

Summary of Subsidy Use and Budget Monitoring Schedule - Council Housebuilding Programme

As at 21-Jan-2014

ACTUAL Allocations and Spending

Status	Totals				Phase 1				Phase 2				Phase 3				
					Budget		£3,383,288		Budget		£3,677,487		Budget		£2,941,990		
	RTB	S106	Other	Total	Max RTB Receipts	£1,014,986	Max RTB Receipts	£1,103,246	Max RTB Receipts	£882,597	RTB	S106	Other	Total			
Received & Spent	£20,195	£0	£0	£20,195	£20,195	£0	£0	£20,195									£0
Received & Available to Spend	£1,036,535	£669,196	£87,000	£1,792,731	£1,051,231	£669,196	£87,000	£1,807,427									£0
Received & Unallocated	£0	£0	£0	£0													
Agreed - Not Yet Received	£0	£1,818,000	£90,000	£1,908,000													
Totals	£1,056,730	£2,487,196	£177,000	£3,720,926	£1,071,426	£669,196	£87,000	£1,827,622	£0	£0	£0	£0	£0	£0	£0	£0	£0

NOTIONAL Allocations and Spending on Assessed Subsidies

Phase	Feasibility Stage	Tender Stage	Final Account	LATEST
1	£425,000			£512,000
2				
3				
4				
5				
6				
Totals	£425,000	£0	£0	£512,000

Notional Subsidy Available for future Phases (i.e already received) (after deducting notional amounts already applied to Phases shown)	£1,300,926
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Capital Budget Monitoring

Phase	Orig. Start Date	Orig End Date	Actual Start Date	Actual End Date	Original Project Cost	Supp. Estimates	Approved Budget	Actual Exp. To date	Anticipated Out-turn	Variance (Original)	Variance (Budget)
1	14-Apr	15-Jun	TBA	TBA	£3,948,421	-\$565,133	£3,383,288	£67,316	£3,383,288	-\$565,133	£0
2											
3											
4											
5											
6											

Actions

- (1) P. Pledger to complete allocations and spends when money is available to allocate or has been spent
- (2) P. Pledger to update Notional Allocations and Spending when different stages are reached
- (3) P. Pledger to keep Capital Budget Monitoring Schedule up to date

Officer responsibility for inputs	Auto / Paul Pledger
Officer responsibility for allocations	Paul Pledger

Notes

- (1) Use of funding for individual phases needs to be input manually
- (2) Funding from RTBs and S106 Contributions should be allocated first - in that order
- (3) The "Notional" section keeps track of **required** subsidies - as assessed by the Financial Appraisal.
- (4) The "Notional Section" should be updated with the required subsidies on completion of the three stages listed
- (5) The "Notional Section" also calculates the notional amount of subsidy available for future phases

RTB Receipts - Housebuilding Programme

As at 21-Jan-2014

Total Receipts Received				Allocated to Programme					Available to Spend (Cum.)				Spent on Programme				
Year	Quarter	Amount Received	Spend by Date	Year	Quarter	Amount Allocated	Spend by Date	Phase Allocated to	Year	Quarter	Cum. Amount Available	Spend by Date	Year	Quarter	Amount Spent	Date Spent	Phase Spent on
2012/13	1	£40,461	30-Jun-15	2012/13	1	£40,461	30-Jun-15	1	2012/13	1	£40,461	30-Jun-15	2012/13	1	£0	N/A	N/A
	2	£34,941	30-Sep-15		2	£34,941	30-Sep-15	1		2	£75,402	30-Sep-15		2	£0	N/A	N/A
	3	-£21,135	31-Dec-15		3	-£21,135	31-Dec-15	1		3	£54,266	31-Dec-15		3	£0	N/A	N/A
	4	£185,840	31-Mar-16		4	£185,840	31-Mar-16	1		4	£240,107	31-Mar-16		4	£0	N/A	N/A
	Total	£240,107				Total	£240,107					Total		£0			Total
2013/14	1	£647,798	30-Jun-16	2013/14	1	£647,798	30-Jun-16	1	2013/14	1	£887,905	30-Jun-16	2013/14	1	£0	N/A	N/A
	2	£168,825	30-Sep-16		2	£168,825	30-Sep-16	1		2	£1,056,730	30-Sep-16		2	£0	N/A	N/A
	3		31-Dec-16		3	£0	31-Dec-16			3	£1,036,535	31-Dec-16		3	£20,195	N/A	1
	4		31-Mar-17		4	£0	31-Mar-17			4	£1,036,535	31-Mar-17		4			
	Total	£816,623				Total	£816,623					Total		£20,195			Total
2014/15	1		30-Jun-17	2014/15	1	£0	30-Jun-17		2014/15	1	£1,036,535	30-Jun-17	2014/15	1			
	2		30-Sep-17		2	£0	30-Sep-17			2	£1,036,535	30-Sep-17		2			
	3		31-Dec-16		3	£0	31-Dec-16			3	£1,036,535	31-Dec-16		3			
	4		31-Mar-17		4	£0	31-Mar-17			4	£1,036,535	31-Mar-17		4			
	Total	£0				Total	£0					Total		£0			Total
GRAND TOTAL	£1,056,730			GRAND TOTAL	£1,056,730				GRAND TOTAL	£20,195			GRAND TOTAL	£20,195			

