

Report to Stronger Council Select Committee

Date of meeting: 16th November 2021



Subject: Capital Programme Update 2022/23 to 2026/27

Portfolio: Finance, Qualis Client & Economic Development - Cllr. John Philip

Officer contact for further information: Chris Hartgrove 01992 564000 (Ext. 2532)

Democratic Services Officer: Adrian Hendry 01992 564246

Recommendations/Decisions Required:

To consider the Capital Programme Update 2022/23 to 2026/27 as presented to Cabinet on 11th October 2021 (*Appendix A*), and to make such comments and/or recommendations as the Committee feels appropriate so that Cabinet can consider these on 6th December 2021, when they meet to consider draft budget options, including the Capital Programme for 2022/23.

Executive Summary:

Cabinet considered the Capital Programme Update for 2022/23 to 2026/27 on 11th October 2021. At that meeting the contents of the report were considered and discussed, including the implications for both the General Fund and Housing Revenue Account.

Cabinet also agreed that the report should go forward for scrutiny by the Stronger Council Select Committee in accordance with the Financial Planning Framework (2022/23 to 2026/27) adopted on 13th September 2021.

The updated (indicative) Capital Programme is in two parts and comprises total investment of £277.834 million (General Fund £107.537 million, Housing Revenue Account £170.297 million) over the five-year period 2022/23 to 2026/27.

The purpose of the report is to present and provide context for consideration by Members – alongside the Medium-Term Financial Plans (for both the General Fund and Housing Revenue Account) – an indicative draft Capital Programme for 2022/23 to 2026/27.

The next stage in the process (currently in progress) will see the assumptions and projections further refined (including making the necessary adjustments to the 'capital consequences' assumed in revenue budgets), for consideration by Cabinet on 6th December 2021, alongside feedback from this Committee.

Reason for Decision:

This report facilitates the scrutiny of the Council's updated (initial) draft Capital Programme as presented to Cabinet.

The comments made at this Committee, where relevant, will be reported to Cabinet for their consideration at their meeting on 6th December 2021.

Legal and Governance Implications:

The Council has a legal duty under the Local Government Finance Act 1992 to set a balanced budget. The revenue-related financial implications of the capital expenditure plans presented, are embedded in the draft Medium-Term Financial Plans (2022/23 to 2026/27).

Safer, Cleaner, Greener Implications:

The Capital Programme forms a key part of the Council's commitment to a 'Safer, Cleaner and Greener' (SCG) district. Most notably the General Fund Programme includes an allocation of £500,000 towards Environmental Projects over the two-year period 2021/22 to 2022/23. The Housing Revenue Account Capital Programme also includes many SCG features including a range of environmentally friendly features within the planned Housebuilding Programme.

Consultation Undertaken:

The potential capital investment opportunities available to the Council are a key consideration in developing policy and strategy, that is informed by the public consultation process.

The development of the 2022/23 budget – including the Capital Programme – is informed by the democratic scrutiny processes.

Background Papers:

None.

Risk Management

The consideration of risk will form an integral part of the development of the proposals in the report. In particular, the Capital Programme is based on a series of estimates and assumptions that are informed by varying forms of intelligence (some certain, some uncertain); that process, including any residual risk in the decision-making process will be clearly indicated.

Report to the Cabinet

Report reference: C-021-2021/22
Date of meeting: 11th October
 2021



Portfolio: Finance & Economic Development
Subject: Capital Programme Update 2022/23 to 2026/27
Responsible Officer: Andrew Small (01992 564278)
Democratic Services: Adrian Hendry (01992 564246)

Recommendations/Decisions Required:

- 1) To note the contents of the report, including both the updated General Fund and Housing Revenue Account Capital Programmes (2022/23 to 2026/27) at *Appendix A*; and
- 2) Discuss and agree actions required (in the context of the updated Medium-Term Financial Plan) for the further refinement of the Capital Programme as part of developing integrated draft budget proposals for further consideration by Cabinet in December 2021.

Executive Summary:

The Cabinet approved an updated Financial Planning Framework (2022/23 to 2026/27) at its meeting on 13th September 2021 and committed to receiving and considering an updated Capital Programme for 2022/23 to 2026/27. This provides essential context and is a key part of early budget preparations for 2022/23.

