
Report to: Place Committee

Date of Meeting: 4 November 2021

Subject: Financial Performance 2021/22 – August Outturn

Report by: Chief Finance Officer

1.0 Purpose

- 1.1. This paper provides an update on the financial performance for the Place Division of the Council in respect of revenue spend for General Fund and revenue and capital spend for Housing Revenue Account (HRA) for the current financial year 2021/22. This is based on forecast information at August 2021. General Fund Capital expenditure will be reported to the Audit Committee on 25 November 2021 as part of the overall Council's financial performance report.

2.0 Recommendations

- 2.1. The Committee is asked to note this report, commenting and challenging as appropriate on:
- the forecast General Fund revenue underspend relating to the Place Division for the year of £(0.062)m;
 - the Housing Revenue Account forecasted revenue underspend of £(0.090)m;
 - the Housing Revenue Account Capital spend forecasted underspend of £(0.468)m which will be carried forward to 2022/23, and;
 - the forecasted delivery of planned savings in the year of 96.8%

3.0 Background

- 3.1. The following portfolios are within the remit of the Place Division:

Table1

PLACE
DEVELOPMENT
PROPERTY
HOUSING

Source: Organisational Redesign: Update June 2019

4.0 General Fund Revenue

- 4.1. Overall the Division's net service expenditure is forecasting an underspend of £(0.062)m for the year ended 31 March 2022. This is a favourable movement of £(0.006)m since the June Outturn report to this Committee on 9 September 2021.
- 4.2. **Appendix 1** provides an overview of the financial outturn position within each Service Expenditure area.
- 4.3. **Appendix 2** sets out the main variances for the year.
- 4.4. Covid19 continues to impact the delivery of Services as we move through the Recovery phase of the pandemic. Elements of the variances attributable to Covid19 are shown within the appendix. The Council received funding during 2020/21 and 2021/22 and will allocate this funding to cover overspends relating to Covid19 as appropriate.

5.0 2021/22 Savings Progress

- 5.1 The 2021/22 budget incorporated approved savings of £2.126m. Of this total £0.776m is attributable to the Place Division.
- 5.2 Based on analysis to date, savings of £0.751m (96.8%) are forecast to be achieved with £0.025m (3.2%) being forecast as at risk (Amber) in 2021/22.
- 5.3 **Appendix 3** provides details of progress towards achieving the approved 2021/22 savings and shows further detail of the saving that has been identified as Amber. Services supported by the accountancy team are working to achieve the approved savings or identify compensatory savings by the end of the financial year.

6.0 Housing Revenue Account

- 6.1 **Appendix 4** provides an overview of the financial outturn position for the HRA Revenue for this year in accordance with its Business Plan. It is forecast that the Service will achieve a surplus in the year of £(5.735)m which is £(0.090)m more than budgeted. This is a favourable movement of £0.208m since the June Outturn report to this Committee on 9 September 2021.
- 6.2 **Appendix 5** sets out the main forecasted variances and explanations for the year.

7.0 Housing Revenue Account Capital

- 7.1 The current net HRA Capital Budget is £8.992m. This is inclusive of carry forward of £2.501m from 2020/21 which was mainly due to slippage in planned work due to lockdown restrictions which will now be carried out in 2021/22.
- 7.2 At this time the HRA Capital Programme is forecast to underspend by £(0.468)m. The programme has previously been impacted with the recent Covid19 restrictions that were in place. The expectation is however that the majority of the programme will be delivered this year but the window programme is still impacted by restrictions to the number of tradespersons in homes and as such is showing a variance of £0.468m. Other areas at risk of not spending to budget include: the off the shelf purchase net budget of £1.353m has only £0.088m expenditure to date and with a buoyant housing market currently the service will require to re-examine the current strategy and the £0.260m budget for a new IT system as this could be affected by the availability of internal staff capacity to deliver this year. These will be continually monitored during the year and any variances will be reported to committee through these reports.
- 7.3 **Appendix 6** provides details of the HRA capital programme for the current year, where individual projects are listed within the various asset management plans.

