

# Crawley Borough Council

## Report to Cabinet 25 September 2019

### 2019/2020 Budget Monitoring - Quarter 1

Report of the Head of Corporate Finance, FIN/479

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#### 1. Purpose

- 1.1 The report sets out a summary of the Council's actual revenue and capital spending for the first Quarter to June 2019. It identifies the main variations from the approved spending levels and any potential impact on future budgets.

#### 2. Recommendations

- 2.1 To the Cabinet:

The Cabinet is recommended to:

- a) **Note the projected outturn for the year 2019/2020 as summarised in this report.**

#### 3. Reasons for the Recommendations

- 3.1 To report to Members on the projected outturn for the year compared to the approved budget.

#### 4. Background

- 4.1 As part of the Budget Strategy, the Council has in place robust budget monitoring systems to ensure that unapproved overspends are avoided. The Council also manages and analyses underspending to identify potential savings that could help meet current and future years' priorities.
- 4.2 Budget monitoring is undertaken on a monthly basis with budget holders. There are quarterly budget monitoring reports to Cabinet with the Corporate Management Team receiving monthly update reports on key areas and any other areas of concern. The Overview and Scrutiny Commission also have the opportunity to scrutinise expenditure. Quarterly monitoring information is also included in the Councillors' Information Bulletin.
- 4.3 This report outlines the projected outturn for 2019/2020 as at the end of June 2019.

## 5. Budget Monitoring Variations

### 5.1 General Fund

The table below summarises the projected variances in the relevant Portfolio at Quarter 1.

[F indicates that the variation is favourable, U that it is unfavourable]

	Variance projected at Quarter 1 £'000	
Cabinet	1	U
Public Protection & Community Engagement	(4)	F
Environmental Services & Sustainability	18	U
Housing	(62)	F
Wellbeing	128	U
Planning & Economic Development	65	U
Investment Interest	(69)	F
<b>TOTAL VARIANCES</b>	<b>77</b>	<b>U</b>

Further details of these projected variances are provided in Appendix 1(i & ii) attached to this report.

### 5.2 Significant variances variations over £20,000

#### 5.2.1 Cabinet

There are no significant variations to report this quarter.

#### 5.2.2 Public Protection & Community Engagement

There are no significant variations to report this quarter.

#### 5.2.3 Environmental Services & Sustainability Services

The budgeted vacancy provision for Environmental Health is not expected to be met. This means we are forecasting an overspend of £31,000. This has been partly offset by increased income from fees and licences.

#### 5.2.4 Housing Services

Additional grant received of £27,000 to cover work on overpaid benefits, and £42,000 of increased recoveries on overpaid benefits accounted for the favourable variance in this portfolio.

#### 5.2.5 Wellbeing

Tilgate Park & Nature Centre are projecting additional income in excess of costs of £60,000 which is in line with the 'five year plan for Tilgate Park and the Nature Centre'

where surplus funds are transferred to a reserve for reinvestment in the park, as such, is not shown in the table above.

There is overspend of £60,000 in Patchworking due to the vacancy provision not being met. Future budgets will be reviewed for this service.

An overspend of £29,000 is expected for repairs to bridges and paths, around the town, for health and safety reasons.

#### **5.2.6 Planning & Economic Development**

Planning income is behind forecast for the first quarter of 2019, this is primarily due to the current economic environment. The projection for 2019/20 is now expected to be in the region of £417,000 against the initial budget of £517,000. To potentially mitigate part of this shortfall there are three major projects expected in 2019/20 and additional fee income from the secondment of personnel to the Gatwick Airport growth proposal. A full review of income and costs will be undertaken at the end of the second quarter.

Asset Management: Increased revenue from rent reviews and lease renewals from Investment properties will realise an additional £40,000.

Back rent from reviews currently in progress are expected to realise a further £175,000 during 2019/20. This income is not receivable until the review is agreed. This is an estimate based on information at this time and will be reported once settled.