The updated (indicative) Capital Programme is in two parts and comprises total investment of £277.834 million (General Fund £107.537 million, Housing Revenue Account £170.297 million) over the five-year period 2022/23 to 2026/27.

The purpose of this report is to present and provide context for consideration by Members – alongside the Medium-Term Financial Plans (for both the General Fund and Housing Revenue Account) – an indicative draft Capital Programme for 2022/23 to 2026/27.

General Fund Capital: Updated Summary (Indicative only)

Based on available intelligence at 30th September 2021, the 2021/22 Capital Programme has been re-profiled, with savings removed and indicative growth added (based on initial feedback from service areas). This results in an indicative General Fund Capital Programme totalling £107.537 million, which is summarised by service area in the table below.

Draft General Fund Capital Programme 2022/23 to 2026/27: Service Analysis						
Service	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£000's	£000's	£000's	£000's	£000's	£000's
Community & Wellbeing	1,440	0	0	0	0	1,440
Commercial & Technical	17,937	13,551	1,061	1,131	1,046	34,727
Corporate Services	3,134	1,179	1,064	1,219	1,024	7,620
Housing (General Fund)	300	300	300	300	300	1,500
Place	250	0	0	0	0	250
Qualis	25,000	37,000	0	0	0	62,000
Totals	48,061	52,030	2,475	2,650	2,370	107,537

The largest area of growth is the ICT Strategy, with emerging spending pressures (as presented to Stronger Council Select Committee in April 2021) being provisionally included.

Members should note that growth items are indicative only at this point (rather than representing budget proposals), and the views of Cabinet are sought at this stage to help enable the development of firmer proposals for inclusion in the initial draft budget in December 2021.

Housing Revenue Account: Updated Summary (Indicative only)

The updated Programme totals £170.297 million and is summarised in the table below.

Draft HRA Capital Programme 2022/23 to 2026/27						
Description	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£000's	£000's	£000's	£000's	£000's	£000's
Housing Development Programme	26,053	28,481	11,536	6,674	0	72,744
Capital Works	16,553	23,816	24,140	13,720	13,993	92,222
Other Housing Schemes	2,759	624	637	649	662	5,331
Totals	45,365	52,921	36,313	21,043	14,655	170,297

The Programme is dominated by Housing Development (£72.744 million over 4 years) and routine Capital Works (£92.222 million over 5 years).

The Housing Development Programme includes both New Build Properties and Qualis Acquisitions. There has been an upturn in demand for capital investment resources for Capital Works in the light of updated lifecycle assumptions for Gas Boilers and Flat Roofs.

The next stage in the process will see the assumptions and projections in both the General Fund and HRA Capital Programmes further refined in accordance with the direction provided by Cabinet and emerging intelligence. This will include making the necessary adjustments to the 'capital consequences' assumed in revenue budgets.

Reasons for Proposed Decision:

To provide an updated (initial) draft Capital Programme for the Cabinet's consideration, to allow discussion and direction in the further development of the Programme in order to balance the need to deliver on the Council's corporate priorities, whilst maintaining a balanced budget and achieving long-term financial sustainability.

Legal and Governance Implications:

The Council has a legal duty under the Local Government Finance Act 1992 to set a balanced budget. The revenue-related financial implications of the capital expenditure plans presented, are embedded in the draft Medium-Term Financial Plans (2022/23 to 2026/27).

Safer, Cleaner and Greener Implications:

The Capital Programme forms a key part of the Council's commitment to a 'Safer, Cleaner and Greener' (SCG) district. Most notably the General Fund Programme includes an allocation of £500,000 towards Environmental Projects over the two-year period 2021/22 to 2022/23. The Housing Revenue Account Capital Programme also includes many SCG features including a range of environmentally friendly features within the planned Housebuilding Programme.

Consultation Undertaken:

The potential capital investment opportunities available to the Council are a key consideration in developing policy and strategy, that is informed by the public consultation process. Both the General Fund and Housing Revenue Account capital programmes are purposely focussed around the delivery of the Council's Corporate Plan 2018-2023 and its three core ambitions of Stronger Communities, Stronger Place and Stronger Council.

Background Papers:

None.

Risk Management:

The consideration of risk will form an integral part of the development of the proposals in the report. In particular, the Capital Programme is based on a series of estimates and assumptions that are informed by varying forms of intelligence (some certain, some uncertain); that process, including any residual risk in the decision-making process will be clearly indicated.

