

# **Report to Stronger Council Select Committee**

**Date of meeting: 16th November 2021**

**Subject: Quarter 2 Budget Monitoring Report 2021/22**

**Portfolio Holder: Finance, Qualis Client & Economic Development – Cllr. John Philip**

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## **Recommendations/Decisions Required:**

- 1. The General Fund revenue position at the end of Quarter 2 (30th September 2021) for 2021/22, including actions being or proposed to improve the position, where significant variances have been identified, be noted (*Appendix A*).**
- 2. The General Fund capital position at the end of Quarter 2 (30th September 2021) for 2021/22 be noted (*Appendix B*).**
- 3. The Housing Revenue Account revenue position at the end of Quarter 2 (30th September 2021) for 2021/22, including actions proposed to ameliorate the position, where significant variances have been identified, be noted.**
- 4. The Housing Revenue Account capital position at the end of Quarter 2 (30th September 2021) for 2021/22 be noted (*Appendix C*).**

## **Executive Summary:**

This report sets out the 2021/22 General Fund and Housing Revenue Account positions, for both revenue and capital, as at 30th September 2021 ("Quarter 2").

In terms of General Fund revenue expenditure – at the Quarter 2 stage – a budget under spend of £0.129 million is forecast, with projected net expenditure of £16.682 million against an overall budget provision of £16.811 million.

The financial pressures due to the impact of the Covid-19 pandemic have generally stabilised, with the Leisure Facilities budget especially now back on track (albeit based on lower income expectations) as leisure centre usage recovers more sharply than expected. Similarly, Car Park usage is now back to around 80% of pre-pandemic levels, although the budget is off track.

The temporary delay in asset disposals to Qualis – as part of the Regeneration element of the initiative – is also causing some financial pressure in areas such as Building Costs and (Qualis) Interest Receivable, although the disposal has subsequently taken place on 20th October 2021, so the financial pressure will not get any worse.

Paragraph 2.3 of the report summarises a range of other budget pressures. However, despite the pressure, a projected surplus on Financing and Recharges is expected to help deliver a small budget surplus.

As with 2020/21, the Housing Revenue Account position was less affected by the Covid-19 pandemic. However, a range of other financial pressures – as presented in Paragraph 3.2 – are combining to result in a projected year-end deficit of £1.403 million. The largest spending pressure relates to Housing Repairs (£560,000), which has been a challenge for the Council in recent years. However, the recently established delivery arrangements through Qualis are expected to deliver significant savings in the medium term.

Turning to capital spending:

- General Fund Capital Programme – spending in the first 6 months was £2.655 million, with a forecast outturn of £52.865 million, which – if this materialises – would lead to an underspend of £19.577 million. The drawdown on Qualis loans is lower than the budget and is the most significant variance (£15.0 million); and
- Housing Revenue Account – spending in the first 6 months was £6.712 million, with a forecast outturn of £30.429 million, which – if this materialises – would lead to an underspend of £8.921 million. Slippage on the Housebuilding Programme is the most notable factor.

Finally – previously reported – Members are reminded that the Council's draft Balance Sheet position as at 31st March 2021 is showing that the General Fund unallocated reserve is now getting close to the £4.0 million minimum contingency balance adopted by full Council in February 2021, which is partly a consequence of late accounting adjustments to the 2019/20 Statement of Accounts (reported to Audit and Governance Committee, and approved by full Council in July 2021).

As reported at Quarter 1, officers have been working towards delivering a General Fund surplus by the year end in order to reduce the planned use of reserves to support the 2021/22 Budget from the original assumption of £1.350 million (determined prior to the accounting adjustments mentioned above); positive progress has been made (with a small *deficit* at Quarter 1 turned into a small *surplus* at Quarter 2) but more remains to be done. Any surplus reduces the need to contribute to the reserve as part of the Medium-Term Financial Plan (MTFP).