#### **5.2.7 Investment Income**

Increased investment income due to the delayed drawdown of capital expenditure shown below.

### **6. Virements**

Virements up to £50,000 can be approved by Heads of Service under delegated powers and reported to Cabinet for information.

There have been two virements in the quarter:

The Head of Projects and Commercial Services approved a virement of £20,000 from car parking income to fund an options appraisal for the Hawth Theatre contract.

The Head of Corporate Finance agreed a virement from Benefits Overpayments to Corporate Property in order to fund a project looking at the best use of our properties within County Oak.

## 7. Council Housing Service – Revenue

7.1 The table below provides details of the 2019/2020 HRA (Crawley Homes) variances.

### Housing Revenue Account Variations

	Variation £000's	
<b>Income</b>		
Rental Income	328	U
Other Income	0	-
Interest Received on balances	(30)	F
	<b>298</b>	U
<b>Expenditure</b>		
Employees	25	U
Repairs & Maintenance	0	-
Other running costs	13	U
Support services	0	-
	<b>38</b>	U
<b>Net (Surplus) / Deficit</b>	<b>336</b>	U
Transfer (from) Housing Investment Reserve	(336)	

Further details of these projected variances are provided in Appendix 1(iii & iv).

7.2 Delays in the handover of new developments at Forge Wood and Goffs Park have meant a loss of expected revenue. The estimated rental loss at this stage is £328,000. This estimate is based on the revised staged release of the properties.

7.3 Employee vacancy provision not met across services.

## 8. Capital

- 8.1 The table below shows the 2019/20 projected capital outturn and proposed carry forward into future years. Further details on the Capital Programme are provided in Appendix 2 to this report.

	Latest Budget 2019/20	Spend to Qtr 1	Estimated Outturn 2019/20	Re-profiled (to)/from future years	Under spend/ overspend
	£000's	£000's	£000's	£000's	£000's
Refurbishment & Redevelopment Programme – Joint responsibility	3,020	377	3,020	0	0
Environmental Services & Sustainability	2,392	287	1,847	523	22
Housing Services	7,066	319	7,054	12	0
Planning & Economic Development	13,940	1,146	10,593	3,339	8
Wellbeing	2,283	129	1,722	561	0
<b>Total General Fund</b>	<b>28,701</b>	<b>2,258</b>	<b>24,096</b>	<b>4,435</b>	<b>30</b>
Council Housing	44,351	6,408	36,727	7,675	(51)
<b>Total Capital</b>	<b>73,052</b>	<b>8,666</b>	<b>60,963</b>	<b>12,110</b>	<b>(21)</b>

- 8.2 Due to a late technical change to the K2 Crawley Heat Pump following detailed design a heat exchange unit had to be introduced ensuring the unit was fully compatible to the building environment. This late change resulted in additional costs to the project of £13,254.
- 8.3 There was a budget of £62,000 for vehicles to deliver additional shrub bed removal work. An underspend of £22,010 will now be able to be given up due to the work being delivered using existing vehicles.
- 8.4 There is a budget of £7m for purchase of an investment property. A suitable property has not been identified and there is a risk that this may not be spent in the current financial year.
- 8.5 As per Cabinet report PES/316 the Crawley Growth Programme has been increased by £6,457,059 with the majority of this for a Town Centre Acquisition. The rephasing of the Crawley Growth programme has also been undertaken based on latest projections.
- 8.6 The original £250,000 budget for ICT schemes has been reviewed and £135,000 will now be delivered in 2020/21.
- 8.7 The Windows 10 programme has been increased by £140,000 which will be funded from the renewals reserve and agreement of the portfolio holder.

- 8.8 The vehicle replacement fund has been increased by £200,000 as agreed in the financial strategy with the additional vehicles added to the programme as per delegated approval. The additional vehicles are forecast to be delivered in 2020/21.
- 8.9 The Memorial Gardens improvement budget £33,400 has been slipped to 2020/21 so that the work can be carried out after the Memorial play area has been completed.
- 8.10 The delivery of play areas is progressing well with Perkstead Court Play area being delivered earlier than expected bring forward a budget of £20,000.