Draft Capital Programme 2022/23 to 2026/27

GENERAL FUND & HRA

October 2021

1. Background and Introduction

- 1.1 The Capital Programme plays a vital part in the delivery of the Council's Corporate Plan, since long-term investment is required to deliver many of the objectives in the Plan. The draft Capital Programme presented is a rolling five-year programme. It updates the five-year Programme adopted by the Council in February 2021 and takes account of spending and other developments up to 30th September 2021 (i.e. the "Quarter 2" position for 2021/22).
- 1.2 The updated Capital Programme is in two parts and comprises total investment of £277.834 million (General Fund £107.537 million, Housing Revenue Account £170.297 million) over the five-year period 2022/23 to 2026/27.
- 1.3 The purpose of this report is to present and provide context for consideration by Members – alongside the Medium-Term Financial Plans (for both the General Fund and Housing Revenue Account) – an initial draft Capital Programme for 2022/23 to 2026/27.

2. General Fund Capital Programme 2022/23 to 2026/27 (Annex 1a)**General Fund Capital: Budget Growth**

- 2.1 A review of progress against the 2021/22 Capital Programme and initial discussions with senior officers has identified a range of growth items. This includes rolling the current Programme forward by a further year into 2026/27. The items are summarised in the table below.

General Fund: Proposed Capital Growth Items (@ October 2021)					
Description	2022/23	2023/24	2024/25	2025/26	2026/27
	£'s	£'s	£'s	£'s	£'s
Highway Ranger Vehicle & Equipment	50,000	0	0	0	0
Disabled Facilities Grants	-300	-300	-300	-300	971,210
ICT General Schemes	18,980	93,000	93,000	93,000	93,000
ICT Strategy	1,994,930	1,086,000	971,000	1,126,000	931,000
Investment Properties (Planned Works)	225,000	225,000	225,000	225,000	250,000
Operational Properties (Planned Works)	21,220	50,000	50,000	50,000	50,000
CCTV Replacement	0	0	0	130,000	45,000
Vehicle & Plant Replacements	0	0	0	0	30,000
Increased/(Reduced) Budget Demand	2,309,830	1,453,700	1,338,700	1,623,700	2,370,210

- 2.2 The table above shows an initial overall growth need of £9.096 million over five years (including £2.372 million in 2026/27), although it should be noted that spending on Disabled Facilities Grants is funded by a Government grant.

- 2.3 The largest element in the table above is the ICT Strategy; emerging spending pressures (as presented to Stronger Council Select Committee in April 2021) have been provisionally included. This includes the migration of several applications to ‘Software as a Service’. Some applications are already in the process of being migrated, such as Planning, Local Land Charges, Grounds Maintenance and BACS processing, with others being considered for future financial years. The proposals also include moving other applications to hosted solutions with the supplier or migrating (as part of the datacentre) to Azure.
- 2.4 Investment is also proposed to the remaining on-site infrastructure to ensure it is fit for purpose while the migration to the Cloud happens. Full migration would take 2 to 3 years, and significant network changes would be required to facilitate the new Cloud-based way of working.
- 2.5 Members should note that growth items are indicative only at this point (rather than representing budget proposals), and the views of Cabinet are sought at this stage to help enable the development of firmer proposals for inclusion in the initial draft budget in December 2021.

General Fund Capital: Updated Summary

- 2.6 Based on available intelligence at 30th September 2021, the 2021/22 Capital Programme has been re-profiled, with Savings (CCTV and Disabled Facilities Grants) removed and Growth (above) added. This results in an updated General Fund Capital Programme totalling £107.537 million, which is summarised by service area in the table below.

