



FINANCE & PERFORMANCE SCRUTINY COMMITTEE

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To: Councillors Maynard (Chair), Forde (Vice-Chair), Baines, Campsall, Charles, Cory-Lowsley, S. Forrest, D. Taylor and Westley (For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Finance & Performance Scrutiny Committee to be held in Committee Room 1, at the Council Offices, Southfields, Loughborough on Tuesday, 27th June 2023 at 6.00 pm for the following business.

Chief Executive

Southfields
Loughborough

19th June 2023

AGENDA SUPPLEMENT – TO FOLLOW REPORTS

8. REVENUE MONITORING POSITION (GENERAL FUND & HRA) OUTTURN 2022-23 3 - 18

A Cabinet report of the Head of Finance setting out the revenue outturn for 2022-23

9. CAPITAL MONITORING (OUTTURN 2022-23) 19 - 27

A Cabinet report of the Head of Finance setting out the Capital outturn position for 2022-23.

CABINET - THURSDAY, 13TH JULY 2023

Report of the Head of Finance Lead Member Finance, Customer & Support Services, Revenues and Benefits: Cllr Ashcroft

Part A

GENERAL FUND AND HRA REVENUE OUTTURN REPORT (2022/23)

Purpose of Report

This report is to inform Cabinet of the Revenue Outturn position of the General Fund and Housing Revenue Account (HRA) for 2022/23 compared with the original budgets.

Recommendation

That the Revenue Outturn positions of the General Fund and Housing Revenue Account for 2022/23 be noted. There are no carry forward budgets for General Fund and HRA.

Reason

To enable the information to be used when considering future budgets and the Medium Term Financial Strategy.

Policy Justification and Previous Decisions

Financial resources are required to carry out all the aims and strategies of the Council.

Implementation Timetable including Future Decisions

This report will be considered by the Finance & Performance Committee on 9th June 2023.

Report Implications

The following implications have been identified for this report.

Financial Implications

There are no financial implications to this report.

Risk Management

There are no specific risks associated with the decision requested.

Equality and Diversity

None identified.

Climate Change and Carbon Impact

None identified.

Crime and Disorder

None identified.

Publicity Arrangements

Not applicable.

Consultations

Not applicable.

Links to the Corporate Strategy

Caring for the Environment	Yes
Healthy Communities	Yes
A Thriving Economy	Yes
Your Council	Yes

Key Decision: No

Background Papers: None

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Part B

Background - Outturn for General Fund and HRA

1. **The outturn position for the General Fund is a £199k surplus to the working balance, against the Original Budget figure of £189k deficit. (1% of the Original budget) (Appendix 1), a net favourable variance of £388k.** There are a large number of adverse and favourable variances which make up the surplus, the major variances are included below and also in the service accounts which are listed below in table 1.
 - Revenue Contribution to Capital ('RCCO') - £85K revenue budget was used to fund seven Capital schemes within the Capital Programme, such as Community Tree Planting, feasibility work for New Council Offices, Northgate single system implementation, and four smaller schemes all approved as part of the Capital amendment report.
 - Interest Received on Balances - £1,076k interest has been received which is higher than the budget by £776k, a major favourable variance, this is due to the changes in the bank rates part way through the year and higher interest rates have been obtained on Treasury Management investments. The budget for 2023/24 has been increased to £1.5m in line with the current Treasury Management investment forecasts.
 - Interest Paid - £280k interest paid which is higher than the budget by £40k. These costs primarily relate to a £2m loan which will be repaid in 2024, and therefore will generate an on-going budget savings from 2024 of £230k. The additional costs relate to higher interest cost held for S106 agreements that are held on account.
 - NDR -The NDR budget was set at a net £5.2m, including the amount payable to the LLEP, £1.3m is payable to the LLEP (Leicester & Leicestershire Enterprise Partnership) giving a net NDR £5.3m balance.
2. The General Fund Reserve Balances (Appendix 1)
As noted above the opening working balance reserve at 1st April 2022 was £6,567k, which compared to the closing balance of £6,766k being a £199k surplus compared to the budget of £189k deficit, this is an overall favourable variance of £388k.
3. The Housing Revenue Account outturn for 2022/23 (Appendix 4) shows a surplus of £2,214k compared with a budgeted break-even position. This gives HRA general balance at the end of the year £603k following a transfer of £2,217k to the HRA Financing Fund. This transfer gives the HRA Financing Fund a balance at the end of the year of £16,793k.
4. It should be noted that the General Fund and Housing Revenue Account outturns are both provisional as the Statement of Accounts are currently in production and will need to be audited before being finalised and signed off.

Outturn – General Fund 2022/23 Head of Service Accounts Controllable Costs
Outturn (Appendix 2)

5. Appendix 2 shows an overspend of £610k for the General Fund. These are shown against the current budgets at Head of Service level. Controllable costs are those that budget officers have direct responsibility for managing and these exclude capital charges and recharges. Paragraphs 6 to 13 below explain the major General Fund variances within this figure. Major variances are included in the summary in table 1 below

		Table 1
Major Service Variances 2022/23	Variances (Adverse)/ Favourable	
Adverse Variances		
Payaward	(360)	Budget Payaward £300k, Actual Payaward £660k
Agency costs	(436)	Planning Development Control/Local Plans
Consultant Costs	(137)	Planning Development Control/Planning Appeals/Housing
Utilities	(123)	Inflation/budget has been set higher in 2023/24
Car Park Income	(174)	All Fee paying car parks
Bed & Breakfast Costs	(496)	Budget has been set higher in 2023/24
Contract Costs	(205)	Inflation/budgets have been set higher in 2023/24
Other Income	(216)	Southfields Offices Income and Industrial Units Income shortfall
Car Allowance	(100)	Car Allowance not implemented until 1st April 2023
Sub-total	(2,247)	
Favourable Variances		
Planning Income & Pre Planning Advice	380	Planning Income £1.3m & Pre Planning Advice £150k
Building Control Income	140	Northwest DC shared Services contract work in progress
NDR	179	Revaluations/reductions in charges on going
Homeless Grant	334	DCLG Allocation of previous years unspent grants towards B&B costs
Council tax court costs recovered	79	Year end charge from Council tax system
Housing Benefit Subsidy	95	Additional Housing Benefit subsidy received
Managed Vacancy saving	177	Budget Saving target £368k, Actual MVS £545k
Various underspends across services	253	
Sub-total	1,637	
Controllable Variances/Appendix 2	(610)	

Some of the above adverse variances have been adjusted for within the 2023/24 budget.