Actions

- (1) S. Alford to input "Receipts Received" at end of each Quarter
- (2) P. Pledger to allocate receipts to Phase (under "Allocated") by referring to Appendix 5 to ensure use allocation does not exceed estimated 30% of costs for Phase
- (3) PP to record RTB amounts spent and Phase by referring to Appendix 6

Officer responsibility for inputs

Simon Alford

Officer responsibility for allocations

Paul Pledger

Schedule of S106 Financial Contributions for Affordable Housing (Relating to agreements since 1998)

As at 21-Jan-2014

Received and Spent on Housebuilding Programme

Site	P/P No	Prior to Receipt			After Receipt			Allocated Use	Comments
		Date Agreed	Amount Reqd	Trigger	Amount Recd	Date Recd	Use by Date		
			£0		£0				

Received and Allocated to Housebuilding Programme

Site	P/P No	Prior to Receipt			After Receipt			Allocated Use	Comments
		Date Agreed	Amount Reqd	Trigger	Amount Recd	Date Recd	Use by Date		
BPI Poly Site, Brook Rd, Buckhurst Hill	EPF/0446/10	28.7.10 - Citee 30.9.10 - S106	£100,000	On completion of 4th residential unit	£101,270	3.1.12	None	Phase 1	Budget Code 157207790
Ongar Station, Ongar (McCarthy & Stone)	EPF/0457/10	7.2.11 28.2.11	£450,000	50% prior to commencement of development 50% on/within 14 days of practical completion	£225,000 £241,926	10.1.12 30.4.13	None	Phase 1	Includes interest of £16926
Bald Hind Pub, Chigwell	EPF/0409/11	18.5.11 - Citee 14.10.11 - S106	£100,000	Prior to commencement	£101,000	10.7.12	Within 10 years of 1st occ.	Phase 1	If paid late, to be increased by RPI Paid on Code: 990409991X031
			£650,000		£669,196				

Received and Available for Housebuilding Programme

Site	P/P No	Prior to Receipt			After Receipt			Comments
		Date Agreed	Amount Reqd	Trigger	Amount Recd	Date Recd	Use by Date	
Interest (2011/12)			TBA		TBA			
Interest (2012/13)			TBA		TBA			
			£0		£0			

Required by S106 Agreements - Not yet received

Site	P/P No	Prior to Receipt			After Receipt			Comments
		Date Agreed	Amount Reqd	Trigger	Amount Recd	Date Recd	Use by Date	
Grange Farm	EPF/2190/05	20.12.06	£280,000	On the sale or occupation (whichever) sooner of the 20th home.	£0		None	
High House Farm, Stapleford Road	EPF/1374/06	14.9.07	£100,000	Prior to occupation	£0		Within 5 years of receipt	Planning condition - Not a S106 Agreement. To be increased/decreased by RPI between 14.9.07 & payment date.
Millrite Engineering, Stanford Rivers	EPF/1008/11	14.9.11 - Citee 15.11.11	£74,000	50% prior to commencement of development Other 50% within 12 mths of commencement	£0 £0		10 years from the 2nd receipt	
Threshers, Hastingwood	EPF/739/10	5.4.11 & 14.8.13 DDCC 29.9.11 & 18.9.13 S106	£100,000	Prior to commencement	£0		None	Revised application approved 14/8/13 - with same contribution
Woolston Manor, Chigwell	EPF/2664/10	6.12.11 - U/U 12.1.12 - Appeal	£813,000	Prior to occupation of the 7th property - amount index-linked for the period between 1st occupation and date payment received	£0		None	Planning permission granted on appeal. A Unilateral Undertaking was presented to the Planning Inspector at the Appeal.
Nine Ashes Farm,	EPF/2543/11	20.3.13 - S106 20.3.13 - Citee	£21,000	On sale or occupation of the first property	£0		3.1.22 (can extend if committed)	
Green Man PH, Broomstickhall Rd, W/A		5.6.13 - Citee 12.7.13 - S106	£430,000	On Practical Completion	£0		Within 7 years of receipt	
			1,818,000		£0			

Actions

- (1) A. Hall to add new S106 Agreements to "Not Yet Received" when signed
- (2) A. Hall to move entry from "Not Yet Received" to "Available" when money received
- (3) P. Pledger to move entry from "Available" to "Allocated" (+ Phase - referring to Appx 1)
- (4) P. Pledger to move entry from "Allocated" to "Spent" (referring to Appendix 6)

Officer responsibility for inputs
Officer responsibility for allocations

Alan Hall

Paul Pledger

Other Funding for Housebuilding Programme

As at 21-Jan-2014

Received and Spent

Site / Funding Source	Amount	Details	Amount Recd	Date Recd	Phase Spent on	Date Spent
	£0					