## 1) Background and Introduction

- 1.1 The Council's budget for 2021/22 (both General Fund and Housing Revenue Account) was approved by full Council on 25th February 2021. This report updates the Stronger Council Select Committee on how the Council's services have performed against their budgets in the first six months of the financial year, and projects forward to the anticipated outturn for the end of the financial year.
- 1.2 This is the second update for 2021/22 and includes the General Fund and Housing Revenue Account positions, for both revenue and capital, as at 30th September 2021 ("Quarter 2").
- 1.3 It should be noted that, as reported to Cabinet in February 2021, late service realignments meant that the General Fund service structure presented within the initial 2021/22 Budget required further refinement. The required changes, which are reflected in the tables below, were relatively slight and have no impact on Net Expenditure or Funding.

## 2) General Fund Revenue Budget

- 2.1 The General Fund revenue position for 2021/22, at the Quarter 2 stage – summarised by service area – is presented in **Appendix A**. The headline is a forecast budget underspend/surplus of £0.129 million, with projected net expenditure of £16.682 million against an overall budget provision of £16.811 million. The table below summarises the position by service.

<b>General Fund Revenue Budget 2021/22 (Quarter 2)</b>			
<b>Description</b>	<b>Budget 2021/22 (Updated)</b>	<b>Forecast Spending (31/03/22)</b>	<b>Variance</b>
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
Chief Executive	812	827	15
Commercial & Technical	448	747	299
Community & Wellbeing	1,506	1,110	(396)
Corporate Support	8,865	9,402	537
Customer Services	2,564	2,353	(211)
Finance & Audit	3,138	3,587	449
Housing & Property	1,997	2,206	209
Place	431	328	(103)
Planning & Development	1,822	1,867	45
Strategy, Delivery & Performance	778	781	2
Qualis	(3,365)	(3,037)	328
Financing & Recharges	(2,185)	(3,488)	(1,303)
<b>Totals</b>	<b>16,811</b>	<b>16,682</b>	<b>(129)</b>

2.2 The table below reconciles the base budget approved by full Council on 25th February 2021 to the updated position presented in the table above.

<b>Budget Reconciliation 2021/22: Quarter 2</b>	
<b>Description</b>	<b>Value (£000's)</b>
<b>Net Expenditure (approved by full Council 25/02/21)</b>	<b>16,690</b>
<i>Pre-Pandemic DDF Commitments (approved prior to 2020/21):</i>	
Community Housing Fund	24
Contribution to Police Officers	84
MHCLG Recycling Reward Scheme	13
<b>Total additions to Budget at Q1 stage*</b>	<b>121</b>
<b>Total additions to Budget at Q2 stage*</b>	<b>0</b>
<b>Net Expenditure (updated Budget 2021/22 @ Q2)</b>	<b>16,811</b>

\*Revised DDF commitments of £842,000 for 2021/22, established in 2020/21 in the light of the Covid-19 pandemic, yet to be added.

2.3 The most notable variances (in excess of £0.3 million) to the budget in the table above are as follows:

- Community & Wellbeing (£395,950 forecast Underspend) – the most significant factor in the anticipated underspend in this directorate is higher than expected grant funding for the Homelessness Advice service (£209,613) being received from both Government and Essex County Council. In addition, a significant underspend is also anticipated on Economic Projects Support Services mainly due to underspending on salaries (£153,664), with a vacant Service Manager post being the biggest item
- Corporate Support (£537,367 forecast Overspend) – this directorate is coming under the most significant financial pressure due to a combination of factors. The largest item is ICT (forecast overspend £152,276) where unavoidable agency costs (£109,498), including the need for Service Desk cover, are a pressure. Insurance premiums (£138,318) are also running above budget expectations. In addition, the Business Support function is also expected to overspend by £142,891 due to a range of budget pressures including Document Archiving (£49,990) and Postage (£29,371)
- Finance & Audit (£448,736 forecast Overspend) – the two most notable factors are (corporate) Pension Costs and Staffing. Added Years/Unfunded Payments to Ex-employees of £250,000 are the largest item. In addition, due to continued vacancies (caused by recruitment difficulties), the Finance team has used more Agency staff than anticipated this year (net impact £94,817)
- Qualis Income (£327,817 forecast Overspend) – forecast income from Qualis is now slightly lower than assumed within the budget mainly due to the delayed sale of Land and Buildings to Qualis (£460,817), although this is partially offset by other factors such as the recently agreed extension of the Qualis loan facility. Note also that Interest Payable (on PWLB loans) is also consequently less than expected (see below); and
- Financing & Recharges (£1,303,000 forecast Underspend) – the established HRA Recharges budget is overly prudent; whilst Finance officers are currently reviewing the position in developing the 2022/23 Budget (initial draft due before Cabinet on 6th December 2021), it now appears reasonable to assume an additional £500,000 on this budget line for 2021/22. In addition, an anticipated Government grant in support of the Garden Town initiative of £500,000 was assumed in the budget, although – due to uncertainty at the time – this was offset by a specific contingency of the same amount. Best estimates at the Quarter 2 stage, suggest that the call on the contingency will be limited to £125,000 (which – if realised – would generate a surplus of £375,000). In addition, forecast Interest Payable is less than expected (£428,000) mainly due to extremely competitive interest rates being achieved on short-term borrowing from other local authorities.