6. Head of Strategic Housing – underspends of £123k (12.5% of budget). This relates to the lightbulb (DFG) underspend in the year that is recharged to the Capital Programme and therefore is not an underspend on revenue, but an underspend on Capital Plan.
7. Head of Planning and Growth– Net overspend of £48k (3.2% of the budget). Planning fee Income in total is up by £380K against budget, (total Planning Fees received are £1.3m, and pre planning advice was £150k) and Building Control up by £140k arising from the Northwest Shared Services Contract. Increased fee income was offset by additional Planning Agency costs of £436k and Planning Consultant fees of £137k.

8. Head of Finance – overspend of £410k (38% of the budget) these are Corporate savings targets, the major overspends being the impact of the Payaward and changes to staff terms and conditions.
9. Customer Experience – underspend of £107k (1.89% of the budget). The primary underspends relate to Council Tax court costs recovered £79k (additional income) and additional Housing Benefit subsidy received in the year of £95k, offset by contract inflation costs.
10. Head of Regulatory & Community Safety – overspend of £179k (11.3% of the budget). Major item being the loss of Car Park Income £174k which has not recovered since Covid. A Car Park strategy and options are currently being developed.
11. Head of Governance & Human Resources – overspend of £75k (4% of current budget), £73k Loss of Income due to Land Charge fees, and additional costs for hire of audio equipment for Council meetings in the year £13k. We are currently in the process of purchasing the audio equipment to mitigate the hire charges.
12. Head of Assets & Property – Overspend £216k (216% of the budget) – major components are £125k loss of income due to NHS Vaccination Centre contract ending, £91k loss of Income during the year at Chainbridge, Meadow Lane, Oak, and Ark, Business Centres.
13. Managed Vacancy Saving
The General Fund managed vacancy salary saving target was set of £368k in 2022/23 and £545k managed vacancy saving was actually achieved a favourable variance of £177k.

Contributions from/to Reserves (Appendix 1)

14. The Working Balance brought forward was £6,567k plus the surplus of £199k gives a balance held of £6,766k as at March 2023. This is above the approved minimum level of required reserves held of £2.5m.
15. The Reinvestment Reserve is a one off fund and is used in accordance with the Council's financial procedures to help achieve corporate aims through service improvements, the balance at 31st March 2023 is £500k. £628k Reinvestment Reserve has been used in 2022/23 towards corporate initiatives, such as the Senior Leadership Review, Cost of Living Crisis, Capital Assure Project, Capital project Management, Consultant costs for Private Sector Housing Licensing scheme.
16. The Capital Plan Reserve balance at 31st March 2023 is £1.874m which can be used to fund either Capital or Revenue costs.
17. The NDR (business rates) reserve is to be used to cover future NDR deficits. The balance 31st March 2023 is £1.476m, and is ringfenced for this purpose.
18. Other Earmarked Reserves are listed below and are held for a specific purpose.

Other Revenue Reserves	Brought Fwd 1st April £'000	Balance 31st March 2023 £'000	Amounts Recieved/ (Used in Year) £'000
Mausoleum Compensation Reserve	(49,792)	(53,846)	4,053
Crime Prevention CCTV Scheme	(5,237)	(5,237)	0
Town Funds	(904,752)	(805,603)	(99,148)
UK Share Prosperity Funds	0	(122,662)	122,662
LLEP Business Rates Pool	(148,112)	(148,112)	0
Neighbourhood Planning	(52,382)	(68,833)	16,451
DCLG Planning Reserve	(99,350)	(89,219)	(10,131)
Protect & Vaccinate	(1,095)	0	(1,095)
LCG Rough Sleepers Grant	(17,709)	(17,709)	0
Section 106 Agreement	(577,254)	(541,948)	(35,305)
Flexible Homelessness Support	(175,892)	0	(175,892)
Rogue Landlord Reserve	(56,500)	(56,500)	0
Homelessness Reserve	(216,627)	(216,627)	0
Next Steps	(55,320)	(55,320)	0
Commercialisation Reserve	(950,874)	(1,150,874)	200,000
New Burdens Grant	(32,295)	(64,617)	32,322
Section 106 Officer Reserve	0	(4,958)	4,958
Total Revenue Reserves	(3,343,191)	(3,402,066)	58,875

Loughborough Special Expenses (Appendix 3)

19. The actual Loughborough Special Expense costs were £1,298k (£1,209k 2021/22) against the Original Budget of £1,282k, being £16k overspent (1.21% of the Original Budget). A detailed breakdown of the variances and officer comments are detailed in Appendix 3 below. The overspend will be carried forward within the Loughborough Special Expense Account and adjusted against future year's Loughborough Special account.

Housing Revenue Account Outturn 2022/23 (Appendix 4)

20. Housing Revenue Account outturn for 2022/23 is a surplus of £2,214k compared with a budgeted break-even position. This gives HRA general balance at the end of the year £603k following a transfer of £2,217k to the HRA Financing Fund. This transfer gives the HRA Financing Fund a balance at the end of the year of £16,793k. The Council's preferred minimum level of balances is £110 per property. There were no carry forward budget requests.
21. The HRA Balances at 31st March 2023, are overall £21,871k. The HRA contributed to the Major Repairs Reserve of £3,991k via Depreciation. This reserve has a balance at 31 March 2023 of £4,475k compared with £4,248k at 31 March 2022. This balance is the unspent amount carried forward to 2023/24. This reserve finances capital expenditure and the repayment of debt, in accordance with the HRA Business Plan.
22. The Housing Financing Fund balance at 31 March 2023 was £16,793k. The HRA owes £79m in loans following the self-financing settlement in 2012 and, as well as paying the interest due, the principal amounts borrowed will either, in time, need to be refinanced or paid back. The first loan to be paid back following the self-financing

settlement is in 2024/25. The money required to pay back the debt will be from HRA Reserves. The total HRA Balances at 31 March 2023 are £21,871k.