## **Housing**

- 8.11 Bridgefield House  
The predicted cash flow for Bridgefield House has changed due to work resequencing requiring a slippage of £2,285,425. However the programme is still on target to complete as expected.
- 8.12 Goffs Park  
The scheme is at an advanced stage in terms of construction, but the contractor has experienced recent difficulties with an adoptable road and vehicle crossover which will serve all housing units within the development. This has caused the contractor to fully re-excavate and reconstruct the road which will result in additional costs. The additional costs are being funded through a drawdown of the contingency. Further discussions are to take place with the developer.
- 8.13 Forge Wood  
The forecast for the Forge Wood development has now been revised to take into consideration what will be delivered as per planning permission and valuations for the phases that are being progressed.
- 8.14 Forge Wood Phase 1  
Due to outstanding planning conditions the budget of £2,622,370 for Phase 1B has been slipped to 2021/22.
- 8.15 Forge Wood Phase 2  
Phase 2C is due to be started and a balloon payment will be paid within 2019/20. There is no plan at this stage to progress phase 2B at this stage due to the outstanding planning conditions resulting in £4,673,781 being slipped.
- 8.16 Forge Wood Phase 3  
Forge Wood Phase 3 is now progressing well and is an important link to progress phase 4. Additional budget of £3,172,364 has been brought into this budget timeframe for Phase 3, including £2,486,825 in 2019/20. The budget for this phase 3 has been based on the mix of properties that have had planning permission granted.
- 8.17 Forge Wood Phase 4  
Forge Wood Phase 4A has planning permissions and will hopefully be delivered to plan but updated developer forecast is awaited for this sub-phase.
- 8.18 We have a budget for Prelims which we are proposing to bring forward £304,180 to progress Breezehurst phase 2. This is for all fees up to planning to be committed in 2019/20.
- 8.19 In the first quarter of 2019/2020 **nine** Council Houses with a sale value of £1,761,900 were sold compared to seventeen the first quarter last year. Of these receipts £258,050 was paid over to the Government with the balance being retained by the Council with £454,330 available for general capital expense and £1,049,707 set aside for 1-4-1 receipts. [The 1-4-1 arrangement is one where the Council retains a larger proportion

of right to buy receipts than they otherwise would, in return for a commitment to spend the additional receipts on building or acquiring properties.]

8.20 The total cumulative 1-4-1 receipts retained is £30,725,930 which can be used to fund 30% of any expenditure on new affordable housing. It cannot be used on schemes supported by HCA Funding.

8.21 To date, £18,656,575 of 1-4-1 receipts has been used to partially fund the purchase of properties. Any unused 1-4-1 receipts that are unspent within 3 years are to be returned to the Government with interest. The risk of returning any unspent 1-4-1 receipts is managed by closely monitoring all affordable housing schemes.

## **9. Background Papers**

[Budget Strategy 2019/20 – 2023/24 FIN/417](#)

[2019/20 Budget and Council Tax FIN/462](#)

[Treasury Management Strategy 2019/20 FIN/464](#)

[Treasury Management Outturn FIN/473](#)

[Financial Outturn 2018/19 FIN/472](#)

Contact Officer: - Paul Windust, Chief Accountant.