2.4 As reported at Quarter 1, the un-ringfenced Covid-19 funding allocation for Epping Forest District Council of £663,322 remains unchanged. However, since then, on 5th October 2021, the Council submitted its Sales, Fees and Charges (SFC) Compensation scheme return for the period April to June 2021; the value of that claim – at £404,000 – was slightly lower than original expectations. This means that the Council has so far secured £1.067 million of the assumed £1.263 million in Government support for Covid-19 in the budget. The current shortfall (£0.196 million) could be met (at least partially) by other miscellaneous sources of Covid-19 related funding.

2.5 In contrast, a relatively sharp recovery in Council Tax collection is being experienced in 2021/22, which is leading to greater than expected 'share back' payments from major preceptors (County, Police, Fire). Consequently, the Quarter 2 estimate suggests that the Council could generate a budget surplus of £332,745 from the Essex Council Tax Sharing Agreement (CTSA).

### 3) Housing Revenue Account (revenue)

3.1 The Housing Revenue Account (HRA) revenue position for 2021/22, at the Quarter 2 stage, is summarised in the table below. As at 30th September 2021, a £1,403,000 deficit is forecast for the year end, compared to a balanced budget position.

Housing Revenue Account Budget 2021/22 (Quarter 2)						
Description	Budget 2021/22	IAS19 Adj	Business Plan Adj	Updated Budget 1st October 2021	Forecast Spending (31/03/22)	Variance
	£000's	£000's	£000's	£000's	£000's	£000's
<b>EXPENDITURE</b>						
Supervision & Management (General)	6,633	(347)	0	6,286	6,676	390
Supervision & Management (Special)	3,953	(180)	0	3,773	3,721	(52)
Rents, Rates Taxes and Insurances	533	0	0	533	484	(49)
Contributions to Repairs Fund	7,723	0	0	7,723	8,580	857
<b>Management &amp; Maintenance</b>	<b>18,842</b>	<b>(527)</b>	<b>0</b>	<b>18,315</b>	<b>19,461</b>	<b>1,146</b>
Capital Charges	8,782*	0	0	8,782	8,782	0
Major Repairs on Leasehold Properties	300	0	0	300	300	0
Treasury Management Expenses	58	0	0	58	58	0
Provision for Bad/Doubtful Debts	91	0	(2)	89	89	0
<b>Total Expenditure</b>	<b>28,073</b>	<b>(527)</b>	<b>(2)</b>	<b>27,544</b>	<b>28,690</b>	<b>1,146</b>
<b>INCOME</b>						
Gross Rent from Dwellings	(33,349)	0	(78)	(33,427)	(33,472)	(45)
Non-Dwellings Rents	(810)	0	0	(810)	(777)	33
Charges for Services & Facilities	(2,092)	0	0	(2,092)	(1,823)	269
Contributions from General Fund	(357)	0	0	(357)	(357)	0
<b>Total Income</b>	<b>(36,608)</b>	<b>0</b>	<b>(78)</b>	<b>(36,686)</b>	<b>(36,429)</b>	<b>257</b>
<b>Net Cost of Services</b>	<b>(8,535)</b>	<b>(527)</b>	<b>(80)</b>	<b>(9,142)</b>	<b>(7,739)</b>	<b>1,403</b>
Interest on Receipts and Balances	(36)	0	6	(30)	(30)	0
Interest Payable on Loans	6,125	0	(387)	5,738	5,738	0
Pensions Interest Payable/Return on Assets	652	(652)	0	0	0	0
<b>Net Operating Income</b>	<b>(1,794)</b>	<b>(1179)</b>	<b>(461)</b>	<b>(3,434)</b>	<b>(2,031)</b>	<b>1,403</b>
<i>Appropriations:</i>						
Direct Revenue Contributions to Capital	2,973	0	(2,190)	783	783	0
IAS19 Adjustment	(1,179)	1,179	0	0	0	0
<b>(Surplus)/Deficit for Year</b>	<b>0</b>	<b>0</b>	<b>(2,651)</b>	<b>(2,651)</b>	<b>(1,248)</b>	<b>1,403</b>