23. Supervision and Management (excluding recharges – Appendix 5) £154k overspend (4% of the budget). This includes salaries £201k (8%) where the pay award was higher than budgeted. Various underspends reduced this to £154k.
24. Repairs and Maintenance (excluding recharges – Appendix 5) £251k overspend (4% of the budget) This includes an overspend of salaries £115k, (4%) due to the pay award. Other overspends were in General repairs, relet repairs and planned maintenance.
25. Allocations and Lettings (excluding recharges – Appendix 5) £156k underspend (18%). Salaries were underspent by £37k (5%). Grant income of £107k (100%) was used to fund additional temporary salary posts.
26. Housing Strategy (excluding recharges – Appendix 5) £71k underspend (58%). This included salaries of £57k (57%) and Policy/Consultant Fees £14k (63%).
27. Rents, Rates, and other charges (excluding recharges – Appendix 5) £213k overspend (73%). Due to the higher voids position, Council Tax payments on empty properties was higher by £213k (73%) than the budgeted position.
28. Net Recharges to the HRA were £423k (28%) greater than the budget which includes a realignment of time allocations following the senior management team restructure. These exclude Pension recharges totalling (£605k) and Accumulated Absences £18k which do not impact on the bottom-line of the HRA.
29. The 2022/23 rent income for dwellings was £367k (1.72%) lower than the budget owing to higher voids (empty properties) which was £1,450k against a budget of £1,083k (134%). A plan is in place to reduce the time properties spend in re-let. The number of allocations officers has been increased. A contractor has been appointed to undertake major void works and additional permanent in-house operative posts have been created.
30. Right to buy sales were budgeted at 40 sales, compared with 28 actual sales. An additional 5 properties were added to the HRA.
31. The rent arrears position is:

2021/22 £'000		2022/23 £'000
	Arrears at 31st March:	
681	Current Tenants	538
381	Former Tenants	445
1	Garages and Shops	1
1,063		984
93	Court Costs arrears	97
148	Rent Write-offs	139
33	Rechargeable Repairs Write-offs	36
1,306	Bad Debt Provision	1,144

32. As a percentage of dwelling rents, the total arrears including court costs is 5.15% compared with 5.60% in 2021/22.
33. The numbers of tenants receiving universal credit (UC) continues to rise slowly. During the year numbers increased by 138 to 1,774 at the end of March 2023. Total UC rent arrears have decreased as have overall current arrears and stood at £401k at the end of the year. The average debt of a tenant receiving universal credit at the end of the year was £531. UC is paid to the claimant as a single monthly payment in arrears. It takes at least five weeks for the Department for Work and Pensions to assess a claim and for tenants to receive their first payment of the benefit. A rent debt is often accrued as a result. In some instances, on receipt of the benefit tenants do not pay the rent to the council. Advice and support are offered to all tenants moving to universal credit by the landlord services' financial inclusion and tenancy support teams. Where tenants have vulnerabilities and/or owe eight or more weeks' rent our universal credit officer makes applications to the DWP to switch payment of the housing element of UC from the tenant to the council. Rent recovery action is taken where necessary.
34. Appendix 5 details the controllable cost outturn for the HRA as of 31 March 2023. This shows the controllable budgets and actuals as they were presented within the monitoring reports during the year. The descriptions of Employee related expenditure include all employee related costs, not just salaries. Some costs such as insurance costs and business rates must be shown in Rents, Rates and Other Charges, within the Income and Expenditure account of the Statement of Accounts.

Appendices

- Appendix 1 – General Fund Outturn 2022/23
- Appendix 2 – General Fund Controllable Outturn 2022/23
- Appendix 3 – Loughborough Special Expenses Outturn 2022/23
- Appendix 4 – HRA Outturn 2022/23
- Appendix 5 – HRA Controllable Outturn

		Appendix 1		
Actual 2021/22 £000	GENERAL FUND OUTTURN 2022/23	Original Budget 2022/23 £000	Actual 2022/23 £000	Variance 2022/23 £000
17,078	Net Service Expenditure	17,911	18,829	(918)
645	Revenue Contribution to Capital	0	85	(85)
877	EZ LLEP Contribution	0	1,302	(1,302)
(387)	NDR LCC Pilot Gain Additional Income	0	0	0
230	Interest Paid	240	280	(40)
(281)	Less: Interest on Balances	(300)	(1,076)	776
18,162	Total Borough Expenditure	17,851	19,420	(1,569)
(96)	Net Contribution to/(from) Reinvestment Reserve	0	5	(5)
749	Contribution to/(from) Working Balance	(311)	77	(388)
2	Contribution to/(from) Working Balance (Collection Fund)	122	122	0
543	Contribution to/(from) Commercial Reserve	200	200	0
242	Contribution to/(from) Other Revenue Reserves	0	(142)	142
(524)	Contribution to/(from) Capital Plan Reserve	0	(35)	35
19,079	Precept Requirement	17,862	19,647	(1,785)
5,424	NNDR	5,200	6,604	(1,404)
0	RSG	174	174	0
7,640	Council Tax Receipts	7,981	7,981	0
1,311	Loughborough Special Levy	1,346	1,346	0
2	Collection Fund Surplus/(Deficit)	122	122	0
3,000	New Homes Bonus	1,631	1,631	0
275	DCLG Covid Income Loss Claim	0	0	0
1,418	Services Grant	1,408	1,322	86
8	Other Government Grants	0	468	(468)
19,079	Precept Income	17,862	19,647	(1,785)
5,816	General Fund Working Balance 1st April	4,969	6,567	(1,598)
751	Transfer from General Fund	(189)	199	(388)
	Transfer to Reinvestment Reserve	(167)	0	(167)
6,567	Balance at 31 March	4,613	6,766	(2,153)
591	Reinvestment Reserve 1st April	333	495	(162)
0	Reinvestment Expenditure	0	(628)	628
(96)	Transfers From/(to) General Fund	167	633	(466)
495	Balance at 31 March	500	500	0
2,433	Capital Plan Reserve 1st April	2,233	1,909	324
(524)	Funding of Capital Expenditure	0	(35)	35
1,909	Balance at 31 March	2,233	1,874	359
7,346	NDR Deficit Reserve 1st April	7,346	3,050	4,296
(3,052)	Repayment S31 grants	(7,346)	(1,574)	(5,772)
4,294	Balance at 31 March	0	1,476	(1,476)
2,015	Other Revenue Reserves 1st April	2,015	3,343	(1,328)
1,328	Transferred From/(to) General Fund	200	59	141
3,343	Balance at 31 March	2,215	3,402	(1,187)
16,608	TOTAL BALANCES	9,561	14,018	(4,457)