8.0 Conclusions

- 8.1 The Place Division revenue spend is anticipating an underspend of £(0.062)m.
- 8.2 Of the associated approved savings of £0.776m, £0.751m (96.8%) is forecast to be achieved by the end of the financial year.
- 8.3 The HRA Revenue Account is anticipating a surplus of £(0.090)m more than budgeted.
- 8.4 The HRA Capital Programme a forecast to spend under budget by £(0.468)m.

9.0 Sustainability Implications

- 9.1 None

10.0 Resource Implications

- 10.1 Financial Details
- 10.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ☒

10.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☒

10.4 Staffing

11.0 Exempt Reports

11.1 Is this report exempt? Yes ☐ (please detail the reasons for exemption below) No ☒

12.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☐
Our families; children and young people will have the best possible start in life ☐
Women and girls will be confident and aspirational, and achieve their full potential ☐
Our communities will be resilient and empowered so that they can thrive and flourish ☐

(2) **Council Policies** (Please detail)

13.0 Equalities Impact

13.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes ☐ No ☒

14.0 Legality

14.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes ☒

15.0 Appendices

15.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1- Financial Outturn position at August 2021

Appendix 2- Outturn variances at August 2021

Appendix 3- Summary Savings by Directorate at August 2021

Appendix 4- HRA Revenue Outturn at August 2021

Appendix 5- HRA Revenue Variances at August 2021

Appendix 6- HRA Capital Outturn at August 2021

16.0 Background Papers

16.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☐ (please list the documents below) No ☐

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
Lindsay Sim	Chief Finance Officer	
Pete Leonard	Strategic Director Place	

Place Summary 2021/22

Appendix 1

As at August 2021

	<i>Annual Budget 2021/22 £'000</i>	<i>Forecast to March 2022 £'000</i>	<i>Variance Forecast to Budget £'000</i>	<i>Variance as at June 2021 £'000</i>	<i>Variane Movement From Previous Forecast £'000</i>
Executive Team	197	172	(25)	(25)	0
Development & Environmental	14,349	14,218	(130)	(47)	(83)
Housing & Community Safety	4,321	4,414	93	16	77
	18,867	18,805	(62)	(56)	(6)