\*adjusted for reversal on Repairs Depreciation (£68,000)

3.2 There are three significant factors behind the forecast deficit as follows:

- **Repairs and Maintenance (Negative £857,000)** – there are two items driving this variance:
  - Housing Repairs (£560,000) – In the first half of the year, there have been a substantial number of repair works (both general and void) that currently sit outside the base contract with Qualis; the projected overspend is currently being investigated by officers. In previous years, the Repairs Fund had been used to smooth the annual cost of repairs, but this was exhausted in 2020/21; and
  - Planned Maintenance (£200,000) – There are numerous items contributing to this variance, including a project to redecorate Frank Bretton House
- **Supervision & Management (General) (Negative £390,000)** – there are three items driving this variance which – although expected to deliver significant benefits for the Council – were not included in the original budget:
  - Stock Condition Survey (£200,000) – To provide comprehensive and up to date information on component replacement requirements and potential costs, a new Stock Condition Survey is in the final stages of procurement
  - “Rent Sense” System (£67,000) – A piece of software that provides information to help drive down rent arrears; and
  - Housing Asset Management System (£76,000) – The revenue costs associated with implementing the new system.
- **Charges for Facilities and Services (Negative £269,000)** – This variance represents lost income from the Telecare service, which is now a free service offered by Essex County Council.

3.3 Members should note that the current HRA Business Plan includes the assumed maintenance of a minimum balance of £2.0 million in the HRA reserve; as at 31st March 2021, the balance was £2.105 million. The budget as at 1st October 2021 recorded an anticipated surplus of £2.651 million; assuming the anticipated deficit on the HRA materialises at year end, a transfer from HRA reserves will be required.

#### 4) General Fund Capital Programme

4.1 The General Fund Capital Programme for 2021/22 as at 30th September 2021 is summarised – at a service level – in the table below. A more detailed analysis – at a scheme level – is included in **Appendix B**. The updated Programme budget totals £72.443 million. Spending in the first 6 months was £2.655 million, with a forecast outturn of £52.865 million, which – if this materialises – would lead to an underspend of £19.577million.

<b>General Fund Capital Programme 2021/22 (Quarter 2)</b>					
<b>Description</b>	<b>Budget 2021/22 (Updated)</b>	<b>Spending (@ 30 Sept 2021)</b>	<b>Remaining Budget (@ 30 Sept 2021)</b>	<b>Forecast Spending (31/03/22)</b>	<b>Variance (Under) / Over</b>
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
Community & Wellbeing	770	63	707	100	(670)
Commercial & Technical	6,945	1,905	5,040	4,136	(2,808)
Corporate Services	2,807	459	2,348	1,737	(1,070)
Housing (General Fund)	494	229	265	465	(29)
Place	427	0	427	427	0
Qualis	61,000	0	61,000	46,000	(15,000)
<b>Totals</b>	<b>72,443</b>	<b>2,655</b>	<b>69,788</b>	<b>52,866</b>	<b>(19,577)</b>

