

**FINANCE & PERFORMANCE SCRUTINY COMMITTEE
15TH MARCH 2023**

**Report of the Head of Finance
Lead Member: Councillor Barkley**

Part A

CAPITAL MONITORING REPORT PERIOD 9 , December 2022

Purpose of Report

This report is to inform Finance and Performance Scrutiny of the General Fund and Housing Revenue Account (HRA) Capital spend position at Period 9, 31st December 2022 compared with the profiled budget.

Recommendation

That the Capital Monitoring Summary position for Period 9, 31st December 2022 for the General Fund and Housing Revenue Account be noted as per Table1. The detailed Capital Monitoring Report is included in Appendix 1.

Reason

To enable the information to be used when considering the future 3 year Capital Plan and the future Capital Strategy.

Policy Justification and Previous Decisions

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

Report Implications

The following implications have been identified for this report.

None the Capital Programme is fully funded.

Risk Management

There are no specific risks associated with the decisions requested.

Key Decision:	No
Background Papers:	None
Appendix 1:	Capital Monitoring detailed spreadsheet
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Part B - Executive Summary

To highlight the following :-

1. The General Fund Capital spend at period 9 is £3,397k compared to a profiled budget of £10,159k, this is an underspend of £6,762k. Slippage identified is £9,350k on capital schemes to date which will be reviewed by SLT as part of the year end Capital outturn report. Table 1 below splits the spend out between Live Schemes, Provisional Schemes, Other schemes being 3rd party funded schemes such as S106/Grant Funded.
2. The HRA Capital spend at Period 9 is £2,910k compared to a profiled budget of £9,026k, an underspend of £6,116k. Slippage identified of £2,521k all relate is to Acquisition of Affordable Homes budget. The HRA budget for 2023/24 includes a HRA full Capital Programme of work.
3. The DGF Capital Scheme full year budget £2,496,000, spend at period 9 is £293K, this is a government funded scheme and the funding has been increased significantly on this scheme. We are looking to develop our capacity in order that funds can be effectively used. Recruitment is in progress for an additional technical officer to support increased spend on this budget line.
4. Shepshed Bull Ring Scheme full year budget £1,065,200, spend at Period 9 is £60k, a contractor is now procured for the street works which is due to commence early in 2023/24, therefore this schemes budget will slipped into 2023/24.
5. Bedford Square Scheme DD 182, 15th October 2021 approved a revised budget of £3.869m funded by Town Deal £1.7m, External Funding £708k, Capital Receipts £1.461m. This scheme is complete. We are however currently waiting a snagging list from Leicestershire County Council, which will require some final work to be undertaken, we can then access the final cost of this project.

Summary Position Period 9 December 2022 Capital Monitoring Report

Table 1

Schemes By:	Full Year Budget 2022/23	Budget P9 December 2022	Actual Period 9	Variance to P9 Under/(over spend)	P9 % Spend to Date	Forecast Y/E Spend	Y/E Slippage	Head of Service Comments
	£	£	£	£	%	£	£	
Live Schemes GF	4,027,800	3,020,850	2,072,912	947,938	68.62%	2,302,986	1,754,661	
Lives Schemes HRA	12,034,200	9,025,650	2,909,639	6,116,011	32.24%	5,810,027	2,520,725	Slippage relates to 100% HRA Acq of Affordable Homes only, No HRA Slippage
Provisional Schemes	2,970,000	2,227,500	0	2,227,500	0.00%	0	2,970,000	Town Deal only , Capital Update Report 9th Feb moved EX/Regen to 2023 and reduced
Other (including S106)	6,547,700	4,910,775	1,323,613	3,587,162	26.95%	1,282,864	4,624,273	Includes DFG's £2.2m Cfwd+ S106
Total	25,579,700	19,184,775	6,306,164	12,878,611	32.87%	9,395,877	11,869,659	

