

**The Highland Council**  
**Nairn and Badenoch and Strathspey Area Committee**  
**10 June 2015**

Agenda Item	7.
Report No	NBS 12/15

**HRA Capital Programme Update**

**Report by the Director of Community Services**

**Summary**

This report provides information to Members on the status of the Housing Revenue Account Capital Projects within the Nairn and Badenoch and Strathspey Area and seeks agreement for the area priorities for additional discretionary Capital spend in 2015/16.

<b>1.</b>	<b>Background</b>
1.1	At the Area Committee on 18 March 2015 Members agreed that arrangements be made for progress reports on housing capital projects in the Area to be submitted to future meetings of the Committee. The status of the current capital projects for the Area is given in <b>Appendix 1</b> as provided by colleagues in Development & Infrastructure. The approved work is targeted in order to meet the Council's commitment to achieving the Scottish Housing Quality Standard.
1.2	The HRA Capital Programme for 2015/16 was approved by the Community Services Committee in February. The bulk of the programme is committed to completing contracts to achieve the Scottish Housing Quality Standard. The programme also includes additional resources for Adaptations for disabled tenants and other priority work. This has been allocated pro-rata by housing stock, with £47,040 for Nairn and £38,390 for Badenoch and Strathspey for adaptations. For other projects the allocation is £94,000 for Nairn and £77,000 for Badenoch and Strathspey. The total HRA Capital Programme which relates to projects for Nairn and Badenoch and Strathspey for 2015/16 is £11.648m. Members will note that Areas other than Nairn and Badenoch and Strathspey are being dealt with by these projects.
<b>2</b>	<b>Current and Proposed Capital Projects</b>
2.1	As mentioned in 1.1 an update for Members on the 2015/16 programme is given in <b>Appendix 1</b> . At this stage full spend is anticipated, however more detailed information on actual spend and projected outturn against budget will be provided in future reports.
2.2	The details of the new proposed projects for 2015/16 which will take up the £94,000 for Nairn and the £77,000 for Badenoch and Strathspey are also detailed in <b>Appendix 1</b> . The knowledge of the local Maintenance Officers has been utilised to identify projects considered a priority.
<b>3.</b>	<b>Implications</b>
3.1	<b>Resources:</b> There are ongoing resource implications for future capital works which are subject to formal approval by the Community Services Committee of these budgets for future financial years.
3.2	<b>Legal:</b> There are no known legal implications.

3.3	<b>Climate Change / Carbon Clever:</b> Investment in heating and energy efficiency through the HRA Capital Programme contributes to Council policy.
3.4	<b>Rural:</b> there are challenges in achieving the Scottish Housing Quality Standard in rural areas which do not have access to mains gas supply.
3.5	There are no known specific equality, Gaelic or risk implications arising from this report.

<b>4</b>	<b>Recommendation</b>
4.1	Members are invited to note the status of current Capital projects contained in this report and agree the Area priorities for additional discretionary Capital spend in 2015/16.

Designation: **Director of Community Services**

Date: 27 May 2015

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Project	Project Title and Location	Comments	Contractor	Status	Approved Project Cost £k
HCC0422	Heating upgrades, Lochaber, Badenoch & Strathspey, Nairn and Inverness.  Upgrade heating systems to air source, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers.	24 Badenoch & Strathspey properties, 3 Nairn properties of the 126 in the project.	UKFM Group	Council is working with the contractor to resolve issues and bring the project back on programme to complete this calendar year. The contractor has begun on site with 3 pilot properties.	1,374.9
HCC0424	Heating upgrades Lochaber, Badenoch & Strathspey, Nairn and Inverness.  Upgrade heating systems to air source, biomass, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers.	81 Badenoch & Strathspey properties, 19 Nairn properties of the 229 in the project.	Easy Heat Systems	Slow initial progress. The Council is working with the contractor to improve progress in relation to the project programme.	2,341.5
HCC0459	Heating upgrades, Badenoch & Strathspey, Nairn Upgrade electric and solid fuel systems with predominantly Stoves and Quantum Electric and some Biomass	129 properties - 10 Nairn, 119 Badenoch & Strathspey. This is a "Scape" project. Scape is a procurement framework owned by four Local Authorities used exclusively to achieve efficiency in public sector works. The Council's Scape	Scape- Kier	Programmed to be on site early June 2015, completing this financial year.	2,808.1

Project	Project Title and Location	Comments	Contractor	Status	Approved Project Cost £k
HCC0460	Heating upgrades, Nairn and Inverness. Upgrade electric to gas.	367 properties, 20 Nairn at McLean Court	MacLeod and Aitken	Project commenced in 2014 in Inverness City. Progress satisfactory, however remains some programme issues as a result of gas infrastructure and meter connections. These are being resolved with the contractor with anticipated completion end of December 2015.	1,753
HCC0463	Heating upgrades, Lochaber Badenoch & Strathspey, Nairn and Inverness.  Upgrade heating systems to air source, biomass, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers.	This is a "Scape" project. Scape is a procurement framework owned by four Local Authorities used exclusively to achieve efficiency in public sector works. The Council's Scape partner is Kier Construction Ltd. 4 Badenoch & Strathspey properties, 2 Nairn properties of the 180 in the project.		Project is programmed to be on site early June '15, completing this financial year.	3,200
	<b>Area priorities for discretionary spend</b>				
New Project 2015/16 Nairn	Upgrade of electric heating systems to gas.  Upgrade from old gas back boiler to wall mounted gas boiler where previous tenant declined upgrade.	14 number 2,3,7,9 Glebe Cottages, Auldearn 12,16,17,18,20 Shiel Square, Nairn. 7,15,19,21 Woodside Crescent, Achareidh 22 Lochdhu Gate, Tradespark, Nairn		Area priority for discretionary spend.	74
New Project 2015/16 Nairn	One-off items such as replacement kitchens, heating etc arising during course of the year.			Area priority for discretionary spend.	20
New Project 2015/16 Badenoch & Strathspey	Failing plastic double glazed units.	13 number 5,7,15,17,19 Cluny Terrace, Kingussie 4,13,18,19,23,25,33,35 Clune Terrace, Newtonmore		Area priority for discretionary spend.	65

<b>Project</b>	<b>Project Title and Location</b>	<b>Comments</b>	<b>Contractor</b>	<b>Status</b>	<b>Approved Project Cost £k</b>
New Project 2015/16 Badenoch & Strathspey	Original kitchen fittings in poor condition	3 number 1,2,4 Tom-An-Uird View, Cromdale		Area priority for discretionary spend.	12
				<b>Total</b>	<b>11,648.50</b>