Draft General Fund Capital Programme 2022/23 to 2026/27: Service Analysis						
Service	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£000's	£000's	£000's	£000's	£000's	£000's
Community & Wellbeing	1,440	0	0	0	0	1,440
Commercial & Technical	17,937	13,551	1,061	1,131	1,046	34,727
Corporate Services	3,134	1,179	1,064	1,219	1,024	7,620
Housing (General Fund)	300	300	300	300	300	1,500
Place	250	0	0	0	0	250
Qualis	25,000	37,000	0	0	0	62,000
Totals	48,061	52,030	2,475	2,650	2,370	107,537

- 2.7 The individual schemes in the table above include the following:

- **Community and Wellbeing (£1.440 million)** – the Museum and Library Joint Facility at Waltham Abbey is the sole capital scheme within the Community and Wellbeing Service. Cabinet approved total funding for the scheme of £1.54 million in December 2020 and preliminary work has been completed to get the project to “RIBA Stage 2”. However, the project is currently paused due to wider conversations with the Library and other partners about a coherent community hub approach to service delivery across the district which can be underpinned both by the community hub based at the Civic Offices and any future community hub born out of a partnership to combine both the Museum and Library in Waltham Abbey.

- **Commercial and Technical (£34.727 million)** – the Commercial and Technical service is leading on seven separate schemes, which are dominated by four in particular:
 - **Cartersfield Road (£2.414 million)** – the scheme – approved by Cabinet in February 2021 – entails the redevelopment of a group of Council-owned industrial warehouse units, situated in Cartersfield Road, Waltham Abbey. The spending included in the adopted Capital Programme, is partly funded by an insurance receipt received in relation to a previous fire at the site
 - **Epping Leisure Facility (£24.931 million)** – the new Epping Leisure Facility is the single largest scheme included in the Programme. The scheme will see the development of a replacement leisure facility for the existing (and aging) leisure facility as well as the construction of a multi-story car park. Cabinet approved the addition of this scheme to the draft Capital Programme at its meeting on 21st January 2021. A full business case – including detailed costings – is being developed for further consideration by Scrutiny and approval by Cabinet before the scheme progresses to development; preliminary costs of £68,970 have been incurred as at 30th September 2021
 - **Disabled Facilities Grants (£4.856 million)** – the Epping Forest District Council allocation for Disabled Facilities Grants in 2021/22 was £971,213 (£297 above February 2021 estimate). There is currently no indication of future allocations. It is therefore that the Council will receive the same amount – without uplift – from 2022/23 onwards
 - **Investment Property Acquisition Fund (£1.118 million)** – it is estimated that the Council will have £1.118 million left of the original £30.0 million allocation for investment in commercial properties, available for roll forward into 2022/23. Spending of £1.035 million has so far been incurred in 2021/22, following the acquisition of some commercial leases on properties situated in Brooker Road, Waltham Abbey.
- **Corporate Services (£7.620 million)** – planned spending covers the Council’s ICT capital investment needs (predominantly the new ICT Strategy) as explained in Paragraphs 2.3 and 2.4 above
- **Housing (Property Services) (£1.500 million)** – the future capital needs of the Commercial and Operational Property portfolios are currently the subject of a detailed review as the Council develops a new Asset Management Plan (AMP). The overall provision in the Capital Programme of £1.5 million therefore represents a ‘placeholder’ in the Council’s funding plans and any spending will require justification and approval by scrutiny and Cabinet
- **Place (£0.250 million)** – there is the second year of the planned capital investment of £0.5 million on Environmental Projects over the two-year period 2021/22 and 2022/23. The is being used for projects identified in the Green Infrastructure Strategy and as a result of the Climate Change consultation. Project plans for two initiatives are well advanced and will be considered by Cabinet shortly; and

- **Qualis (£62.0 million)** – this is the balance on the previously agreed £98.0 million Regeneration Finance Loans (including the recently extended loan facility of £35.0 million approved by Cabinet in July 2021). The first advance of £6.0 million was made in March 2021, with further advances of £30.0 million anticipated in 2021/22 at this stage. The loans are a key enabler in the delivery of the Council’s regeneration priorities in the district through Qualis; the Council will receive a revenue margin on the loan, which is available to support general spending and minimise Council Tax increases.

3. Housing Revenue Account Capital Programme 2022/23 to 2026/27 (*Annex 1b*)

3.1 The Housing Revenue Account Capital Programme has been updated as at 30th September 2021. As explained in the Medium-Term Financial Plan presented elsewhere on this evening’s agenda, the process has – for the first time – been informed using the Council’s new HRA Business Plan model (“Fortress”). This has resulted in a significant re-profiling exercise entailing – especially – the re-scheduling of the Housing Development Programme based on latest available intelligence and significantly increasing investment in Capital Works to reflect lifecycle changes in certain building components. The updated Programme totals £170.297 million and is summarised in the table below.