Direct Line: - 01293 438693

## Appendix 1 (i)

<b>GENERAL FUND</b>				
	<b>Latest Estimate</b>	<b>Projected Outturn</b>	<b>Variation</b>	
	£'000s	£'000s	£'000s	
Cabinet	2,546	2,547	<b>1</b>	U
Public Protection & Community Engagement	1,676	1,672	<b>(4)</b>	F
Environmental Services & Sustainability	6,724	6,742	<b>18</b>	U
Housing	2,773	2,711	<b>(62)</b>	F
Wellbeing	6,728	6,856	<b>128</b>	U
Planning & Economic Development	<b>(2,483)</b>	<b>(2,418)</b>	<b>65</b>	U
	17,964	18,110	<b>146</b>	U
Depreciation & Capital Financing	<b>(3,517)</b>	<b>(3,517)</b>	<b>0</b>	
Renewals Fund	700	700	<b>0</b>	
<b>NET COST OF SERVICES</b>	15,147	15,293	<b>146</b>	U
Investment Interest	<b>(917)</b>	<b>(986)</b>	<b>(69)</b>	F
Council Tax	<b>(7,224)</b>	<b>(7,224)</b>	<b>0</b>	
NNDR	<b>(5,533)</b>	<b>(5,533)</b>	<b>0</b>	
New Homes Bonus	<b>(1,473)</b>	<b>(1,473)</b>	<b>0</b>	
	<b>(15,147)</b>	<b>(15,216)</b>	<b>(69)</b>	F
<b>Net contribution from / (to) Reserves</b>	<b>0</b>	<b>77</b>	<b>77</b>	

In addition £60,000 is projected to be transferred to the Tilgate Park investment reserve.



**Main Variations Identified for 2019/20 – General Fund**

**Appendix 1 (ii)**

	Q1 Variation £'000s	
<b><u>Cabinet</u></b>		
Minor variations (various)	1	
	<b>1</b>	
<b><u>Public Protection &amp; Community Engagement</u></b>		
Minor variations (various)	(4)	
	<b>(4)</b>	
<b><u>Environmental Services &amp; Sustainability</u></b>		
Environmental Health vacancy provision not achieved	31	
Minor variations (various)	(13)	
	<b>18</b>	
<b><u>Housing</u></b>		
Additional Grant to collect overpaid benefits	(27)	
Increase in recoveries of overpaid benefits	(42)	
Minor variations (various)	7	
	<b>(62)</b>	
<b><u>Wellbeing</u></b>		
Patch-working – Estimated overspend due to vacancy provision not being achieved	60	
Additional repairs expected for bridges and paths – Health & Safety	29	
Minor variations	39	
	<b>128</b>	
<b><u>Planning &amp; Economic Development</u></b>		
Planning Application Fees lower due to the current economic environment	103	
Investment Income from Properties - increased receipts	(40)	
Minor variations	2	
	<b>65</b>	
<b>TOTAL GENERAL FUND VARIANCES</b>	<b>146</b>	
<b>Investment interest above budget</b>	<b>(69)</b>	One-off
<b>TOTAL VARIANCES</b>	<b>77</b>	

<b>HOUSING REVENUE ACCOUNT</b>				
<b>Expenditure Description</b>	<b>Latest Estimate</b>	<b>Projected Outturn</b> £'000s	<b>Variation</b> £'000s	
<b>Income</b>				
Rental Income	(46,384)	(46,056)	328	U
Other Income	(2,021)	(2,021)	0	-
Interest received on balances	(125)	(155)	(30)	F
<b>Total income</b>	<b>(48,530)</b>	<b>(48,232)</b>	<b>298</b>	<b>U</b>
<b>Expenditure</b>				
Employees	3,656	3,681	25	U
Repairs & Maintenance	10,447	10,447	0	-
Other running costs	2,326	2,339	13	U
Support services	2,673	2,673	0	-
	<b>19,102</b>	<b>19,140</b>	<b>38</b>	<b>U</b>
<b>Net (Surplus) / Deficit</b>	<b>(29,428)</b>	<b>(29,092)</b>	<b>336</b>	<b>U</b>
Use of Reserves:				
Debt Interest Payments	8,309	8,309	0	
Depreciation, Revaluation & Impairment	6,295	6,295	0	
Financing of Capital Programme & Transfer to Housing Reserve for Future Investment	14,824	14,488	(336)	
<b>Total</b>	<b>29,428</b>	<b>29,092</b>	<b>(336)</b>	