Breakdown Major Capital Schemes	Full Year Budget 2022/23	Budget P9 December 2022	Actual Period 9	Variance to P9 Under/(over spend)	P9 % Spend to Date	Forecast Y/E Spend	Y/E Slippage	Head of Service Comments
	£	£	£	£	%	£	£	
Live Scheme - Shephed Public Realm	1,065,200	798,900	59,926	738,974	7.50%	290,000	775,200	Contractor now procured for street works, planned to commence in 2023/24.
Live Scheme - Carbon Neutral Project	1,095,100	821,325	115,639	705,686	14.08%	115,639	979,461	A number of projects have commenced including, New lighting to Council Offices which has a P.O. raised. Projects such as Museum Lighting, Roofing & Windows, Town Hall Stage door replacement are being tendered but spend will not occur within this financial year.
Live scheme - Bedford Square	1,867,500	1,400,625	1,897,347	(496,722)	135.46%	1,897,347	0	No Further Budget in 2023/24 - LCC to confirm costs any further defects.
Sub Total Live Schemes	4,027,800	3,020,850	2,072,912	947,938	68.62%	2,302,986	1,754,661	
Provisional - Town Deal	2,970,000	2,227,500	0	2,227,500	0.00%	0	2,970,000	CBC Schemes Lanes & Links (Including Hope Bell) & Living Loughborough to be split into two projects. Grant Funds Awarded in 2022/23, project appraisal in progress.
Sub Total Provisional	2,970,000	2,227,500	0	2,227,500	0.00%	0	2,970,000	
DFG Grant Funded 3rd part	2,496,400	1,872,300	293,029	1,579,271	15.65%	293,029	2,203,371	See covering Capital Monitoring Report
Other General Fund Capital Schemes	4,051,300	3,038,475	1,030,584	2,007,891	33.92%	989,834	2,420,902	See detailed Capital Monitoring Report included
Total General Fund	13,545,500	10,159,125	3,396,525	6,762,600	1	3,585,850	9,348,934	
Total HRA	12,034,200	9,025,650	2,909,639	6,116,011	32.24%	5,810,027	2,520,725	HRA Acq of Affordable Homes budget only
Total Capital Plan	25,579,700	19,184,775	6,306,164	12,878,611	32.87%	9,395,877	11,869,659	
HRA Acq of Affordable Homes	3,302,700	2,477,025	80,822	2,396,203	3.26%	781,975	2,520,725	2 properties purchased to date (13/01/2023), a further 3 x 3 bed houses are in the pipeline and likely to complete this financial year, totalling £782k. Target was to purchase 10 Properties this year. In addition, (the Team are working to transfer 3 x S106 properties into the Council's ownership this financial year (3 x 2 bed bungalows) this will be a separate budget and not part of the capital plan)

Capital Monitoring Report - December 2022 Period 9

APPENDIX 1

Capital Project	Full Year		Year to date				Variance (Overspend)/Underpend	HRA (Only) QL Commitments YTD	HRA (Only) YTD Variance Adjusted for	Forecast Year end Spend	Request for Slippage to following year	Budget Officer Comment
	Current Budget	Current Budget	Actual	Accruals	Outstanding PO's	£						
Planned Property Refurbishment	742,000	556,500	13,336	0	0	543,164		543,164	13,336	543,164	Property refurbishments program has stalled whilst comprehensive condition surveys are carried out to determine scope of works required and prioritisation. Progress is slow as the same officers are also having to deliver the Carbon Commitment projects program and also provide project/reactive services to the other services. .	
Rothley Parish Council – Upgrade Rothley Centre	173,200	129,900	101,969	0	0	27,931		27,931	101,969	0	This project is complete. The underspend will not be used but as a S106 contribution could be allocated to a further project to benefit the residents of Rothley. S106 Officer to assess and evaluate potential.	
Head of Assets and Property	915,200	686,400	115,304	0	0	571,096	0	571,096	115,305	543,164		
Carbon Neutral Action Fund	1,095,100	821,325	25,088	0	90,550	705,686		705,686	25,088	705,686	A number of projects have commenced including, New lighting to Council Offices which has a P.O. raised. Projects such as Museum Lighting, Roofing & Windows, Town Hall Stage door replacement are being tendered but spend will not occur within this financial year. I.E. no further anticipated spend this financial year.	
Feasibility Work – New Council Offices	150,000	112,500	11,615	0	0	100,885		100,885	11,615	138,385	Site surveys completed. Client Construction brief being prepared for tender and may result in spend during remaining fiscal period although figures not yet known.	
Director Commercial and Economic Development	1,245,100	933,825	36,703	0	90,550	806,571	0	806,571	36,703	844,071		
Closed Churchyard Walls	8,100	6,075	0	0	0	6,075		6,075	6,075	0	All priority work has been completed.	
Cedar Academy – contribution towards all weather pitch	50,000	37,500	0	0	0	37,500		37,500		50,000	S106 scheme	
Bell Foundry Pocket Park	25,100	18,825	0	0	556	18,269		18,269		25,100	We will resume discussion with the community development workers and the expectation is to spend the full budget by the end of October 2023	
Shelthorpe Public Open Space Enhancements	111,700	83,775	0	0	0	83,775		83,775		111,700	S106 scheme	
Town Hall Roof Upgrade	17,200	12,900	0	0	0	12,900		12,900		17,200	Project completed remaining budget held until asset management full building survey is completed in event of other roof related issues being identified.	
Syston Community Garden	22,300	16,725	695	0	0	16,030		16,030	695	21,605	DD to reflect changes in governance arrangements needs to be approved before any additional investment is made	
Loughborough Cemetery - New Burial Provision	52,500	39,375	24,483	0	0	14,892		14,892	24,483	28,017	Project completed. Establishment is being monitored and contingency funds are due 12 months upon completion (June 2023)	
Shelthorpe Golf Course - Fencing	77,100	57,825	0	0	0	57,825		57,825		77,100	Discussion held between the senior leadership team regarding priorities	