Received and Allocated

Site / Funding Source	Amount	Details	Amount Recd	Date Recd	Phase 1 Allocated to
Millfield, High Ongar (Actual)	£87,000	Cabinet agreed use for EFDC Housebuilding Programme - 30.1.12	£17,000 £70,000	28.3.12 Apr-12	Phase 1
	£87,000				

Received and Available

Site / Funding Source	Amount	Details	Amount Recd	Date Recd
	£0			

Agreed for Use - Not Yet Received

Site / Funding Source	Amount	Details	Phase Allocated to
Leader Lodge, North Weald	To be determined	Cabinet agreed use for EFDC Housebuilding Programme - 30.1.12	
Harlow Growth Area Fund - Red X Hall	£90,000	Delivery Plan requires use by April 2014	Phase 1
	£90,000		

Actions

- (1) A. Hall to input "Agreed for Use" when agreed by Cabinet or Portfolio Holder
- (2) A. Hall to move entry from "Agreed" to "Available" when receipt received
- (3) P. Pledger to move entry from "Available" to "Allocated" (referring to Appendix 1)
- (4) P. Pledger to move entry from "Allocated" to "Spent" (referring to Appendix 6)

Officer responsibility for inputs

Alan Hall

Officer responsibility for allocations

Paul Pledger

Housebuilding Programme Cashflow Summary

As at 21-Jan-2014

	2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Totals	30% (1-4-1 Usage)
Phase 1	£147,600	£2,419,062	£816,627						£3,383,288	1,014,986
Phase 2		£160,435	£2,629,415	£887,638					£3,677,487	1,103,246
Phase 3			£128,348	£2,103,532	£710,110				£2,941,990	882,597
Phase 4				£128,348	£2,103,532	£710,110			£2,941,990	882,597
Phase 5					£123,644	£2,103,532	£693,081		£2,920,257	876,077
Phase 6						£128,348	£2,103,532	£710,110	£2,941,990	882,597
Totals	£147,600	£2,579,497	£3,574,389	£3,119,517	£2,937,285	£2,941,990	£2,796,613	£710,110	£18,807,002	5,642,101

Actions

(1) PP to update when ETG updates Cashflow based on Feasibility Forecasts and Tender Prices

Officer responsibility for inputs

Paul Pledger

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Housebuilding Payment Schedule

As at 21-Jan-2014

Claim No.	Invoice No.	Invoice Date	Phases Charged	Works	Fees	Other	Works	Total	1-2-1 RTB Receipts Usage		
									30% Fees/Works	Quarter	Year
1	RIDV/83	3.10.13	1		£18,331			£18,331	£5,499	N/A	N/A
2	RIDV/100	05.12.13	1		£38,975			£38,975	£11,693	N/A	N/A
3	Planning Fees	05.12.13	1			£10,010		£10,010	£3,003	3	2013/14
4								£0	£0	3	2013/14
5								£0	£0	3	2013/14
6								£0	£0		
7								£0	£0		
8								£0	£0		
9								£0	£0		
Totals					£0	£57,306	£10,010	£0	£67,316	£20,195	

Payments account for **Capital Expenditure Only** and EXCLUDES feasibility costs, abortive costs (if any) legal fees and internal salary charges.

1-4-1 RTB Receipts Usage

Spent to Date	£20,195
Available to Spend	£1,036,535

Actions

- (1) ETG to split invoice detail into phases and type
- (2) P. Pledger to input detail from invoices received
- (3) P. Pledger to allocate 1-4-1 RTB Receipts Usage

Officer responsibility for inputs
Officer responsibility for RTB usage

Paul Pledger

Paul Pledger

Marden Close & Faversham Hall Conversion Scheme

As at 21-Jan-2014

Annual Cashflow Summary

	2013/14	2014/15	2015/16	Totals
Fees	£33,580	£24,783	£0	£58,363
Works	£0	£605,200	£0	£605,200
Totals	£33,580	£629,983	£0	£663,563

Excludes Revenue costs, inc. feasibility costs, legal costs, internal salaries and abortive fees (if any)

Payment Schedule

Claim No.	Invoice No.	Invoice Date	Works	Fees	Other	Total
1	RIDV/100	Dec-13		£5,079		£5,079
2	Planning	Dec-13			£4,620	£4,620
3						£0
4						£0
5						£0
Totals			£0	£5,079	£4,620	£9,699

Capital Budget Monitoring

Orig. Start Date	Orig End Date	Actual Start Date	Actual End Date	Original Project Cost	Supp. Estimates	Approved Budget	Actual Exp. To date	Anticipated Out-turn	Variance (Original)	Variance (Budget)
Feb-14	Dec-14	TBA	TBA	£493,864	£0	£664,938	£9,699	£664,938	£171,074	£0

Actions

- (1) PP to update Cashflow when ETG updates Cashflow
- (2) P. Pledger to input payments from invoices received
- (3) P. Pledger to keep Capital Budget Monitoring Schedule up to date

Officer responsibility for inputs

Paul Pledger