Charnwood Borough Council - Revenue Monitoring Report		2022-23		
		Actual	Current Budget	Variance Underspend/(Overspend)
Controllable Service Costs - Outturn Position		£000's	£000's	£000's
Chief Executive Directorate				
	Chief Executive's Team	287	267	(20)
	Head of Transformation, Strategy and Performance	588	608	20
		875	875	(0)
Housing and Wellbeing Directorate				
	Director Housing and Wellbeing	99	100	1
	Head of Strategic Housing	861	984	123
	Housing and Wellbeing	661	688	27
	Head of Neighbourhood Services	52	54	2
		1,673	1,826	153
Finance, Governance and Contracts Directorate				
	Head of Contracts: Leisure,Waste and Environment	6,325	6,349	24
	Director Finance, Governance and Contracts	126	127	0
	Head of Finance	1,488	1,078	(410)
	Head of Governance and Human Resources	1,873	1,798	(75)
		9,813	9,352	(461)
Commercial and Economic Development Directorate				
	Head of Assets and Property	216	1	(216)
	Director Commercial and Economic Deverlopment	(1,302)	(1,266)	36
	Head of Economic Development and Regeneration	414	411	(3)
	Head of Leisure and Culture	77	78	0
		(594)	(777)	(183)
Customer Experience Directorate				
	Customer Experience	5,524	5,631	107
	Director Customer Experience	100	101	0
	Head of Planning and Growth	1,547	1,500	(48)
	Head of Regulatory and Community Safety	1,761	1,582	(179)
		8,932	8,813	(119)
	Grand Total	20,699	20,090	(610)
Note: Reconciliation to Appendix 1				
	Grand Total as above	20,699	20,090	(610)
	Adjustment for Non-Controllable Recharges to HRA	(2,463)	(1,876)	587
	Budget changes since Original Budget	0	(1,032)	(1,032)
	MRP/Commercialisation Reserve Contribution	592	729	137
	Other	0	(1)	(1)
	Net Service Expenditure per Appendix 1	18,829	17,911	(918)

LOUGHBOROUGH SPECIAL EXPENSES						
Original Budget 2021/22	Actual 2021/22	Service	Original Budget 2022/23	Actual 2022/23	Variance (overspend)/underspend	Note
£	£		£	£	£	
78,900	70,848	Loughborough CCTV	74,300	93,307	(19,007)	1
66,800	66,821	Community Grants - General / Fearon Hall / Gorse Covert	65,500	63,449	2,051	2
45,800	37,993	Marios Tinetti Centre / Altogether Place / Community Hubs	36,300	35,337	963	3
6,300	(2,443)	Charnwood Water Toilets	6,300	5,816	484	4
35,700	36,502	Voluntary & Community Sector Dev Officer post (75% LSX)	36,600	39,186	(2,586)	5
122,400	122,415	Contribution towards Loughborough Open Spaces Grounds Maintenance	124,200	124,231	(31)	6
-2,700	(7,182)	November Fair	(5,800)	(7,979)	2,179	7
		<u>Parks:</u>				
353,200	308,404	Loughborough - including Loughborough in Bloom	345,100	323,187	21,913	8
70,300	70,531	Gorse Covert and Booth Wood	70,700	70,259	441	9
		<u>Sports Grounds:</u>				
115,600	110,232	Derby Road	117,400	105,639	11,761	10
43,100	41,604	Lodge Farm	43,100	60,070	(16,970)	11
75,400	73,738	Nanpantan	77,100	71,290	5,810	12
19,100	17,577	Park Road	18,200	18,731	(531)	13
23,800	23,126	Shelthorpe Golf Course	23,000	22,265	735	14
47,700	47,009	Loughborough Cemetery	36,500	31,935	4,565	15
49,200	40,982	Allotments - Loughborough	47,800	44,626	3,174	16
16,600	9,989	Carillon Tower	11,600	11,127	473	17
55,800	52,305	Festive Decorations and Illuminations	55,100	61,595	(6,495)	18
112,600	88,806	Town Centre Management	99,600	124,121	(24,521)	19
1,335,600	1,209,257	Total Loughborough Special Expenses	1,282,600	1,298,192	(15,592)	

Loughborough Special Expense Notes 2022/23	
1	29% of the final costs are funded by the Loughborough Special Rate compared to the budget which was set at 24%. The total number of cameras has reduced overall mainly due to the cancellation of the contract with Carillon Court for 36 cameras, however, the number charged to the Loughborough Special Rate has increased by 2. This additional 5% is the main reason for the increased charge. However, employee costs were overspent £10.6k, the pay award agreed for 2022/23 and associated higher oncosts were not fully included in the 2022/23 original budget figure. There was also an income shortfall £4k due to the cancellation of the Carillon Court contract.
2	Due to the Shelthorpe Community Association garden project group folding, the outstanding Loughborough Community Grant allocation was not paid.
3	Increased utility costs £0.5k are offset by an NNDR saving of £1.5K, a valuation reduction was backdated to 2017 resulting in a one-off credit being applied to this financial years charge.
4	Due to continued anti-social behaviour at this site, the toilets have remained closed this financial year, resulting in minimal spend on the building repair & maintenance budget, a saving of £0.6k
5	The pay award agreed for 2022/23 and associated higher oncosts were not fully included in the 2022/23 original budget figure
6	no comment required
7	The Fair management costs were overspent £19k, including employee costs £6.9k additional staff were utilised for the delivery of the event in order to ensure that a larger number of suitably trained officers were available. This is driven by requirements for delivering safe events which also mitigate against potential terror incidents, in accordance with new legislation and guidance following the Manchester event bombing. Also, necessary were site preparation and clearance £4.3k mainly on a diesel generator hire and fuel costs; security and medical services £7.4k, due to increased costs of the newly appointed medical services team and the contracted security company. These overspends were offset by £7K additional site rental income and reduced support services recharges £14.1k, following the senior leadership review carried out during 2022/23, a number of support service recharges have been transferred and managed by different Heads of Service.
8	Overspends on the building repair and maintenance budget £6k, mainly for additional works at the bowls pavilion, toilet block and bandstand stonework, steps and handrail gate repairs. This was offset by various underspends totalling £12k including Britain in bloom £2.3k, metered water charges £1.4k, management of open spaces contract variation £2.6k and play equipment £4.3k, less repairs were required this financial year. Additional income contributions of £6.5k were received mainly towards the cost of a defibrillator, a memorial bench and hire of Southfields park. Reduced support services recharges £9.4k as included above
9	An overspend of £0.7k on the maintenance of trees and shrubs at this site was offset by an underspend of £0.3k on fencing and gates and reduced support services recharges £0.8k as included above
10	Employee costs were overspent £1.3k, the pay award agreed for 2022/23 and associated higher oncosts were not fully included in the 2022/23 original budget figure. This was offset by underspends on building repairs and maintenance costs £5.4k, less work was required in this area, additional rent of land income £1.5k and reduced support services recharges £6.2k as included above
11	Building repairs and maintenance overspend £18k, additional security measures have been required during the year due to ongoing anti-social behaviour incidents at the site including installation of palisade fencing to increase security. Reduced support services recharges £1k as included above
12	Electricity overspent £10.3k which was mainly due to increased energy prices and additional usage of the tennis courts, is part offset by various underspends including water charges £5.8k, NNDR £0.4k and building repair and maintenance and equipment costs £3.9k. Bows income was £0.7k higher than budget and additional use of the tennis courts generated additional income £2.7k. Reduced support services recharges £2.3k as included above
13	Overspend on metered water charges £1.5k is part offset by reduced support services recharges £1k as included above
14	Electricity overspend £0.8k due to increased energy prices is offset by reduced support services recharges £1.5k as included above
15	Additional grounds maintenance work was carried out by Idverde at the new cemetery at Nanpantan £10.2k, part offset by additional burial fee income £5.2k and a saving of £3.3k on the contract with NWLDC for the provision of the Council's bereavement services, Reduced support services recharges £6k as included above
16	Additional metered water charge £4.6k was offset by building repair and maintenance underspends £1.8k and additional site rental income £4k, the 2023/24 budget has been increased accordingly. Reduced support services recharges £1.9k as included above
17	Building repair and maintenance underspend £3k, this is due to the museum element of the Carillon not being fully reinstated. Increased support services recharges £2k as included above. 50% of the total cost of the Carillon is charged to the Loughborough Special Rate
18	Following a retender of the contract for the installation and removal of the Christmas tree and lights and promotional town centre dressings, the cost has increased compared to the previous contract terms by £5.7k. Increased support services recharges £0.8k as included above
19	Employee overspend £11.5K, this was due to increased overtime requirements of the assistant town centre operations officer to provide additional support for general town centre activities. Overspend £21.4k on streets alive and town centre events, including arts and culture lighting and sound system £5k, posters, leaflets and bunting and outdoor broadcast equipment hire for the Queens jubilee £8.3k and replacement CCTV system in the market yard £6.8k. This is part offset by various underspends totalling £6.7k on equipment purchase, publicity, security charges and licenses. There was also an income shortfall £6.8k, this is mainly due to the £3k BID contribution towards Christmas events not being received, the BID board have decided to redirect their support to funding an ambassador post tackling crime reduction, this budget will be amended accordingly for future budgets rounds, street trading consents income was also down £4k. Reduced support services recharges £8.5k as included above

