

THE HIGHLAND COUNCIL
ADULT & CHILDREN'S SERVICES COMMITTEE
22nd May 2013

Agenda Item	6ii.
Report No	ACS/45/13

Capital Programme – Health and Social Care

Report by Director of Health and Social Care

Summary

This report updates Members on progress to date with the Health and Social Care Capital Programme and provides:

1. A monitoring report on expenditure as at 30th April 2013.
2. An update on work being undertaken on fire safety and other health and safety capital works.

1. Capital Budget Monitoring Report – 1 April 2013 to 30 April 2013

1.1 Summary

This report sets out the capital monitoring position for the period ended 30th April 2013 and the projected year end position.

1.2 Budget

The budget for 2013/2014 is made up of the allocation awarded by the Council of £1.679m. The overall budget is still to be finalised to take into account any adjustments that are required following the closure of the 2012/13 accounts.

1.3 Current Position

The expenditure is £0.002m.

1.4 Year End Position

At this early stage of the year it is anticipated that the budget will be fully spent.

2. Projects

2.1 Grant House

The work at Grant House is now complete. Snagging is now taking place. The most recent costs can be seen below. Any adjustment in the final costs will be reported to the next committee.

Phase 1	£000
Budget Estimate	210
Project cost after tender (most work postponed until Phase 2)	64
Additional work	17
Transfers from HAPS	0
Total	81

Phase 2	£000
Budget Estimate	780
Project cost after tender (including some of Phase 1)	908
Additional work	368
Transfers from HAPS	-88
Total to date	1,188
Total to date - Phases 1 & 2	1,269

The overspend was as a result of additional essential work being identified, and also the general difficulty of working in phases within an occupied building.

2.2 Invernevis House

As work on the first phase of work progressed it became clear that the roof was in a worse condition than expected and that it needs to be replaced. Further work is also required to remove asbestos. This additional external work is now being tied in with the wall cladding to make use of the scaffolding and so minimise additional costs. Replacing the roof will cost an additional £85k.

It is now anticipated that residents can move into the first completed section of Invernevis during May and that the entire contract will run until the end of January.

Colleagues from HAPS are working to establish the additional costs associated with the extended contract period.

Staff, residents and their families are being kept informed of progress.

Expenditure on the two phases of work and projected final cost to completion at Invernevis House is shown below. Figures will be updated for future committees as costs become clearer.

Phase 1	£000
Budget Estimate	302
Project cost after tender and enabling works	187
Additional work	113
Transfers from HAPS	-30
Total	270
Phase 2	£000
Budget Estimate	1,700
Project cost after tender	1,977
Additional work	386
Transfers from HAPS	-181
Total to date	2,182
Total to date - Phases 1 & 2	2,452

The overspend and projected increase are as a result of additional essential work being identified and an early delay because of the presence of bats.

2.3 Ach an Eas

Work is continuing to provide en-suite showers where possible and, once the final number and location of these is known, a decision will be taken about any improvements in the provision of assisted bathing facilities. Consideration is also being given to improving the car parking once the contractor's compound is removed at the end of the work.

The presence of bats means that the scheduling of work has had to be modified to ensure they are not disturbed.

Completion is now scheduled for November. Colleagues from HAPS are working to establish the additional costs associated with the extended contract period.

Staff, residents and their families are being kept informed of progress.

Expenditure on the two phases of work and projected costs to completion at Ach an Eas is shown below. Figures will be updated for future committees as costs become clearer.

Phase 1	£000
Budget Estimate	217
Project cost after tender and enabling works	285
Additional work	76
Transfers from HAPS	-11
Total	350
Phase 2	£000
Budget Estimate	1,064
Project cost after tender	1,088
Additional work	89
Transfers from HAPS	-32
Total to date	1,145
Total to date - Phases 1 & 2	1,495

The overspend has been as a result of additional essential work being identified and the general difficulty of working in phases within an occupied building.

2.4 New Children's Unit, Caithness

The current estimated cost for the new unit is £1.377m compared to an original budget estimate of £1.169m.

A pre-tender cost check has now been done and is in line with the most recent estimate. The contract will now go to tender with a view to contractors being on site in August and completing a year later.

3 **Fire Safety, Asset Improvement and Other Health & Safety Capital Items**

The budgets for asset improvement, fire safety, health and safety and for the provision of new equipment have been transferred to Housing and Property

Services. Expenditure is reported through the Finance, Housing and Resources Committee.

HAPS are involved in the following projects:

Table 1

Unit	Project	Status
Care Homes, Day Centres and other premises.	Fire safety work.	Work is in various stages of progress at a number of sites.
The Wade Centre, Kingussie.	Improvement to toilet and sluice facilities.	Work due to finish in June 2013.
Dalneigh Family Resource Centre, Inverness.	Create informal meeting and play area.	Feasibility study progressing.
Thor House, Thurso	To separate children's respite unit from adult day care service. Provide staff bedroom.	Feasibility study progressing.
The Mackintosh Centre, Mallaig	Improve assisted bathing facilities	Feasibility study progressing.

4. Implications arising from the Report

4.1 Resource Implications

Resource implications are set out in the report. All refurbishment works consider energy saving and improving insulation of buildings.

4.2 Legal Implications

There are no legal implications.

4.3 Equality Implications

There are no equality implications.

4.4 Climate Change Implications

There are no climate change implications.

4.5 Risk Implications

There are risks in ensuring that buildings meet all fire regulations and that work is carried out within a short timescale.

Recommendations

Members are asked to approve the report and the budgetary position.

Bill Alexander
Director of Health & Social Care

Date:

14 May 2013

Author/Reference:

Fiona Palin, Head of Social Care

HEALTH & SOCIAL CARE CAPITAL MONITORING REPORT

Appendix 1

April 2013

Project Description	BUDGET			ACTUAL		VARIANCE
	A	B	C	D	E	F
	Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	Col. E minus Col. C £(000)
Children's Services						
Residential unit, Caithness, Sutherland & East Ross	1,101		1,101	0	1,101	-
Fostering Adaptations	5		5	2	5	-
Total for Childrens Services	1,106		1,106	2	1,106	-
Older People						
Care of the Elderly Investment - Ach An Eas	371		371	0	371	-
Care of the Elderly Investment - Duthac House	3		3	0	3	-
Care of the Elderly Investment - Grant House	18		18	0	18	-
Care of the Elderly Investment - Invernevis House	181		181	0	181	-
Total for Older People	573		573	0	573	-
OVERALL TOTAL	1,679		1,679	2	1,679	-