Draft HRA Capital Programme 2022/23 to 2026/27						
Description	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£000’s	£000’s	£000’s	£000’s	£000’s	£000’s
Housing Development Programme	26,053	28,481	11,536	6,674	0	72,744
Capital Works	16,553	23,816	24,140	13,720	13,993	92,222
Other Housing Schemes	2,759	624	637	649	662	5,331
Totals	45,365	52,921	36,313	21,043	14,655	170,297

3.2 The Programme is dominated by the Housing Development Programme and routine Capital Works:

- **Housing Development Programme (£72.744 million)** – the Housing Development Programme includes a combination of (direct) Housebuilding and Acquisitions from Qualis. Thus:
 - Housebuilding (£52.018 million) – this is expected to deliver a mixture of affordable rent and shared ownership properties by 2025/26, including New Build Properties (212 affordable rent units) and Qualis Acquisitions (22 shared ownership, and 67 affordable rent units); and
 - Qualis Acquisitions (£20.726 million) – the Development Programme also includes the planned acquisition of 89 affordable rent and shared ownership properties across five different sites; St. Johns (46), Conder (11), Hemnall Street (10), Roundhills (7) and Pyrles Lane (15). The sites are currently owned by the Council but are shortly to be sold to Qualis.

- **Capital Works (£92.222 million)** – planned Capital Works (which includes works on Windows, Doors, Roofing, Kitchens, Bathrooms etc.) over the five-year period average out at £18.444 million annually. This contrasts with annual budgets of £9.592 million and £11.970 million in 2020/21 and 2021/22 respectively. The increase reflects a reversal in lifecycle assumptions previously applied to a range of capital items; most notably this applies to Gas Boilers where lifecycles were previously extended from 15 to 20 years, which have now reverted back to 15 years, which triggered a backlog capital investment requirement of £10.716 million. The same position applies to Flat Roofs (backlog cost £7.010 million).

3.3 Members should note that the data in the Fortress model is still being refined, with Housing officers currently working on two very important initiatives:

- Phasing of Capital Works – initial work by Housing officers identified a peak investment need of £35.0 million in 2022/23. The delivery of the associated works exceeds capacity and would trigger an excessive need for the use of sub-contractors (potentially resulting in reduced value for money). This has resulted in the need to smooth delivery over a more realistic three-year period; the initial assumption is that this will happen on a straight line basis, but – at the time of preparing this report – officers are now re-analysing the detail with a view to improving efficiency and value for money through the implementation of a more sophisticated delivery plan; and
- Stock Condition – it has been several years since the Council's Housing Stock was the subjected on an independent (and comprehensive) Stock Condition Survey (SCS). For that reason, an independent has been commissioned and is in progress. Once complete, the outputs from that exercise will allow a more accurate and focussed assessment of the Council's need for capital investment in its stock.