Appendix 4

2021/22 Actual	Housing Revenue Account	2022/23 Original Budget	2022/23 Outturn	2022/23 Variance Underspend (Overspend)
£000		£000	£000	£000
	Expenditure			
5,762	Supervision and Management	5,438	6,052	(614)
7,088	Repairs and Maintenance	6,803	7,626	(823)
277	Rents, Rates and other charges	291	505	(214)
97	Provision for Bad Debts and Other Charges	318	13	305
3,680	Depreciation	3,641	3,991	(350)
(5,488)	Net Revaluation increase of non-current assets	0	(331)	331
10	Debt Management Expenses	10	22	(12)
11,426	Expenditure Sub-total	16,501	17,878	(1,377)
	Income			
(20,637)	Dwelling Rent Income	(21,368)	(21,001)	(367)
(348)	Shops, Land and Garages Rent	(390)	(398)	8
(49)	Warden Service Charges	(51)	(47)	(4)
(312)	Central Heating and Communal Charges	(310)	(316)	6
(196)	Leasehold Flat and Shop Service Charges	(143)	(198)	55
(27)	Hostel Service Charges	(25)	(24)	(1)
(8)	Council Tax recharged	(9)	(8)	(1)
(21,577)	Income Sub-total	(22,296)	(21,992)	(304)
(10,151)	Net Cost/(income) of service	(5,795)	(4,114)	(1,681)
(91)	Transfer from General Fund - Grounds Maintenance	(85)	(80)	(5)
2,700	Interest Payable	2,698	2,737	(39)
(45)	Investment Income	(15)	(501)	486
(7,587)	Net Operating Expenditure/(Income)	(3,197)	(1,958)	(1,239)
0	Revenue Contribution to Capital	3,197	0	3,197
(859)	Pension Adjustment	0	(605)	605
(16)	Accumulated Absence Adjustment	0	18	(18)
5,488	Reversal of Gain on Revaluation	0	331	(331)
4,645	Appropriations	3,197	(256)	3,453
(2,942)	(Surplus)/Deficit for the year	0	(2,214)	(2,214)

Appendix 4 Continued

2021/22 Actual	Housing Revenue Account	2022/23 Original Budget	2022/23 Outturn
£000		£000	£000
(609)	HRA Balance at beginning of year	(609)	(606)
(2,942)	(Surplus)/Deficit for the year	0	(2,214)
2,945	Transfer to/from Reserves	5	2,217
(606)	HRA Balance at end of year	(604)	(603)
(11,631)	HRA Financing Fund at beginning of year	(11,631)	(14,576)
(2,945)	Transfer to/from Reserves	5	(2,217)
0	Revenue Contribution to Capital	1,587	0
(14,576)	HRA Financing Fund at end of year	(10,049)	(16,793)
(4,248)	Major Repairs Reserve at end of year	(3,210)	(4,475)
(19,430)	Overall HRA balances at end of the year	(13,863)	(21,871)

Appendix 5

Charnwood Borough Council HRA Revenue Monitoring Report as at March 2023 Period (202213) Based on Original Budget	Full Year Budget £000's	Year-to-Date (YTD)			YTD Variance as % of YTD Budget
		Amount £000's	Current Budget £000's	Variance Under/ (Over) £000's	
<i>General Management</i>					
Repairs & Maintenance					
Employee Related Costs	2,742	2,857	2,742	(115)	-4.2%
All Other Controllable Costs	3,407	3,524	3,407	(117)	-3.4%
Controllable Income	(54)	(35)	(54)	(19)	35.2%
Total Repairs & Maintenance	6,095	6,346	6,095	(251)	-4.1%
Allocations & Lettings					
Employee Related Costs	821	784	821	37	4.5%
All Other Controllable Costs	33	21	33	12	36.4%
Controllable Income	0	(107)	0	107	0.0%
Total Allocations & Lettings	854	698	854	156	18.3%
Housing Strategy					
Employee Related Costs	100	43	100	57	57.0%
All Other Controllable Costs	22	8	22	14	63.6%
Total Housing Strategy	122	51	122	71	58.2%
Supervision & Management					
Employee Related Costs	2,565	2,766	2,565	(201)	-7.9%
All Other Controllable Costs	1,585	1,502	1,585	83	5.2%
Controllable Income	(234)	(199)	(234)	(35)	15.0%
Total Supervision & Management	3,916	4,070	3,916	(154)	-3.9%
<i>Total General Management</i>					
	10,987	11,165	10,987	(178)	-1.6%
<i>Rents, Rates and Other Charges</i>					
Rents, Rates and Other Charges					
All Other Controllable Costs	291	505	291	(213)	-73.3%
Total Rents, Rates and Other Charges	291	505	291	(213)	-73.3%
<i>Total Rents, Rates and Other Charges</i>					
	291	505	291	(213)	-73.3%
Grand Total					
	11,279	11,670	11,279	(391)	-3.5%
Income					
Dwelling Rent Income - Gross	(22,451)	(22,452)	(22,451)	1	0.0%
Dwelling Rent Void loss	1,083	1,450	1,083	(368)	-34.0%
Net Dwelling Rent Income	(21,368)	(21,001)	(21,368)	(367)	1.7%
Non-Dwelling Rent					
Non-Dwelling Rent	(582)	(579)	(582)	(3)	0.5%
Non-Dwelling Rent Void Loss	192	180	192	11	6.0%
Net Non Dwelling Rent Income	(390)	(398)	(390)	8	-2.1%
Charges for Services & Facilities - Charge					
Charges for Services & Facilities - Charge	(678)	(754)	(678)	76	-11.3%
Charges for Services & Facilities - Void Loss	142	162	142	(20)	-14.0%
Net Charges for Services and Facilities	(536)	(593)	(536)	57	-10.6%
Total Income					
	(22,294)	(21,992)	(22,294)	(302)	1.4%

