

THE HIGHLAND COUNCIL
ADULT & CHILDREN'S SERVICES COMMITTEE
25th September 2013

Agenda Item	7ii.
Report No	ACS/87/13

Capital Expenditure Monitoring

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 31st July 2013.
2. An update on work being undertaken on fire safety and other health and safety capital works.

1. Summary

- 1.1 This report sets out the capital monitoring position for the period ended 31st July 2013 and the projected year end position.
- 1.2 The budget for 2013/2014 is £3.914m. The expenditure to date is £0.677m, and represents 17% of the budget.
- 1.3 At this early stage of the year, it is anticipated that the budget will be fully spent.

2. Projects

2.1 Grant House

The final account for Grant House is not yet available but the figures below show the most recent estimate.

Phase 1	£000
Project cost after tender (most work postponed until Phase 2)	64
Final cost	81
Phase 2	£000
Project cost after tender (including some of Phase 1)	908
Estimated final cost	1,205
Estimated final cost - Phases 1 & 2 (including fees)	1,286

The overspend is a result of additional essential work being identified, the general difficulty of working in phases within an occupied building and the additional time taken to complete the contract as a result. The final figure will be reported to Committee once it has been confirmed.

2.2 Invernevis House

Residents have now moved into the first two completed sections and are enjoying the improved surroundings and facilities. Contract completion is being planned for the end of December. Residents and families are being kept informed of progress.

The most recent estimate for the final cost of the project is shown below.

Phase 1	£000
Project cost after tender and enabling works	187
Final cost	270
Phase 2	£000
Project cost after tender	1,977
Estimated final cost	2,751
Estimated final cost - Phases 1 & 2 (including fees)	3,021

The overspend is as a result of an early delay because of bats, additional essential work being identified, the general difficulty of working in phases within an occupied building and the additional time required to complete the contract as a result. The final figure will be reported to Committee once it is confirmed.

2.3 Ach an Eas

Completion is still scheduled for the end of November. Residents and families are being kept informed of progress.

The most recent estimate for the final cost of the project is shown below.

Phase 1	£000
Project cost after tender and enabling works	285
Total	361
Phase 2	£000
Project cost after tender	1,088
Estimated final cost	1,343
Estimated final cost - Phases 1 & 2 (including fees)	1,704

The overspend is as a result of additional essential work being identified, working around bats, the general difficulty of working in phases within an occupied building, and the additional time required to complete the contract as a result. The final figure will be reported to Committee once it is confirmed.

2.4 New Children's Unit, Caithness

Contractors are on site and completion is due at the end of June 2014.

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

3.1 At its meeting on 27 June, Highland Council agreed an investment of £1m per year for Adult Services. This will cover a range of requirements. Discussions are being held with NHS Highland colleagues regarding how this money should best be used.

3.2 Essential health and safety items for other Health and Social Care services will continue to be the subject of discussion with colleagues in Housing & Property Services (HAPS).

3.3 HAPS are involved in the following projects:

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 now complete.
Dalneigh Family Resource Centre, Inverness.	Create informal meeting and play area.	Out to tender.
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	Out to tender.

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.

Recommendation

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

Bill Alexander
Director of Health & Social Care

Date: 16 September 2013

Author/Reference: Fiona Palin, Head of Social Care

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	704		704	1	704	-
Fostering Adaptations	4		4	4	4	-
Childrens Services (HSC) Investment	100		100	4	100	-
Avoiding out of area Children's Placements	80		80		80	-
Total for Childrens Services	888		888	9	888	-
Older People						
Care of the Elderly Investment - Ach An Eas	626		626	217	626	-
Care of the Elderly Investment - Duthac House	3		3	2	3	-
Care of the Elderly Investment - Grant House	28		28	27	28	-
Care of the Elderly Investment - Invernevis House	1,369		1,369	422	1,369	-
Adult Services (NHS) (Baseline Bid)	1,000		1,000		1,000	-
Total for Older People	3,026		3,026	668	3,026	-
OVERALL TOTAL	3,914		3,914	677	3,914	-