Community Tree Planting Programme	30,700	23,025	35,859	0	48,382	(61,215)		(61,215)	35,859	0	Remainder of costs along with grant contribution to be spent by year end (22/23)
Syston Town Council - redevelopment of sports pavilion at Mem	57,000	42,750	56,977	0	0	(14,227)		(14,227)	56,977	0	S106 scheme complete
Loughborough Town Hall - Lower Level Elevation Repairs & Fee	1,900	1,425	2,100	0	0	(675)		(675)	2,100	0	Project completed, recent issues with repair failures will require remaining budget as out of guarantee period.
Town Hall - Victorial Room - Air Handling	23,500	17,625	0	0	0	17,625		17,625		23,500	Remaining budget to be used towards cost of the required Air Handling investment. Full M&E survey is required to assess condition of all plant and equipment. Currently operational issues are costing significant sums in repair costs with unit only able to work at 20% capacity.
Town Hall - additional seating	225,000	168,750	0	0	0	168,750		168,750		225,000	Project has been revaluated to ensure maximum return on investment. This project is currently held in ambience until M&E survey is completed in order to prioritise available funding to essential maintenance work in order to compare fully against potential advantage of increased seating.
Allotment Improvements	10,000	7,500	0	0	0	7,500		7,500		10,000	Priorities have been identified and commissioning options are being explored
Queens Park Aviary Improvements	20,000	15,000	0	0	0	15,000		15,000		20,000	Ongoing discussions to finalise requirements
Playing Pitch Strategy Action Plan	91,900	68,925	53,808	0	10,190	4,927		4,927	63,808	28,092	Majority of work has been completed, any unspent funds to be carried forward
Shepshed POS Enhancement	102,500	76,875	53,961	0	0	22,914		22,914	53,961	48,539	Jubilee Walk project completed and Morley Quarry works are being quantified before commissioning
Loughborough Police Station Centre - Front Enquiry Desk	98,800	74,100	0	0	0	74,100		74,100		98,800	S106 scheme
Queens Park - Improvements to Children's Play Provision & Adu	203,200	152,400	(1,800)	1,800	270	152,130		152,130	0	203,200	This project will run along with the Bell Hope and Loughborough Lanes project. The timescales are still negotiated and is expected to take place in 23/24
Holt Drive PA Enhancements	11,000	8,250	0	0	0	8,250		8,250		11,000	Works scheduled for Q3/4 23/24
Loughborough Playground Improvement Plan	100,000	75,000	0	0	0	75,000		75,000		100,000	Works scheduled for Q2/3 23/24
Barrow Town Cricket Club - extend clubhouse facilities, creating	9,000	6,750	9,000	0	0	(2,250)		(2,250)	9,000	0	S106 scheme complete
Barrow Town Council - new play area Mill Lane	2,200	1,650	2,200	0	0	(550)		(550)	2,200	0	S106 scheme
Sileby Parish Council - Sileby Memorial Park	70,700	53,025	0	0	0	53,025		53,025		70,700	S106 scheme
Shepshed Town Council - Skate Bowl, Oakley Road Playing Fie	49,700	37,275	49,709	0	0	(12,434)		(12,434)	49,709	0	S106 scheme complete
Lodge Farm Public Open Space Enhancements	31,200	23,400	0	0	0	23,400		23,400		31,200	Uncertainty about the project due to the ongoing ASB incidents on site as well as the short remaining period of the lease
Cemetery Ashes Plot	40,000	30,000	0	0	0	30,000		30,000		40,000	Q1/2 in 23/24 - tendering documentation is being prepared
Cemetery Gates	15,000	11,250	0	0	0	11,250		11,250		15,000	Revised prices to be obtained before commissioning, Q1 23/24
Syston Riverside Walk	50,000	37,500	1,050	1,925	495	34,030		34,030	1,050	48,950	Gate is expected to be completed by the end of the current year. Remainder work to be commissioned for Q2/3 in 23/24. Any unspent funds to be carried forward for next year. Subject to approval from Env. Agency
Radmoor Road Public Open Spaces Enhancements	53,600	40,200	0	0	0	40,200		40,200		53,600	Work expected to take place in 24/25
Hathern Village Hall - additional community space	34,400	25,800	30,535	0	0	(4,735)		(4,735)	30,535	3,865	Project close to completion, any unspent funds will need to be carried forward
Quorn Parish Council - additional play equipment - Cave's Field	29,900	22,425	29,943	0	0	(7,518)		(7,518)	29,943	0	Project completed and invoices paid
Barrow Upon Soar Parish Council - Barrow Cemetery extension	100,000	75,000	99,999	0	0	(24,999)		(24,999)	99,999	0	Project completed and invoices paid
Head of Contracts: Leisure, Waste and Environment	1,825,200	1,368,900	448,520	3,725	59,893	856,763	0	856,763	466,394	1,362,168	