**Main Variations Identified - Housing Revenue Account**

	Q1 Variation £'000s
<b>Income</b>	
Delay in handover of new properties at Forge Wood and Goffs Park resulting in lower expected rental income.	328
Interest received on higher than expected balances	(30)
	<b>298</b>
<b>Employees</b>	
Vacancy provision not met across services	25
	<b>323</b>
<b>Other Running Costs</b>	
Minor Variations	13
<b>TOTAL VARIANCES</b>	<b>336</b>

Scheme Description	Latest Budget 2019/20	Spend to Date	Variance	Projected Outturn	Under / (Over Spend)	Slippage	Budget 2020/21	Budget 2021/22
	£	£	£	£	£	£	£	£
Refurbishment & Redevelopment Programme	3,020,237	377,089	2,643,148	3,020,237			TBA	TBA
<b>Refurbishment &amp; Redevelopment Programme - Joint responsibility</b>	<b>3,020,237</b>	<b>377,089</b>	<b>2,643,148</b>	<b>3,020,237</b>				

New Cemetery	66,089	3,547	62,542	66,089				
K2 Crawley Heat Network (Heat & Power)	101,837	115,091	(13,254)	115,091	(13,254)			
Shrub Bed Removal	62,000	14,685	47,315	39,990	22,010			
Cycle Paths	25,300		25,300			25,300	25,300	
Boulevard Cycle Path							94,000	
Crawlers / Manor Royal Cycle Path	69,976		69,976			69,976	69,976	
Orchard Street Car Park	291,913	68,990	222,923	285,000	6,913			
Heat Network	1,165,701	79,997	1,085,704	1,165,701			2,788,100	
Ifield Drive	5,920		5,920		5,920			
Camber Close	14,843		14,843	14,843				
Lavant Close	15,906		15,906	15,906				
Fisher Close	8,319		8,319	8,319				
Scallows Close	15,902		15,902	15,902				
Flooding Emergency Works	192,373	1,283	191,090	10,000		182,373	182,373	
Cheals Broadfield Pond	156		156		156			
Titmus Lake Tilgate & Furnace Green	42,000		42,000			42,000	42,000	
Stafford Bridge Ifield Green							78,900	
Waterlea Furnace Green Flood Works	37,562	3,849	33,713	37,562				
Billington Drive Maidenbower	28,000		28,000			28,000	28,000	
Broadfield Brook Flood Works	31,935		31,935	31,935				
River Mole Flood Works	30,000		30,000	30,000				
Telemetry Measuring Equipment	3,929		3,929	3,929				
Northgate Flood Attenuation Works	42,000		42,000			42,000	42,000	

Scheme Description	Latest Budget 2019/20	Spend to Date	Variance	Projected Outturn	Under / (Over Spend)	Slippage	Budget 2020/21	Budget 2021/22
	£	£	£	£	£	£	£	£
Crabbett Park Pound Hill Flood Works	33,000		33,000			33,000	33,000	
Crawters Brook Flood Works	100,000		100,000			100,000	100,000	
Leat Stream Ifield Flood Alleviation	7,289		7,289	7,289				
Solar Panel CBC Operational Buildings							60,000	
<b>TOTAL ENVIRONMENTAL SERVICES &amp; SUSTAINABILITY PORTFOLIO</b>	<b>2,391,950</b>	<b>287,443</b>	<b>2,104,507</b>	<b>1,847,556</b>	<b>21,745</b>	<b>522,649</b>	<b>3,543,649</b>	

Temp Accommodation Acquisitions	273,700		273,700	273,700				
Open House Moving Acquisition	14,235		14,235	14,235				
Affordable Housing Town Hall	5,600,000	110,000	5,490,000	5,600,000			2,180,798	4,128,750
Housing Enabling							1,220,000	
Disabled Facilities Grants	1,153,113	208,892	944,221	1,153,113				
Improvement/Repair Loans	25,000		25,000	12,500		12,500	37,500	44,248
<b>TOTAL HOUSING (GENERAL FUND) PORTFOLIO</b>	<b>7,066,048</b>	<b>318,892</b>	<b>6,747,156</b>	<b>7,053,548</b>		<b>12,500</b>	<b>3,438,298</b>	<b>4,172,998</b>