- 4.2 A General Fund Capital Programme budget of £15.946 million was approved by Council in February 2021. A net total of £5.169 million in unspent budgets have been rolled forward from 2020/21, initially resulting in an updated Programme budget of £21.115 million. As previously reported, further additions of £35,150,000 were made in Quarter 1, primarily to reflect the Cabinet's commitment (12th July 2021) to extend the Qualis loan facility by a further £35.0 million in support of the acquisition of additional regeneration sites.
- 4.3 In addition, further adjustments of £16.178 million have been made in Quarter 2 to achieve proper accounting practice (rather than representing additional expenditure commitments), primarily to reflect the Asset Purchase Loan (to Qualis) of £16.0 million. The overall updated General Fund Capital Programme for 2021/22 is £72.443 million.
- 4.4 Spending has generally been relatively subdued in the first 6 months, and most of the forecast underspend is due to the drawdown on Qualis loans being below budget expectations (£15.0 million).
- 4.5 The only other variance in excess of £1.0 million relates to Investment Property Acquisitions (£1.118 million). The original budget allocation was £30.0 million and has now been largely spent having been – more recently – applied to buying back a series of historic leases in order to generate higher returns in the long run. It is not anticipated that any further spending will take place this year, so the remaining unspent balance has been re-profiled for use in 2022/23.

## 5) Housing Revenue Account (HRA) Capital Programme

5.1 The Housing Revenue Account (HRA) Capital Programme for 2021/22 as at 30th September 2021 is summarised in the table below. A more detailed analysis – at a scheme level – is included in **Appendix C**. The updated Programme budget totals £39.350 million. Spending in the first 6 months was £6.712 million, with a forecast outturn of £30.429 million, which – if this materialises – would lead to an underspend of £8.921 million.

HRA Capital Programme 2021/22 (Quarter 2)					
Description	Budget 2021/22 (Updated)	Spending (@ 30 Sept 2021)	Remaining Budget (@ 30 Sept 2021)	Forecast Spending (31/03/22)	Variance (Under) / Over
	£000's	£000's	£000's	£000's	£000's
Housing Development	24,506	3,554	20,952	16,450	(8,056)
Capital Works	14,143	3,152	10,991	13,412	(731)
Other Housing Schemes	701	6	695	567	(134)
<b>Totals</b>	<b>39,350</b>	<b>6,712</b>	<b>32,638</b>	<b>30,429</b>	<b>(8,921)</b>

5.2 An HRA Capital Programme budget of £36.506 million was approved by Council in February 2021. A net total of £2.844 million in unspent budgets have been rolled forward from 2020/21, resulting in an updated Programme budget of £39.350 million for the year.

5.3 There are two significant areas of underspending/slippage on the HRA Capital Programme at the Quarter 2 stage; Housing Development and Capital Works. Thus:

- **Housing Development (forecast underspend £8.056 million)** – there are three elements to note:
  - Housebuilding – the Programme has a total budget of £17.014 million for 2021/22. The projected outturn on the Programme is £13.318 million, which – if this materialises – would lead to an underspend of £3.697 million at year end. The Phase 5 schemes have not progressed as well as anticipated with some returning to the design review stage and others still to progress to the planning stage
  - Qualis Acquisitions – the budget allocation for this scheme in 2021/22 was £7.492 million, however due to Planning issues, the schemes have been re-scheduled to be delivered in 2022/23; and
  - Open Market Acquisitions – the focus of this scheme is to increase the Council's housing stock by averting the potential loss of capital receipts from the Government 1-4-1 Right to Buy (RTB) scheme. Although spending was planned for the final quarter of 2020/21, completions have taken place in the first half of 2021/22, thereby creating an overspend of £2.941 million.
- **Capital Works (forecast underspend £0.731 million)** – most works in this area are on target at this stage, however, one Structural Scheme related to the Copperfield Regeneration Project (£0.6 million) has been re-scheduled to be delivered in 2022/23.



**Reason for Decision:**

This report facilitates the scrutiny of the Council's financial position for 2021/22.

In terms of General Fund revenue, it is a stabilising picture following the turbulence experienced in 2020/21 (and during Quarter 1 this year) due to the Covid-19 pandemic. However, there are still some spending pressures and it is essential that the Council avoids overspending due to a relatively limited contingency balance in the General Fund Reserve.