Hardware Replacement Programme	52,500	39,375	44,648	0	0	(5,273)		(5,273)	52,500	0	The spend for IT Hardware replacement (Laptops, PCs, etc) is on track within the overall agreed budget
Infrastructure Development	59,700	44,775	26,093	0	23,835	(5,153)		(5,153)	59,700	0	Project spend to replace and improve the existing IT network is within the allocated overall budget spend
Call Secure System - PCI Compliance	4,200	3,150	2,080	0	2,000	(930)		(930)	4,200		Scheme complete
Server Redesign	70,000	52,500	0	0	39,733	12,767		12,767	40,000	30,000	Current spend and requested carry forward is aligned with the project timescales for 2023 agreed with the supplier
Cloud Implementation	108,400	81,300	28,089	0	40,000	13,211		13,211	84,400	24,000	The requested carry forward is to support further planned IT Cloud developments and will work in line with the Z812 (Server redesign) Capital scheme
Meeting Rooms - Presentation Screens	0	0	3,414	0	600	(4,014)		(4,014)	0	0	Scheme complete
Northgate – Single Use System	71,500	53,625	48,482	0	0	5,143		5,143	71,500	0	Pending confirmation of resources from service areas, the go live of the single system is schedule for end of March. This will amalgamate three existing systems into a single application for Planning, Building Control, Land Charges, Environmental Health, Licensing and Strategic Private Sector Housing
Hybrid Council Meeting - Camera and audio equipment - Virtual	3,900	2,925	34	0	0	2,891		2,891	3,900	0	Scheme complete
Phone System - Migration to Teams	30,000	22,500	28,640	0	0	(6,140)		(6,140)	30,000	0	Scheme complete
Customer Experience	400,200	300,150	181,480	0	106,168	12,502	0	12,502	346,200	54,000	
Lough Festive Lights and Street Dressing	4,400	3,300	0	0	0	3,300		3,300	4,400		Works complete -Final payment to LITE Ltd not completed / LITE to be contracted again to complete this project settlement
Lighting strategy to support the Masterplan lane strategy - feasit	10,000	7,500	11,500	0	0	(4,000)		(4,000)	11,500	0	The lighting strategy work has now been completed and included the design and costings for the Hope Bell necessary for the Town Deal green book business case. The overspend was due to additional related design costs associated with the project.
Town Deal	2,970,000	2,227,500	0	0	0	2,227,500		2,227,500		2,970,000	To be split into two schemes.
Public Realm - Shepshed Town Centre	8,400	6,300	0	0	0	6,300		6,300	0	0	
Head of Economic Development and Regeneration	2,992,800	2,244,600	11,500	0	0	2,233,100	0	2,233,100	15,900	2,970,000	
Unit4 Agresso Upgrade	32,800	24,600	0	0	0	24,600		24,600	0	32,800	Unit4 Upgrade 2023/24
Head of Finance	32,800	24,600	0	0	0	24,600	0	24,600	0	32,800	
Legal Case Management System	13,200	9,900	8,839	0	0	1,061		1,061	8,839	0	Scheme complete, no further spend.
Head of Governance and Human Resources	13,200	9,900	8,839	0	0	1,061	0	1,061	8,839	0	
Community Facilities Grants	139,600	104,700	22,961	0	0	81,739		81,739	33,817	105,783	No further allocation in the current year.
Members Grants	13,000	9,750	11,120	0	0	(1,370)		(1,370)	13,000	0	Likely to be fully spent
John Storer House - Extension and Reconfiguration of Commu	10,000	7,500	10,000	0	0	(2,500)		(2,500)	10,000	0	S106 scheme complete
Director Housing and Wellbeing	162,600	121,950	44,081	0	0	77,869	0	77,869	56,817	105,783	