Investment Property Acquisition	7,000,000		7,000,000	7,000,000			5,000,000	
Manor Royal Business Group								200,000
Queens Square Improvement	395,488	392,000	3,488	392,000	3,488			
Town Centre General							71,100	
High Street Safety Improvements	9,308		9,308	9,308				
<u>Crawley Growth Programme</u>								
Queensway	1,203,654	480,303	723,351	1,277,743		(74,089)	129,469	3,956
Town Centre Signage Wayfinding	43,402	1,310	42,092	43,402				
Manor Royal Cycle Improvements	1,832,471	21,467	1,811,003	161,777		1,670,694	1,670,694	
Town Centre Cycle Improvements	1,071,543	22,687	1,048,855	136,838		934,705	934,705	
Manor Royal Super Hub	271,852	6,315	265,537	48,636		223,216	223,216	
Station Gateway	87,756	103,826	(16,070)	412,200		(324,444)	2,117,065	2,482,066

Scheme Description	Latest Budget 2019/20	Spend to Date	Variance	Projected Outturn	Under / (Over Spend)	Slippage	Budget 2020/21	Budget 2021/22
	£	£	£	£	£	£	£	£
Town Centre Super Hub	77,434	518	76,916	16,212		61,222	61,222	
Three Bridges Station	890,867	50,426	840,441	220,000		670,867	1,458,060	
Town Centre Acquisition							6,000,000	
<b>Crawley Growth Programme</b>	<b>5,478,977</b>	<b>686,852</b>	<b>4,792,126</b>	<b>2,316,808</b>		<b>3,162,169</b>	<b>12,594,429</b>	<b>2,486,022</b>
ICT Capital - Future Projects	250,400		250,400	115,400		135,000	135,000	
On Line Self Service	23,357	5,715	17,642	23,357				
New Website And Intranet	115,529	12,900	102,629	115,529				
Mobile Working (ICT)	42,010	411	41,599	411		41,599	41,599	
VPN Solution Replacement	19,246		19,246	19,246				
ICT Transformation	100,000		100,000	100,000				
Digital Work 2019	61,000		61,000	61,000				
Windows 10	440,000	48,404	391,596	440,000				
ICT Replacements	4,200		4,200		4,200			
<b>TOTAL PLANNING &amp; ECONOMIC DEVELOPMENT PORTFOLIO</b>	<b>13,939,515</b>	<b>1,146,282</b>	<b>12,793,233</b>	<b>10,593,059</b>	<b>7,688</b>	<b>3,338,768</b>	<b>17,842,128</b>	<b>2,686,022</b>

Vehicle Replacement Programme	408,416	17,905	390,511	395,219		13,197	213,197	
Refurb Playgrounds Future Schemes	39,600	5,000	34,600	39,600				
Skate Park Equipment	46,000		46,000			46,000	46,000	
Memorial Gardens Improvements	33,400		33,400			33,400	33,400	
Wakehams Play Refurbishment – Pound Hill							65,000	
K2 Crawley Replacement Artificial Turf Pitch	4,323		4,323	4,323				
Tilgate Park	154,710		154,710	154,710				
Nature Centre Wildlife Centre	143,817		143,817	143,817				
Tilgate Park & Nature Sustainable Heat	289,000		289,000			289,000	289,000	
Ewhurst Playing Fields - Ifield	73,584	2,075	71,509	73,584				

