life cycle on asset register . Asset register held by contractor to be analysed to identify systems aged 20 years or older . Budget increase to be increased to reflect likely number of installations requiring replacement on age alone. £1.1m allowed over years 1-5 thus £660k for years 1-3.
5 Year Communal Electrical - Testing	Rolling 5-year programme at 20% of blocks annually.
5 Year Communal Electrical - Remedial Works Following Testing	Reduced budget reflecting good condition of stock. Remedial works have been lower than expected in 2015/16. Some works will be carried over from 2014/15 eg Works carried over e.g.Mapes House electrical load capacity.
Communal Electrical Installation Replacement Outside 5 Year Cycle	Due to zero expenditure in this budget over the past two years a separate budget is not required. The budget will be incorporated into the Capitalisation of Repairs and replacements funded in the same way other unprogrammed renewals currently are funded
10 Year Domestic Electrical Testing	Continuation programme of 10-yearly periodic electric testing of domestic premises.Schedule of properties taken from Asset List where current safety certificate expires in 2016.

10 Year Domestic Electrical Remedial Work	Budget for remedial works arising from the inspection programme is calculated from knowledge of costs from previous contracts and Stock Condition information
Lift Replacement/Refurbishment	Programmed works on the next 12 Lifts was put out to tender in August 2015 with a return date of end October 2015. Programme will commence in January 2015 and continue through 2016/17. Forecast 2015/16 (£450k) and 2016/17 (£1.65m).
Water Services (Replacing Cold Water Tanks/Other Works)	Replacement of water tanks arising from legionella testing programme. Due to low expenditure in this budget over the past two years a separate budget is not required. The budget will be incorporated into the Capitalisation of Repairs and any replacements will be funded in the same way other unprogrammed renewals currently are funded
District Heating Replacement/Refurbishment	Currently with Frankham for feasibility. Work moved to 2016/17 due to procurement timescale.
Domestic Gas Boilers - life expired - Replacement programme plus making good.	Consideration of replacing all remaining non-condensing boilers during 2015/16 and 2016/2017. Replace 1256 boilers over 2 years. Add an additional 600 (£1.3m) for 2015/2016 and the remaining 656 (1.4m) to be replaced in 2016/2017.

Capital & Cyclical	Works to maintain the stock at the decent homes standard, Cyclical external decoration programme and programmed renewals of key building elements such as roofs and windows
Cyclical Maintenance & Window Replacement Programme	Continuation of 7-Year Cyclical External Decoration and Repairs Programme with Wates. 1540 units carried over from 2014/15 with an additional 360 units from the identified 2016/17 programme of 1400 units.
St Raphael's Estate Kitchens	Approx 322 kitchens on St Raphael's Estate that were last replaced in early to mid 1990's and are now due for renewal in line with the LBB's decent homes plus standard.

Energy & Environmental Improvements	
Targeted Energy Efficiency Improvements - Contribution to ECO funded EWI and CWI projects	Contribution towards ECO funded schemes.

Over Cladding -Contribution to ECO funded Lakehouse project if part of cyclical programme not standalone.	Contribution to Lakehouse EWI ECO funded schemes as part of cyclical programme extra over funding.
Environmental Improvements	Estate improvements to being the worst estates up to the standard of the remainder.
Watling Gardens ECO project	ECO funded works and associated non funded works. British Gas funding of £2.4m and HRA funding £1.9m. Contract negotiations with British Gas are at an advanced stage but it not now expected that the project will proceed in 2016/17 financial year
Works Expenditure Sub Total 1	

Other Expenditure	Capital works undertaken through the Responsive Repairs Service e.g. Disabled Adaptations, decent homes work(e.g. kitchen/bathroom replacements), unprogrammed boiler replacements, lift component renewals etc.
Aids & Adaptations	
Referrals to Major Works	Wates Integrated Asset Management. Repairs Referrals to Major Works. Budget to cover unplanned major repairs identified through responsive repairs service.
Capitalisation of Repairs	Allowance for capital works that are carried out through responsive repairs e.g replacement boilers, kitchens, roofs. Now to include replacement of fire safety, water , door entry equipment

Works Expenditure Sub Total 2	
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Overheads	Overheads currently running at £500k. Forecast to increase to £950k over programme.
Consultancy Fees	Consultancy fees for Cyclical Programme and M&E programme. Fire Safety fees are included in the project .