There are some significant spending pressures on the HRA revenue budget, including ongoing issues with Housing Repairs, which has been challenging budget area in recent years.

Capital spending has been relatively limited in both the General Fund and HRA in the first half of the year.

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

**Options:**

There are no matters for decision in this report. The Committee is asked to note the contents but may choose to take further action depending on the matters reported.

**Resource Implications:**

The resource implications in this report are overwhelmingly financial in nature, in the form of budgetary control. Robust budget monitoring processes maximise the opportunity for services to react quickly to potential problems as they emerge, thus reducing the risk of financial problems, impeding the delivery of strategic priorities.

**Legal and Governance Implications:**

The Council has a statutory obligation to maintain a balanced budget and the monitoring process enables the Committee to remain aware of issues and the process to be taken to maintain a balanced budget.

**Safer, Cleaner, Greener Implications:**

There are no SGS implications.

**Consultation Undertaken:**

The development of the original 2021/22 budget was informed by the democratic scrutiny processes.

**Background Papers:**

Management Accounts 2021/22 (Month 6)

**Risk Management**

The report is primarily presented for information only and has no risk management implications, although regular monitoring and reporting of the type included in this report ensures early warning of significant issues that may place the Council at financial risk. This gives the Cabinet the best opportunity to take actions to mitigate such risks.