Regional Housing Pot Grant	42,900	32,175	0	0	0	32,175		32,175		42,900	
DFG Disabled Facilities Grant	2,496,400	1,872,300	221,111	8,220	63,698	1,579,271		1,579,271	456,518.47	1,415,719	There is significant underspend in the budget, largely due to issues with delivery during covid and difficulties with recruiting to a second Technical Officer Post. This post is now out to advert for a third time with some good applications and so recruitment is looking positive.
Private Sector Housing Grants	174,000	130,500	0	0	0	130,500		130,500		174,000	Similarly, delivering repair grant has been affected by the impact of Covid and staffing issue. We hope we be able to use the available funding to help with topping up energy efficiency grants available to elderly and vulnerable residents. We are awaiting confirmation of ECO4 and level of funding it might be available in relation to boiler replacement. This will determine the expenditure going forward.
Fuel Poverty Scheme - DECC	7,000	5,250	0	0	0	5,250		5,250		7,000	No Comment
Choice Based Lettings Software	0	0	(16,063)	0	0	16,063		16,063		0	No Comment
Head of Strategic Housing	2,720,300	2,040,225	205,049	8,220	63,698	1,763,258	0	1,763,258	456,518	1,639,619	
Bedford Square Gateway	1,867,500	1,400,625	1,339,194	0	558,153	(496,722)		(496,722)	1,897,347	0	Construction work now complete and now in the 12 month defects period.
Shephed Public Realm for Z835	1,065,200	798,900	48,708	0	11,218	738,974		738,974	290,000	775,200	Contractor now procured for street works, planned to commence in 2023/24.
Head of Planning & Growth	2,932,700	2,199,525	1,387,902	0	569,372	242,252	0	242,252	2,187,347	775,200	
CCTV	136,600	102,450	0	0	0	102,450		102,450	0	136,600	To upgrade the current server and matrix for the CCTV Control room. Current estimated at around £85,000. Proposed trial of equipment planned for February 2023. Procurement to take place after March so there will be slippage needed. Camera replacement plan is also to be developed, but procurement will now need to take place in 2023-24, so need for slippage.
Beehive Lane Car Park Improvements and refurbishment schem	120,600	90,450	55,522	0	0	34,928		34,928	55,522	65,078	Redecoration complete within year. Currently, investigating improvements to stairwell to avoid insurance claims due to slips
Car Parks Resurfacing and Improvements	32,800	24,600	0	0	0	24,600		24,600	0	32,800	Southfields offices only car park not resurfaced due to uncertain future. Steer required
Head of Regulatory and Community Safety	290,000	217,500	55,522	0	0	161,978	0	161,978	55,522	234,478	
Performance Management System	15,400	11,550	0	0	0	11,550		11,550	3,793	0	No further spend
Head of Transformation, Strategy and Performance	15,400	11,550	0	0	0	11,550	0	11,550	3,793	0	
General Fund	13,545,500	10,159,125	2,494,899	11,945	889,681	6,762,600	0	6,762,600	3,749,339	8,561,282	