Reconciliation of HRA Outturn to Revenue Monitoring

Appendix 4 - HRA Outturn	£000
Supervision and Management	6,052
Repairs and Maintenance	7,626
Rent, Rates, Taxes and other charges	505
	<u>14,183</u>
Appendix 5 - Revenue Monitoring	
General Management (above)	11,670
Add Support Service Recharges (costs)	3,526
Add Corporate and Democratic Core	376
Minus Support Service Recharges (income)	<u>(1,389)</u>
	<u>14,183</u>

Reconciliation of HRA HRA Revenue Monitoring to HRA Income and Expenditure Account

Appendix 5 - Revenue Monitoring	£000
General Management (above - Employee/Other Controllable costs)	11,670
Add Support Service Recharges (costs)	3,526
Add Corporate and Democratic Core	376
Minus Support Service Recharges (income)	<u>(1,389)</u>
	<u>14,183</u>
HRA Income and Expenditure Account	
I&E Supervision and Management	6,693
I&E Repairs and Maintenance	6,509
Rents Rates and other taxes	947
Charges for Services and Facilities	(118)
Other Income	(188)
Contributions to Expenditure	(36)
Add Corporate and Democratic Core	376
Total expenditure on Income and Expenditure Account	<u>14,183</u>

Note - the HRA Income and Expenditure Account is published in the 2022/23 Statement of Accounts

CABINET - THURSDAY, 13TH JULY 2023

Report of the Head of Finance Lead Member Finance, Customer & Support Services, Revenues and Benefits: Cllr Ashcroft

Part A

CAPITAL PLAN OUTTURN REPORT (2022/23)

Purpose of Report

This report shows the total expenditure on the Capital Plan for the year 2022/23 compared with the current budget, which was reported to Cabinet in the Capital Plan Amendment Report on 9th February 2022 (minute 59) and 9th March 2022 (minute 68) In addition, the report details those schemes that require carry forward of budget to 2023/24 and the financing of the Capital Plan.

Recommendations

1. That the outturn position for 2022/23 be recommended to Council and that slippage of capital budgets totalling £9,755,421 being General Fund £6,080,121 and Housing Revenue Account £3,675,300 be carried forward into 2023/24 and added to the Capital Plan.
2. That the financing of the Plan set out in Table 2 be recommended to Council.

Reasons

1. To enable projects to be completed.
2. To indicate how the Plan is to be financed.

Policy Justification and Previous Decisions

The Capital Plan is fundamental to all strategic aims of the Council.

Implementation Timetable including Future Decisions

The decision will come into effect immediately (subject to Call-in).

The Scrutiny Commission will have the opportunity to consider this report for pre-decision scrutiny at its meeting on 3rd July 2023, if it so wishes.

Report Implications

The following implications have been identified for this report.

Financial Implications

The financial implications of the recommendations are covered in the body of this report.

Risk Management

There are no specific risks associated with this decision.

Equality and Diversity

None identified

Climate Change and Carbon Impact

None identified

Crime and Disorder

None identified

Links to the Corporate Strategy

Caring for the Environment	Yes
Healthy Communities	Yes
A Thriving Economy	Yes
Your Council	Yes

Key Decision: Yes

Date included on Forward Plan 07/06/2023

Background Papers: None

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Part B

Background

1. The Capital Plan amendment report was reported to Cabinet on the 9th February 2022 and 9th March 2022 for the HRA, the current budget is £22.9m of which £9.7m has been requested as slippage into 2023/24.
2. Table 1 below shows the total capital spend for 2022/23 of £7,794k, overall being 34% of the budget. Capital expenditure on General Fund projects was £3,804k being 35% of the budget, the major area of General Fund spend on the Live Schemes being 71%, the HRA expenditure of £3,990k being 33% of the budget.
3. The slippage amounts below are detailed in Appendix 1, these have been requested by the officers responsible for the schemes and will be added to the Capital plan for 2023/24 (subject to approval of this report).

Table 1

Capital Outturn Summary 2022/23

	Current Budget	Actual Spend 31/3/23	% Spend	Slippage into 2023/24 Requested
	£	£	£	£
General Fund				
Live schemes	2,769,200	1,952,503	70.51%	666,579
Block Sums/ (Provisional schemes)	4,507,500	782,183	17.35%	2,934,621
3rd Party/S106 Schemes	3,662,700	1,069,670	29.20%	2,478,921
Total General Fund	10,939,400	3,804,356	34.78%	6,080,121
HRA				
Live schemes	12,034,200	3,990,271	33.16%	3,675,300
Total HRA	12,034,200	3,990,271	33.16%	3,675,300
Overall Total	22,973,600	7,794,627	33.93%	9,755,421

The Major Capital Schemes in 2022/23 are detailed below:-

4. Enterprise Zone - This budget was amended as part of the Treasury Management Strategy report 9th February 2022, from £13m to £10m and reprofiled into 2023/24. The fund was created to allow “forward funding” of buildings or infrastructure within the Zone financed by future business rate receipts. £2m was paid over as a grant to the Leicester & Leicestershire Economic Partnership to support a grant in respect of the Loughborough Charnwood Campus Site in 2021. This was internally borrowed by Charnwood Borough Council and will be re paid back over a 4-year period. The balance of £10m is a provisional budget for 2023/24. 9th March 2023 Cabinet report approved a new EZ agreement with Charnwood Campus of up to £5m, any additional new schemes in 2023/24 will be reported to Cabinet.
5. Bedford Square Project - Delegated Decision 182, 15th October 2021 approved a revised total budget of £3.869m funded by Town Deal £1.7m,

External Funding £708k, Capital Receipts £1.461m. This scheme is complete, the final costs are yet to be determined. Leicestershire County Council, require final works to be inspected for snagging and a cost for this is still to be determined, cost to date is £3.985m, in addition some costs are being reclaimed with two contractors.