## General Fund Capital Programme 2021/22

## Quarter 2 Forecast

General Fund Capital Programme Q2 Forecast											
Scheme	20/21 Budget Outturn (xtract)			2021/22 Budget Progress (@ 30 September 2021 - Q2)							
	20/21 Unspent / (Overspent) Balances	Savings	Balances Rolled Forward into 2021/22	2021/22 Budget Allocation	2021/22 Budget @ Q1	Q2 Changes	2021/22 Budget @ Q2 (Updated)	Spending to Date	Remaining Budget	Forecast Outturn 2021/22	Forecast (Uspend)/ O spend 2021/22
	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s
<b>Community &amp; Wellbeing</b>											
Joint Museum and Library Facility	300,000	-	300,000	470,000	770,000	-	770,000	63,008	706,992	100,000	670,000
<b>Sub-Totals</b>	<b>300,000</b>	<b>-</b>	<b>300,000</b>	<b>470,000</b>	<b>770,000</b>	<b>-</b>	<b>770,000</b>	<b>63,008</b>	<b>706,992</b>	<b>100,000</b>	<b>670,000</b>
<b>Commercial &amp; Technical</b>											
Cartersfield Road	(71,136)	-	71,136	1,330,000	1,258,864	177,600	1,436,464	-	1,436,464	500,000	936,464
Investment Property Acquisition Fund	2,152,387	-	2,152,387	-	2,152,387	-	2,152,387	1,034,265	1,118,122	1,034,270	1,118,117
Investment Properties (Landmark Buildings)	51,791	51,791	-	-	-	-	-	-	-	-	-
EFDC Shopping Park	21,677	21,677	-	-	-	-	-	-	-	-	-
CCTV Replacement Programme	146,670	50,854	95,816	85,000	180,816	-	180,816	99,188	81,628	126,570	54,246
Superfast Broadband (REFCUS)	350,000	-	350,000	-	350,000	-	350,000	-	350,000	-	350,000
CarPark CCTV Systems	38,423	30,423	8,000	-	8,000	-	8,000	-	8,000	-	8,000
Disabled Facilities Grants	-	-	-	971,510	971,510	-	971,510	284,059	687,451	971,210	300
Leisure Centres	10,770	10,770	-	-	-	-	-	-	-	-	-
Car Park Schemes	(46,361)	46,361	-	-	-	-	-	-	-	-	-
Civic Offices Accommodation Project	173,115	-	173,115	150,000	323,115	-	323,115	311,472	11,643	345,820	22,705
Highway Ranger Vehicle & Equipment	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	19,400	-	19,400	30,000	49,400	-	49,400	-	49,400	49,400	-
Highways	140,000	-	140,000	-	140,000	-	140,000	-	140,000	140,000	-
NWA Preparations Phase 1	-	-	-	200,000	200,000	-	200,000	-	200,000	150,000	50,000
Vehicle Fleet Replacement	750,000	-	750,000	383,000	1,133,000	-	1,133,000	72,912	1,060,088	750,000	383,000
Epping Leisure Facility	-	-	-	-	-	-	-	68,970	68,970	68,970	68,970
Ongar Leisure Centre	-	-	-	-	-	-	-	34,087	34,087	-	-
<b>Sub-Totals</b>	<b>3,736,736</b>	<b>- 119,154</b>	<b>3,617,582</b>	<b>3,149,510</b>	<b>6,767,092</b>	<b>177,600</b>	<b>6,944,692</b>	<b>1,904,953</b>	<b>5,039,739</b>	<b>4,136,240</b>	<b>2,808,452</b>
<b>Corporate Services</b>											
ICT General Schemes	89,021	-	89,021	128,000	217,021	-	217,021	21,657	195,364	95,000	122,021
ICT Strategy	120,464	35,060	155,524	1,970,500	2,126,024	-	2,126,024	180,033	1,945,991	1,178,200	947,824
Civic Offices Accommodation Project (ICT)	448,756	-	448,756	15,000	463,756	-	463,756	257,106	206,650	463,756	-
<b>Sub-Totals</b>	<b>658,241</b>	<b>35,060</b>	<b>693,301</b>	<b>2,113,500</b>	<b>2,806,801</b>	<b>-</b>	<b>2,806,801</b>	<b>458,796</b>	<b>2,348,005</b>	<b>1,736,956</b>	<b>1,069,845</b>
<b>Housing (Property Services)</b>											
Oakwood Hill Depot extension	39,171	-	39,171	-	39,171	-	39,171	1,539	37,632	39,171	-
Town Mead Depot	799	799	-	-	-	-	-	-	-	-	-
Investment Properties (Planned Works)	266,400	10,484	255,916	65,100	321,016	-	321,016	205,950	115,066	321,016	-
Operational Properties (Planned Works)	85,928	-	85,928	48,000	133,928	-	133,928	21,153	112,775	105,150	28,778
<b>Sub-Totals</b>	<b>392,298</b>	<b>- 11,283</b>	<b>381,015</b>	<b>113,100</b>	<b>494,115</b>	<b>-</b>	<b>494,115</b>	<b>228,642</b>	<b>265,473</b>	<b>465,337</b>	<b>28,778</b>
<b>Place</b>											
Climate & Environmental Projects	400,000	223,016	176,984	250,000	426,984	-	426,984	-	426,984	426,984	-
<b>Sub-Totals</b>	<b>400,000</b>	<b>- 223,016</b>	<b>176,984</b>	<b>250,000</b>	<b>426,984</b>	<b>-</b>	<b>426,984</b>	<b>-</b>	<b>426,984</b>	<b>426,984</b>	<b>-</b>
<b>Qualis</b>											
Asset Purchase Loan	-	-	-	-	-	16,000,000	16,000,000	-	16,000,000	16,000,000	-
Regeneration Finance Loans	-	-	-	45,000,000	45,000,000	-	45,000,000	-	45,000,000	30,000,000	15,000,000
<b>Sub-Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>45,000,000</b>	<b>45,000,000</b>	<b>16,000,000</b>	<b>61,000,000</b>	<b>-</b>	<b>61,000,000</b>	<b>46,000,000</b>	<b>15,000,000</b>
<b>Total</b>	<b>5,487,275</b>	<b>- 318,393</b>	<b>5,168,882</b>	<b>51,096,110</b>	<b>56,264,992</b>	<b>16,177,600</b>	<b>72,442,592</b>	<b>2,655,399</b>	<b>69,787,193</b>	<b>52,865,517</b>	<b>- 19,577,075</b>