Minor Adaptations	50,000	37,500	1,360	0	0	36,140	6,460	29,680	20,000		
Stairlifts	60,000	45,000	26,767	0	0	18,233	1,188	17,045	40,000		Demand led. £40K
Garages	50,000	37,500	0	0	0	37,500		37,500	25,000		
Door Entry Systems	230,000	172,500	695	0	0	171,806	204,000	(32,194)	230,000		full yr spend
Asbestos Removal	250,000	187,500	139,504	0	0	47,996	10,359	37,637	250,000		Demand led. £250K
Communal Area Electric	200,000	150,000	19,311	0	0	130,689		130,689			No Comment
Sheltered Housing Improvements inc heating & equipment	50,000	37,500	44,867	0	0	(7,367)	1,398	(8,765)	50,000		full yr spend
Major Adaptations	700,000	525,000	263,550	0	0	261,450	454,302	(192,852)	717,852		Slightly overspent - full yr spend
Major Void Works	420,000	315,000	0	0	0	315,000		315,000	420,000		J Tomlinson start on site in january. All spend expected.
Kitchens	767,000	575,250	0	0	0	575,250		575,250	245,000		J Tomlinson Contractor in place. Start end Jan'23. Kitchen manufacturer experiencing less resource of staff due to COVID which has impacted on work. £245K spend by Year end. Central Heating and Boilers (Z767) will go overspent. More work needed. £300K to wire from Kitchens (Z763).
Bathrooms	1,478,100	1,108,575	25	0	0	1,108,551		1,108,551	325,000		J Tomlinson Contractor in place. £325K spend by YE.
Electrical Upgrades	212,500	159,375	26,629	0	0	132,746	145	132,601	70,000		Newey contractor. Demand led.
Windows	213,300	159,975	3,005	0	0	156,970		156,970	50,000		Procurement for new contractor sunstantively complete.
Central Heating and Boiler Installation	710,400	532,800	394,176	0	0	138,624	645,000	(506,376)	1,039,200		Central Heating and Boilers (Z767) will go overspent. More work needed. £300K to wire from Kitchens (Z763).
Door Replacement	850,000	637,500	7,599	0	0	629,901	212	629,689	150,000		
Re-roofing	920,000	690,000	67,807	0	0	622,193	15,096	607,097	300,000		
Major Structural Works	250,000	187,500	208,218	0	5,955	(26,673)	14,742	(41,415)	250,000		
Communal Area Improvements	300,000	225,000	0	0	0	225,000		225,000	50,000		£50K spend contract being mobilised currently
Carbon Monoxide Alarms	149,800	112,350	14,992	0	0	97,358		97,358	30,000		Demand led. PH Jones delivery and in-house team only PH Jones costs showing currently. £30K
Fire Safety Works	100,000	75,000	76,141	0	0	(1,141)	23,847	(24,988)	150,000		More spend an additional £50K
Mobility Scooter Storage	15,000	11,250	0	0	0	11,250	4,975	6,275	0		Ian Williams contract - contracts to be signed. No spend
Estate and External Works	205,000	153,750	2,840	0	0	150,910		150,910	100,000		
Housing Capital Technical Costs	312,000	234,000	0	0	0	234,000		234,000	312,000		
Delivery of Stock Condition Survey and Associated Costs	204,000	153,000	130,054	0	13,600	9,346		9,346	204,000		
Digital Filing - HRA Software	33,200	24,900	0	0	0	24,900		24,900			
Director Housing and Wellbeing	8,730,300	6,547,725	1,427,538	0	19,555	5,100,632	1,381,724	3,718,908	5,028,052	0	
Acquisition of Affordable Housing to meet housing need	3,302,700	2,477,025	77,922	0	2,900	2,396,203		2,396,203	781,975	2,520,725	2 properties purchased to date (13/01/2023), a further 3 x 3 bed houses are in the pipeline and likely to complete this financial year, totalling £782k. Target is to purchase between 10 and 20 Properties this year. In addition, the Team are working to transfer 3 x S106 properties into the Council's ownership this financial year (3 x 2 bed bungalows).
Acquisition of dwellings	1,200	900	0	0	0	900		900			
Head of Strategic Housing	3,303,900	2,477,925	77,922	0	2,900	2,397,103	0	2,397,103	781,975	2,520,725	
Housing Revenue Account	12,034,200	9,025,650	1,505,460	0	22,455	7,497,735	1,381,724	6,116,011	5,810,027	2,520,725	
	25,579,700	19,184,775	4,000,359	11,945	912,136	14,260,335	1,381,724	12,878,611	9,559,366	11,082,007	