6. Regeneration Projects - This budget was amended as part of the Treasury Management Strategy report 9th February 2022, which reduced this provisional budget down from £15m to £5m and reprofiled into 2023/24. Major projects will be coming forward where the Regeneration capital funds may be required – those include the 2 Town Deal projects, “Lanes and Links” and “Living Loughborough”. Whilst Town Deal funding will be available, these projects may incur extra costs or their scopes may be expanded, if it proves beneficial to do so.
7. Disabled Facilities Grants – The total budget is £2.496m block sum in 2022/23 includes carry forward balances from previous years and is fully funded by the Better Care grant. Mandatory and Discretionary grants are approved in line with the Private Sector Housing Grant Policy, spend in 2022/23 is £645k and the slippage requested for this scheme is £1.851m, to cover commitment of DFG approvals and will be profiled over the next two years. Further resource has recently been added to the Housing Team which will help improve the level of spend on the grants in the future.
8. Acquisition of Affordable Housing to meet Housing Need - The budget in 2022/23 is £3.303m, the Council signed an agreement with the Government to retain Right to Buy receipts on the basis that this funding will be used to increase the supply of affordable homes for rent. If the budget is not carried forward and spent, the Council would need to return the receipts to the Government, with interest. The Council purchased 4 properties in 2022/23 and gifted 1 through S106 Agreement. (10 properties purchased and 1 gifted in 2021/22). Slippage of the budget into 2023/24 is £2.739m towards acquisition of affordable housing.
9. Shepshed Town Centre Development and Public Realm - The total budget for this scheme is £2.475m, as per 13th April Cabinet Report 2022, spend to date is £395k, and a further Cabinet report was approved on 9th June 2022, giving approval to commence procurement and provided a detailed plan of the project. Phase one of the project (Market Place) will be undertaken in 2023 and phase two of the project will be undertaken in 2024, update reports are taken to the Senior Leadership Capital Board on a quarterly basis. Slippage of the budget into 2023/24 is £792k.
10. HRA Capital Schemes
After a significant round of procurement, all HRA planned maintenance contracts are now in place. Major adaptations, kitchens, bathrooms, heating, and roofing contracts have all mobilised and improvements are being delivered to tenants’ homes. Some contracts mobilised earlier than others and this is reflected in the spend, which is expected to increase significantly in 2023/24.

11. The funding arrangements for 2022/23 are detailed in Table 2 below.

Table 2

<u>Funding the Capital Programme 2022/23</u>	<u>Amount</u>
	<u>£'000</u>
Grants, Contributions, S106 Contributions	2,532
Capital Receipts	1,413
Revenue Contribution to Capital	86
HRA Major Repairs Reserve	3,764
	7,795

12. After allowing for the funding of the Capital spend, slippage and funding all known future schemes up to 2024/25 there will be a balance left of £8.7m of Capital receipts available for future General Fund projects, we will have to monitor the Housing Pooling to ensure that retained receipts are spent within the allowable period. The Capital Plan Reserve has balance £1.8m, also for General Fund projects, a total of £10.5m. In addition, the HRA Revenue Contribution to Capital is used each year to fund HRA Capital schemes.
13. The Capital Plan is subject to amendment within the financial year via the Capital Plan amendment reports presented to Cabinet.

Appendices

Appendix 1 - Capital Plan 2022/23 Detailed 'scheme by scheme' Outturn.

CAPITAL PLAN OUTTURN 2022/23

Appendix 1

	Current Budget £	Actual Spend 31/3/23 £	Balance £	Slippage into 2023/24 Requested £	Under/ (Overspend) £
GF Summary Total	10,939,400	3,804,356	7,135,044	6,080,121	1,054,923
HRA Summary Total	12,034,200	3,990,271	8,043,929	3,675,300	4,368,629
Grand Total	22,973,600	7,794,627	15,178,973	9,755,421	5,423,552
Z823 Performance Management System	15,400	3,793	11,607	0	11,607
Z310 Planned Building Improvements - Block Sum	742,000	13,336	728,664	0	728,664
Z748 Loughborough Festive Lights and Street Dressing	4,400	0	4,400	0	4,400
Z796 Carbon Neutral Action Fund - Block Sum	1,095,100	123,968	971,132	909,100	62,032
Z801 Lighting strategy to support the Masterplan lane strategy - feasibility study	10,000	11,500	(1,500)	0	(1,500)
Z832 Feasibility Work - New Council Offices	150,000	11,615	138,385	138,400	(15)
Z396 Public Realm - Shepshed Town Centre	8,400	0	8,400	0	8,400
Z861 Town Deal - Living Loughborough	248,000	202,821	45,179	45,200	(21)
Z815 Rothley Parish Council - upgrade Rothley Centre	173,200	101,968	71,232	0	71,232
Z484 Closed Churchyard Wall	8,100	0	8,100	8,100	0
Z757 Town Hall Roof Upgrade	17,200	0	17,200	17,200	0
Z784 Loughborough Cemetery - New Burial Provision	52,500	24,483	28,017	28,000	17
Z791 Shelthorpe Golf Course - Fencing	77,100	0	77,100	77,100	0
Z792 Community Tree Planting Programme	82,800	81,209	1,591	0	1,591
Z797 Loughborough Town Hall - Lower Level Elevation Repairs & Feasibility Study	1,900	2,100	(200)	0	(200)
Z798 Town Hall - Victorial Room - Air Handling	23,500	0	23,500	23,500	0
Z799 Town Hall - additional seating	155,000	0	155,000	155,000	0
Z802 Allotment Improvements	10,000	0	10,000	10,000	0
Z805 Queens Park Aviary Improvements	20,000	0	20,000	20,000	0
Z806 Playing Pitch Strategy Action Plan	91,900	55,611	36,289	36,300	(11)
Z810 Unit4 Agresso Upgrade	32,800	0	32,800	32,800	0
Z811 Legal Case Management System	13,200	8,839	4,361	0	4,361
Z824 Shepshed Provision of Open Space scheme	102,500	65,269	37,231	37,200	31