## Housing Revenue Account Capital Programme 2021/22

## Quarter 2 Forecast

HRA Capital Programme Q2 Forecast 2021/22											
Schemes	2020/21 Budget Outturn (xtract)			2021/22 Budget Progress (@30 September 2021 - Q2)							
	2020/21 Unspent/ (Overspent) Balances	Savings	Balances Rolled Forward into 2021/22	Balances Rolled Forward from 2020/21	Virements between Schemes 2021/22	2021/22 Budget Allocation	2021/22 Budget (Updated)	Actuals to Q2	Remaining Budget	Forecast Outturn 2021/22	Forecast (Uspend) / Opend 2021/22
	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s	£'s
<b>Housing Development Programme:</b>											
Housebuilding	4,540,000	- 4,540,000	-	-	-	17,014,000	17,014,000	1,138,761	15,875,239	13,317,500	- 3,696,500
Open Market Acquisitions	-	-	-	-	-	-	-	2,415,000	- 2,415,000	2,941,490	- 2,941,490
Qualis Acquisitions	-	-	-	-	-	7,492,000	7,492,000	-	7,492,000	191,140	- 7,300,860
<b>Sub-Totals</b>	<b>4,540,000</b>	<b>- 4,540,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,506,000</b>	<b>24,506,000</b>	<b>3,553,761</b>	<b>20,952,239</b>	<b>16,450,130</b>	<b>- 8,055,870</b>
<b>Capital Works:</b>											
Heating	314,000	-	314,000	314,000	-	1,519,000	1,833,000	392,000	1,441,000	1,833,000	-
Windows, Door and Roofing	1,249,000	-	1,249,000	1,249,000	- 643,000.00	3,003,000	3,609,000	1,278,000	2,331,000	3,320,000	- 289,000
Compliance Planned Maintenance	96,000	-	96,000	96,000	150,000.00	623,000	869,000	90,000	779,000	549,000	- 320,000
Kitchens & Bathrooms (inc void allocation)	125,000	-	125,000	125,000	-	1,375,000	1,500,000	424,000	1,076,000	1,400,000	- 100,000
Electrical	129,000	-	129,000	129,000	-	2,175,000	2,046,000	495,000	1,551,000	2,046,000	-
Sprinklers	175,000	-	175,000	175,000	-	100,000	275,000	5,000	270,000	275,000	-
Environmental	106,000	-	106,000	106,000	-	584,000	690,000	27,000	663,000	689,000	- 1,000
Structural works	223,000	-	223,000	223,000	493,000.00	1,550,000	2,266,000	89,000	2,177,000	2,266,000	-
Disabled adaptations	56,000	-	56,000	56,000	56,000.00	650,000	650,000	339,000	311,000	650,000	-
Asbestos Removal	63,000	-	63,000	63,000	- 56,000.00	251,000	258,000	12,000	246,000	237,000	- 21,000
Estate Improvements	57,000	- 50,000	7,000	7,000	-	140,000	147,000	1,000	146,000	147,000	-
<b>Sub-Totals</b>	<b>2,223,000</b>	<b>- 50,000</b>	<b>2,173,000</b>	<b>2,173,000</b>	<b>-</b>	<b>11,970,000</b>	<b>14,143,000</b>	<b>3,152,000</b>	<b>10,991,000</b>	<b>13,412,000</b>	<b>- 731,000</b>
<b>Other Housing Schemes:</b>											
Service Enhancements	691,000	- 20,000	671,000	671,000	-	30,000	701,000	6,000	695,000	567,000	- 134,000
<b>Sub-Totals</b>	<b>691,000</b>	<b>- 20,000</b>	<b>671,000</b>	<b>671,000</b>	<b>-</b>	<b>30,000</b>	<b>701,000</b>	<b>6,000</b>	<b>695,000</b>	<b>567,000</b>	<b>- 134,000</b>
<b>Vehicle Replacements</b>											
	74,000	- 74,000	-	-	-	-	-	-	-	-	-
<b>Total Expenditure</b>	<b>7,528,000</b>	<b>- 4,684,000</b>	<b>2,844,000</b>	<b>2,844,000</b>	<b>-</b>	<b>36,506,000</b>	<b>39,350,000</b>	<b>6,711,761</b>	<b>32,638,239</b>	<b>30,429,130</b>	<b>- 8,920,870</b>