General Fund Capital Programme 2022/23 to 2026/27

FIRST DRAFT

Directorate	Service	Scheme	DRAFT MTFP 2022/23 to 2026/27 (@ October 2021)					Total MTFP 22/23 to 26/27
			2022/23 Updated	2023/24 Updated	2024/25 Updated	2025/26 Updated	2026/27 New (Proposed)	
			£'s	£'s	£'s	£'s	£'s	
Community & Wellbeing	Waltham Abbey Hub	Joint Museum and Library Facility	1,440,000	-	-	-	-	1,440,000
		Sub-Totals	1,440,000	-	-	-	-	1,440,000
Commercial & Technical	Asset Management	Cartersfield Road	2,413,860	-	-	-	-	2,413,860
		Investment Property Acquisition Fund	1,118,120	-	-	-	-	1,118,120
		Civic Offices Accommodation Project (works)	-	-	-	-	-	-
	Community Safety	CCTV Replacement Programme	140,000	50,000	60,000	130,000	45,000	425,000
		Superfast Broadband (REFCuS)	350,000	-	-	-	-	350,000
	Contract Management	Epping Leisure Facility	12,431,030	12,500,000	-	-	-	24,931,030
		Ongar Leisure Centre	-	-	-	-	-	-
	Fleet Operations	Vehicle Fleet Replacement	383,000	-	-	-	-	383,000
		Highway Ranger Vehicle & Equipment	50,000	-	-	-	-	50,000
		Road Network	-	-	-	-	-	-
	Grounds Maintenance	Vehicle and Plant Replacements	30,000	30,000	30,000	30,000	30,000	150,000
	North Weald Airfield	NWA Preparations Phase 1	50,000	-	-	-	-	50,000
	Regulatory (PH Grants)	Disabled Facilities Grants	971,210	971,210	971,210	971,210	971,210	4,856,050
	Sub-Totals	17,937,220	13,551,210	1,061,210	1,131,210	1,046,210	34,727,060	
Corporate Services	ICT	ICT General Schemes	141,000	93,000	93,000	93,000	93,000	513,000
	ICT	ICT Strategy	2,992,750	1,086,000	971,000	1,126,000	931,000	7,106,750
	ICT	Civic Offices Accommodation Project (ICT)	-	-	-	-	-	-
		Sub-Totals	3,133,750	1,179,000	1,064,000	1,219,000	1,024,000	7,619,750
Housing (Property Services)	Facilities Management	Investment Properties (Planned Works)	250,000	250,000	250,000	250,000	250,000	1,250,000
	Facilities Management	Oakwood Hill Depot extension (trf from HRA)	-	-	-	-	-	-
	Facilities Management	Operational Properties (Planned Works)	50,000	50,000	50,000	50,000	50,000	250,000
		Sub-Totals	300,000	300,000	300,000	300,000	300,000	1,500,000
Place	Climate Change	Environmental Projects	250,000	-	-	-	-	250,000
		Sub-Totals	250,000	-	-	-	-	250,000
Qualis	Capital Investments	Asset Purchase Loan	-	-	-	-	-	-
		Regeneration Finance Loans	25,000,000	37,000,000	-	-	-	62,000,000
		Sub-Totals	25,000,000	37,000,000	-	-	-	62,000,000
Annual Totals			48,060,970	52,030,210	2,425,210	2,650,210	2,370,210	107,536,810

Housing Revenue Account Capital Programme 2022/23 to 2026/27

FIRST DRAFT

Schemes	DRAFT MTFP 2022/23 to 2026/27 (@ October 2021)					
	2022/23 Updated	2023/24 Updated	2024/25 Updated	2025/26 Updated	2026/27 New (Proposed)	Total MTFP 22/23 to 26/27
	£'s	£'s	£'s	£'s	£'s	£'s
Housing Development Programme						
Housebuilding	15,591,810	20,539,660	9,513,240	6,373,460	0	52,018,170
Open Market Acquisitions	0	0	0	0	0	0
Qualis Acquisitions	10,461,190	7,941,340	2,022,760	300,540	0	20,725,830
Sub-Totals	26,053,000	28,481,000	11,536,000	6,674,000	0	72,744,000
Capital Works						
Heating	3,193,720	5,281,200	4,649,520	2,499,160	2,549,730	18,173,330
Windows, Door and Roofing	3,100,980	5,127,840	5,379,110	2,891,320	2,948,700	19,447,950
Compliance Planned Maintenance	1,209,570	2,000,160	2,098,170	1,127,780	1,150,160	7,585,840
Kitchens & Bathrooms (inc void al	3,004,320	4,968,000	5,211,440	2,801,190	2,856,780	18,841,730
Electrical	3,121,880	3,559,680	3,824,750	2,055,830	2,096,630	14,658,770
Sprinklers	130,620	216,000	226,580	121,790	124,210	819,200
Environmental	525,100	868,320	910,870	489,600	499,320	3,293,210
Structural works	1,428,000	832,000	849,000	866,000	883,000	4,858,000
Disabled adaptations	459,000	468,000	478,000	487,000	497,000	2,389,000
Asbestos Removal	169,810	280,800	294,560	158,330	161,470	1,064,970
Estate Improvements	210,000	214,000	218,000	222,000	226,000	1,090,000
Sub-Totals	16,553,000	23,816,000	24,140,000	13,720,000	13,993,000	92,222,000
Other Housing Schemes						
Service Enhancements	2,759,000	624,000	637,000	649,000	662,000	5,331,000
Sub-Totals	2,759,000	624,000	637,000	649,000	662,000	5,331,000
Total Expenditure	45,365,000	52,921,000	36,313,000	21,043,000	14,655,000	170,297,000