	Queens Park - Improvements to Childrens Play Provision & Adult Recreation Provision	203,200	0	203,200	203,200	0
Z828						
Z831	Loughborough Playground Improvement Plan	100,000	0	100,000	100,000	0
Z854	Lodge Farm Public Open Space Enhancements	31,200	0	31,200	31,200	0
Z855	Cemetery Ashes Plots	40,000	0	40,000	40,000	0
Z856	Cemetery Gates	15,000	0	15,000	15,000	0
Z859	Syston Riverside Walk	50,000	4,775	45,225	45,200	25
Z873	Town Deal - Lanes and Links	100,000	86,013	13,987	14,000	(13)
Z500	Birstall Cedars Academy all weather pitch	50,000	0	50,000	50,000	0
Z697	Bell Foundry Pocket Park - Phase 1 & 2	25,100	0	25,100	25,100	0
Z699	Shelthorpe Public Open Space Enhancements	111,700	0	111,700	111,700	0
Z778	Syston Community Garden	22,300	695	21,605	21,600	5
Z795	Syston Town Council - redevelopment of sports pavilion at Memorial Park	57,000	56,977	23	0	23
Z825	Loughborough Police Station Centre - Front Enquiry Desk	98,800	0	98,800	98,800	0
Z830	Holt Drive PA Enhancements	11,000	0	11,000	11,000	0
Z847	Barrow Town Cricket Club - extend clubhouse facilities, creating additional changing and ancillary provision	9,000	9,000	0	0	0
Z849	Barrow Town Council - new play area Mill Lane	2,200	2,200	0	0	0
Z850	Sileby Parish Council - improvement and provision of additional youth/adult facilities at Sileby Memorial Park	70,700	0	70,700	70,700	0
Z852	Shepshed Town Council - Skate Bowl, Oakley Road Playing Fields	49,700	49,709	(9)	0	(9)
Z860	Radmoor Road Public Open Space Enhancements	53,600	0	53,600	53,600	0
Z864	Hathern Village Hall - additional community space	34,400	30,535	3,865	3,900	(35)
Z865	Quorn Parish Council - additional play equipment - Cave's Field, Quorn	29,900	29,944	(44)	0	(44)
Z866	Barrow Upon Soar Parish Council - Barrow Cemetery extension	100,000	99,999	1	0	1
Z872	Barrow PC - new children's play facilities - King George V Playing Fields	33,800	33,764	36	0	36
Z085	Replacement Hardware Programme	52,500	79,021	(26,521)	0	(26,521)
Z354	Infrastructure Development	59,700	36,422	23,278	0	23,278
Z388	CCTV	136,600	0	136,600	136,600	0
Z423	Call Secure System - PCI Compliance	4,200	4,160	40	0	40
Z744	Beehive Lane Car Park Improvements and refurbishment scheme	120,600	55,522	65,078	65,100	(22)
Z786	Car Parks Resurfacing and Improvements	32,800	0	32,800	32,800	0
Z787	Bedford Square Gateway	1,867,500	1,404,682	462,818	462,800	18
Z812	Server Redesign	70,000	0	70,000	70,000	0
Z813	Cloud Implementation	108,400	43,927	64,473	40,000	24,473
Z814	Meeting Rooms - presentation screens	0	4,009	(4,009)	0	(4,009)

Z816	Northgate - Single Use System	71,500	56,307	15,193	15,200	(7)
	Hybrid Council Meeting - Camera and audio equipment - Virtual					
Z822	Meetings	3,900	34	3,866	0	3,866
Z835	Shepshed Public Realm	1,065,200	273,020	792,180	792,200	(20)
Z853	Phone System - Migration to Teams	30,000	28,640	1,360	0	1,360
Z348	Charnwood Community Facilities Grants	139,600	40,490	99,110	0	99,110
Z424	Choice Based Lettings Software	0	0	0	0	0
Z427	Members Grants - Members Choice	13,000	13,120	(120)	0	(120)
Z210	Disabled Facilities Grants - Block Sum	2,496,400	644,879	1,851,521	1,851,521	0
Z346	Private Sector Housing Grants - Block Sum	174,000	0	174,000	174,000	0
Z141	Regional Housing Pot Grant	42,900	0	42,900	0	42,900
Z363	Fuel Poverty Scheme	7,000	0	7,000	7,000	0
	John Storer House - extension and reconfiguration of Community					
Z868	Hub Venue	10,000	10,000	0	0	0
	Total General Fund Schemes	10,939,400	3,804,356	7,135,044	6,080,121	1,054,923
	<u>HRA - Housing Revenue Account Capital Schemes</u>					
Z761	Major Adaptations	700,000	538,837	161,163	161,200	(37)
Z301	Minor Adaptations	50,000	1,414	48,586	0	48,586
Z302	Stairlifts	60,000	56,871	3,129	0	3,129
Z762	Major Voids	420,000	43,970	376,030	376,000	30
	<u>Compliance</u>					
Z434	Asbestos Removal	250,000	200,966	49,034	50,000	(966)
Z771	Communal Area Improvements	300,000	109,682	190,318	200,000	(9,682)
Z742	Communal Area Electrical Upgrades	200,000	133,103	66,897	0	66,897
Z772	Smoke/CO & Heat Detection	149,800	19,907	129,893	0	129,893
Z773	Fire Safety Works	100,000	81,379	18,621	0	18,621
	<u>Stock Maximisation</u>					
Z375	Garages	50,000	0	50,000	0	50,000
	<u>Decent Homes</u>					
Z763	Kitchens	767,000	59,069	707,931	0	707,931
Z764	Bathrooms	1,478,100	195,906	1,282,194	0	1,282,194
Z765	Electrical Upgrades	212,500	49,546	162,954	0	162,954
Z454	Electrical Upgrades	0	800	(800)	0	(800)
Z766	Window Replacement	213,300	3,033	210,267	0	210,267
Z767	Heating	710,400	694,545	15,855	0	15,855
Z743	Sheltered Housing Improvements	50,000	45,371	4,629	0	4,629

	Redevelopment Sheltered Accommodation - St Michael's Court,					
Z871	Thurmaston	0	0	0	0	0
Z768	Door Replacement	850,000	129,577	720,423	0	720,423
Z769	Roofing Works & Insulation	920,000	171,715	748,285	0	748,285
Z770	Major Structural Works	250,000	301,813	(51,813)	0	(51,813)
	General Capital Works					
Z776	Estate and External Works	205,000	2,840	202,160	100,000	102,160
Z857	Housing Capital Technical Costs	312,000	179,812	132,188	0	132,188
Z378	Door Entry Systems	230,000	262,323	(32,323)	0	(32,323)
Z760	Acquisition of Affordable Housing to meet housing need	3,302,700	563,988	2,738,712	2,738,700	12
Z851	Acquisition of Dwellings - S106	1,200	0	1,200	1,200	0
Z775	Mobility Scooter Storage	15,000	0	15,000	15,000	0
Z867	Delivery of Stock Condition Survey and Associated Costs	204,000	143,804	60,196	0	60,196
Z869	Digital Filing - HRA Software	33,200	0	33,200	33,200	0
	HRA - Total	12,034,200	3,990,271	8,043,929	3,675,300	4,368,629