Scheme Description	Latest Budget 2019/20	Spend to Date	Variance	Projected Outturn	Under / (Over Spend)	Slippage	Budget 2020/21	Budget 2021/22
	£	£	£	£	£	£	£	£
Tilgate Park Access Road	11,245		11,245	11,245				
Vehicle Workshop Heat Plant Repair	19,000		19,000	19,000				
Adventure Golf	420,000		420,000	420,000				
Adventure Playgrounds	200,000		200,000			200,000	200,000	200,000
Memorial Gardens Play Improvements - Northgate	210,000	242	209,758	210,000				
Kidborough Road - Gossops Green	68,584	67,353	1,231	68,584				
Stoney Croft Play Area – Ifield	23,584	6,682	16,903	23,584				
4 Type A Play Areas - Ifield	26,000		26,000	26,000			26,000	
2 Type A Play Areas - Pound Hill	13,000		13,000	13,000			13,000	
Perkstead Court Play Area - Bewbush				20,000		(20,000)		
1 Type A Play Areas - Bewbush							13,000	
Medlar Close Langley Green	65,000		65,000	65,000				
Meadowlands - West Green							40,000	
K2 Crawley Additional Parking	2,909		2,909	2,909				
K2 Crawley Climbing Wall							140,000	
Hawth Replacement Light/Sound Desk	31,213	29,598	1,615	31,213				
<b>TOTAL WELLBEING PORTFOLIO</b>	<b>2,283,385</b>	<b>128,855</b>	<b>2,154,530</b>	<b>1,721,788</b>		<b>561,597</b>	<b>1,078,597</b>	<b>200,000</b>

<b>TOTAL GENERAL FUND</b>	<b>28,701,136</b>	<b>2,258,561</b>	<b>26,442,574</b>	<b>24,236,188</b>	<b>29,433</b>	<b>4,435,514</b>	<b>25,902,673</b>	<b>7,059,020</b>
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Rewiring	1,200,000		1,200,000	1,200,000			1,200,000	1,200,000
Roof Structure (I.E Soffits)	600,000		600,000	600,000			600,000	600,000
Windows	300,000		300,000	300,000			300,000	300,000
Structural Works	480,000		480,000	480,000			80,000	80,000
Renovation And Refurbishment	200,000		200,000	200,000			200,000	200,000
Insulation	250,000		250,000	250,000			250,000	250,000
Kitchens	850,000		850,000	850,000			850,000	850,000

Scheme Description	Latest Budget 2019/20	Spend to Date	Variance	Projected Outturn	Under / (Over Spend)	Slippage	Budget 2020/21	Budget 2021/22
	£	£	£	£	£	£	£	£
Bathrooms	550,000		550,000	550,000			550,000	550,000
Common Areas	20,000		20,000	20,000			20,000	20,000
Adaptations For The Disabled	300,000		300,000	300,000			300,000	300,000
Sheltered Major Works	100,000		100,000	100,000			100,000	100,000
Boilers	1,000,000		1,000,000	1,000,000			1,000,000	1,000,000
Disabled Adaptations-Major Room	950,000		950,000	950,000			950,000	950,000
Legionella	50,000		50,000	50,000			50,000	50,000
Energy Efficiency- Lighting	80,000		80,000	80,000			80,000	80,000
External Environmental Work	100,000		100,000	100,000			100,000	100,000
Intercom Upgrade	50,000		50,000	50,000			50,000	50,000
Major Insulation Energy Efficiency	1,267,366		1,267,366	1,267,366			1,800,000	1,800,000
Hostels	450,000		450,000	450,000			250,000	250,000
Major Renovation, Flats, Blocks etc.	100,000		100,000	100,000			100,000	100,000
Garages	200,000		200,000	200,000			200,000	200,000
<b>TOTAL HRA IMPROVEMENTS</b>	<b>9,097,366</b>		<b>9,097,366</b>	<b>9,097,366</b>			<b>9,030,000</b>	<b>9,030,000</b>