Stock investment subtotal	
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Forecast up to date	1550	1,802	2,069	0	1801875
Forecast up to date		1800	1,476	324	
5 Year Budget Figure (Budget to be Carried Forward if Not Spent)			0	0	
5 Year Budget Figure (Budget to be Carried Forward if Not Spent)		1,617	1,051	566	
Forecast up to date	656	1500		0	1470000

Forecast up to date	1900	13500	9,045	4,455	19250000
Forecast up to date	300	1550			1550000

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5 Year Budget Figure (Budget to be Carried Forward if Not Spent)		200	200	0	
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Forecast up to date		670	400	0
£1M budget over 5 years to target estates receiving cyclical decorations in previous years		200	200	0
Forecast up to date		1,900	1,463	437
		27,439	18,536	6,633

Forecast up to date		850	850	0
		700	644	56
		2,300	2,116	184

	7521	31,289	22,146	6,873
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		850	850	0
		1,650	1,403	248

		33,789	24,399	7,120
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Assumptions

Converted street properties , work to be undertaken in line with the cyclical programme so no consultancy costs. Plus carry forward

Remedial works arising from regular servicing contract.No expenditure YTD, to be included in the overall Capitalisation budget (line 37) in 2016/17

Provision for new installations in properties without door entry system where ASB a problem and requested through resident consultation

To be replaced in line with expected life cycle (20years?). PW to check Asset register held by contractor to identify systems aged 20 years or older . Budget increase to be increased to reflect likely number of installations requiring replacement on age alone. £1.1m allowed over years 1-5 thus £660k for years 1-3.

Allowance for 5 year rolling programme, 20% of blocks each year

Reduced budget reflect good condition of stock. Remedial works have been lower than expected in 2015/16. Works carried over e.g.Mapes House electrical load capacity.

Unplanned capital works arising from responsive repairs.No expenditure YTD. To be included in the overall Capitalisation budget (line 37) in 2016/17

3500 properties on revised 2015/16 programme although there have been access problems . An additional 1550 are due in 2016/17.

Assume £750 (remedial works) per unit for 75% of programme, £3k(rewire) per unit for 10% and £2k for 15% (partial rewire)

Tender return end of October 2015, for a January 2016 start. Blocks included:- Amundsen House, 2 lifts HB03 / HB04, Summit Court 2 lifts NKL12 / NKL13, William Dunbar House 2 lifts SKL17 / SKL18, William Saville House 2 lifts SKL27 / SKL28, John Ratcliffe House 1 lift SKL34 (due to regeneration scheme), Sandby House 1 lift KSQ04, Westcroft Court 1 lift NKL01 (further consultation with leaseholders due to this being a simplex lift and the length of time out of service may consider a partial refurbishment), 1-24 Frontenac 1 lift NKL02

Unplanned capital works arising from servicing contract.No expenditure YTD. To be included in the overall Capitalisation budget (line 37) in 2016/17

District Heating feasibility with Frankhams, specification and tender Aug 15, for a May 16 contract start

2015/16 programme on target for completion in November 2015. Consideration of adding all remaining properties with non-condensation boilers to take up underspend elsewhere in 2015/16 budget. Replace all Non-condensing (1256) boilers over 2 years. Add an additional 600 for 2015/2016 adding another estimated £1300k to this years budget. the remaining 656 (1.4m) to be replaced in 2016/2017 .

Assume 7K per unit as per Asset Management Plan. Unit price to be updated with information from 2015/16 programme . Programme consists of 1540 Year 2 units and Year 3 units. 360 Year 3 units were

310 units that are beyond DHS life cycle .20 years old. Bathrooms have 7 years remaining life. Assume £5k per unit for kitchens only

Identify energy efficiency schemes and ECO funding opportunities. CWI and EWI where required to be included in Cyclical programme scope of works

Identify requirement for over-cladding on high rise.

Consider list of projects, hot spots, infill development programme.

To include all unplanned capital works

To include all capital works undertaken through the Responsive Repairs and Servicing Contracts - replace water tanks, fire safety equipment, rewiring, lifts, boiler replacements, major work voids, roofs, major component replacements

All Consultancy work, Cyclical M&E.