

Draft Capital Programme 2013/14

The table below shows the draft capital programme for 2013/14, and where appropriate the number of homes likely to benefit from each element of the programme.

Description	13/14	Units
Capitalised Salaries	£317,000	*
Major Voids	£76,870	*
Kitchen and Bathrooms	£1,542,000	370
Programmed		382
Allowance for referrals		60
Health and Safety	£200,000	3 schemes*
Heating	£871,230	275
Programmed		200
Ad-hoc / Other spec capitalised		70
Enveloping	£1,523,660	400
Enveloping Francis Road	£1,000,000	78
Door Entry upgrade/renewal	£512,500	52
Lifts	£207,500	1 scheme
Sheltered Warden Voids	£51,250	*
Structural Issues	£256,250	*
Garages	£61,500	
Aids and Adaptations	£615,000	
Capitalisation Responsive Repairs	£150,000	*
Develop Wider Housing Initiatives Pot	£256,240	*
Total	£7,641,000	

Most of the descriptions should be self explanatory, but those that are not so clear are marked with an * on the table above, and explained in the table below

Major voids – this is for any work done in voids that can be coded to capital. This will include fitting a new bathroom, or a new boiler where it has to be done before the tenant moves in.

Capitalised salaries-this is the money that is spent on the proportion of staff salaries that directly relates to capital works

Health and Safety-this is for specific projects such as road resurfacing plus and issues arising from our Health and Safety inspections that are capital works

Structural issues – this is for structural issues affecting homes that require major works such as underpinning of properties.

Capitalisation Responsive Repairs-this is for any works done under the responsive repairs budget that can be charged to capital. This might be an urgent boiler replacement or other improvement to the home that cannot wait for the programmed works.

Develop Wider Housing Initiatives Pot - This is a sum of money to contribute to the various initiatives being explored to increase the number of homes available for those in housing need

In addition to the programme as detailed there is likely to be an underspend from the 2012/13 programme that can be carried forward to next year. This will be for a combination of the following reasons:

- That some projects have slipped as it has not been possible to complete them in the current year. These projects will now be carried out in 2013/14

b) That the element of the programme was completed, but was procured for less money than had been anticipated. This means we achieved a saving

How any such savings should be re-invested in 2013/14 is one of the items for discussion at the TLRCF meeting