HRA Database	75,000		75,000	75,000			400,000	67,000
151 London Road (New Build)	426,846	51,774	375,072	331,478		95,368	89,783	5,585
Bridgefield House	12,843,589	3,376,175	9,467,414	10,558,164		2,285,425	4,164,425	246,000
Acquisitions Buy Back Of Dwellings	1,000,000		1,000,000	1,000,000			1,000,000	1,000,000
Kilnmead	1,984,747	1,152,994	831,753	2,035,494	(50,747)			70,000
Gales Place	19,541	2,985	16,556	19,541		(0)		
Forge Wood	2,622,370		2,622,370			2,622,370		2,622,370
Apex Apartments	381,965	194,485	187,480	216,500		165,465	165,465	
Telford Place Development	53,460	29,072	24,388	53,460			5,540,418	15,266,174
Woolborough Road Northgate	1,152,203	84,574	1,067,629	1,073,502		78,701	78,701	
Goffs Park - Depot Site	977,651	237,728	739,923	799,876		177,775		177,775
83-87 Three Bridges Road	436,411	233,578	202,832	166,488		269,923	248,498	21,425



Scheme Description	Latest Budget 2019/20	Spend to Date	Variance	Projected Outturn	Under / (Over Spend)	Slippage	Budget 2020/21	Budget 2021/22
	£	£	£	£	£	£	£	£
Dobbins Place							23,633	
Barnfield Road	35,073		35,073			35,073	35,073	
Forge Wood Phase 2	7,073,240	480	7,072,760	2,399,459		4,673,781	3,175,042	1,498,740
257/259 Ifield Road	877,003	48,769	828,234	834,722		42,281	42,281	
Forge Wood Phase 3	820,808	957,300	(136,492)	3,307,633		(2,486,825)	562,177	123,362
Forge Wood Phase 4	974,009	4,517	969,492	954,534		19,474	1,045,047	24,019
Purchase Of Edinburgh House	3,500,000		3,500,000	3,500,000				
Contingencies							300,000	
Prelims		33,405	(33,405)	304,180		(304,180)	169,310	
<b>TOTAL OTHER HRA</b>	<b>35,253,915</b>	<b>6,407,837</b>	<b>28,846,078</b>	<b>27,630,031</b>	<b>(50,747)</b>	<b>7,674,632</b>	<b>17,039,853</b>	<b>21,122,450</b>

<b>TOTAL HRA</b>	<b>44,351,282</b>	<b>6,407,837</b>	<b>37,943,445</b>	<b>36,727,397</b>	<b>(50,747)</b>	<b>7,674,632</b>	<b>26,069,853</b>	<b>30,152,450</b>
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<b>TOTAL CAPITAL PROGRAMME</b>	<b>73,052,417</b>	<b>8,666,398</b>	<b>64,386,018</b>	<b>60,963,585</b>	<b>(21,314)</b>	<b>12,110,146</b>	<b>51,972,525</b>	<b>37,211,470</b>
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#### FUNDED BY

Capital Receipts	18,917,508	1,158,561	17,758,947	15,777,181	29,433	2,163,817	8,660,043	3,003,623
Capital Reserve	25,000		25,000	115,529		25,000	5,000,000	
Disabled Facilities Grant	1,153,112	208,892	944,220	1,153,113				
Lottery & External Funding	3,122,986	480,303	2,642,683	1,463,794		1,662,622	8,432,258	2,486,022
MRR	35,300,430	4,565,581	30,734,849	31,393,697	(35,523)	6,047,592	21,557,326	17,840,009
Replacement Fund/Revenue Financing	711,416	17,905	553,511	1,102,755		36,197	236,197	
Section 106	1,456,353	282,901	1,173,452	1,309,055		547,879	694,173	
Borrowing								9,000,000
1-4-1 Receipts	12,365,612	1,952,256	10,413,356	8,648,461	(15,224)	1,627,039	7,392,528	4,881,817
<b>TOTAL FUNDING</b>	<b>73,052,417</b>	<b>8,666,398</b>	<b>64,246,018</b>	<b>60,963,585</b>	<b>(21,314)</b>	<b>12,110,146</b>	<b>51,972,525</b>	<b>37,211,470</b>