Place	Annual Budget 2021/22	Forecast to March 2022	Variance Forecast to Budget at August	Variance due to Covid	Variance due to Non Covid	Variance Forecast to Budget at June	Movement in variance June to August	Narrative
	£'000	£'000	£'000			£'000		
Executive Team	197	172	(25)	0	(25)	(25)	0	Underspend in employee costs of £(0.025)m due to recharge to Housing Revenue Account for Strategic Director's time.
Development & Environmental	14,349	14,218	(130)	44	(174)	(47)	(83)	<p>Building Operations: £(0.014)m underspend due to decreased utility useage across sites, £0.010m movement due to an increased water charge.</p> <p>Catering: £0.113m overspend, £(0.012)m movement due to reduced income from secondary school meals. This area is currently being reviewed.</p> <p>Regulatory: £0.018m overspend due to lower income from rental of park space for events due to Covid.</p> <p>Waste Management: £(0.128)m underspend, £0.019m movement - £(0.105)m due to underspend in Waste Treatment routes, £(0.023)m underspend; £0.019m movement due to vacancy management.</p> <p>Streetcare: £0.028m overspend - £0.040m overspend on overtime due to an unrealised saving in 2018/19 which removed the overtime budget; partially offset by £(0.012)m underspend on staffing due to vacancies.</p> <p>Fleet: £(0.151)m underspend, £(0.066)m movement - £(0.044)m underspend, £(0.018)m movement in diesel usage due to the use of electric vehicles; £(0.046)m underspend, £(0.015)m movement on material spend and maintenance due to repairing rather than replacing; £(0.024)m saving in replacement of tyres; £(0.037)m underspend, £(0.033)m movement in internal recharges.</p> <p>Grounds Maintenance: £0.072m overspend, £0.016m movement - £0.056m overspend, £0.005m movement due to lower income as a result of fewer external factoring contracts; £(0.010)m underspend and movement due to vacancy management; £0.030m overspend, £0.021m movement for leasing of equipment required; £(0.004)m various small overspends.</p> <p>Facilities: £(0.013)m underspend, £(0.010)m movement due to staffing.</p> <p>Roads: £(0.079)m underspend, £(0.062)m movement - £(0.040)m underspend and movement due to capitalisation of salaries, £(0.079)m underspend, £(0.022)m movement due to decreased spend in bridges and drainage as most large works were carried out last year and no extensive emergencies to date.</p> <p>HoS: £(0.002)m underspend, £(0.001)m movement on small underspends.</p> <p>Development Services: £0.026m overspend, £0.004m movement - £0.049m overspend, £0.004m movement due to a reduction in planning and building standards income with income not achieving pre covid levels; £(0.021)m underspend on staffing due to vacancy management.</p>
Housing & Community Safety	4,321	4,414	93	0	93	16	77	<p>Building Operations - overspend of £0.194m, movement of £0.056m to secure vacant properties including Greenfield and reduced staff time charged to Capital projects.</p> <p>Homelessness - underspend of £(0.133)m as income received for clients exceeds budget. This underspend is linked to the corresponding budget within P&P currently forecasting an overspend of £0.138m resulting in a net overspend of £0.005m. The budgets across the two services will be reviewed to identify the offsetting factors involved and realigned if required.</p> <p>Housing - overspend of £0.049m, movement of £0.037m. The charging of housing support to VPR and HRA requires to be clarified as staff are currently engaged in work supporting the corporate response and recovery.</p>
Directorate Total	18,867	18,805	(62)	44	(106)	(56)	(6)	

Management Efficiencies

Service Reference	Description of Saving	2021/22 £	Achieved/Li kely to be achieved £	Amber £	Red £	Unachieved due to Covid £	Service updates
PLMGT1	Modern Apprenticeship Scheme	21,550	21,550				Saving is achieved
PLMGT2	Trading Standards SLA - CASH	30,000	30,000				Saving is achieved
PLMGT3	Corporate Energy Budget Savings	2,917	2,917				Saving is achieved
PLMGT6	Homelessness Income	300,000	300,000				Saving is achieved
PLMGT7	Homelessness Income - CASH	100,000	100,000				Saving is achieved
PLMGT8	Office moves	20,000	20,000				Saving is achieved
PLMGT9	Mail room	2,500	2,500				Saving is achieved
PLMGT12	Cash saving - Budget realignment within Economic Development - CASH	60,000	60,000				Saving is achieved
PLMGT14	GF Housing realignment	20,000	20,000				Saving is achieved
PLMGT15	GF Housing realignment- CASH	80,000	80,000				Saving is achieved
PLMGT16	Garden waste	50,000	50,000				Saving is achieved
PLMGT17	Decrease in Non Domestic Rates due to Rate poundage	44,000	44,000				Saving is achieved
Total	Management Efficiencies	730,967	730,967	0	0	0	

Policy

Service Reference	Description of Saving	2021/22 £	Achieved/Li kely to be achieved £	Amber £	Red £	Unachieved due to Covid £	Service updates
PLPOL01	Generate income through corporate sponsorship of Council Assets: Roundabouts, Parks, Open Spaces, Roads, Cycle Paths	10,000	10,000				Service has advised this will be fully achieved
PLPOL10	Targeted reduction in council generated waste	25,000		25,000			Under review with Service
Total	Policy	35,000	10,000	25,000	0	0	

Transformation

Service Reference	Description of Saving	2021/22 £	Achieved/Li kely to be achieved £	Amber £	Red £	Unachieved due to Covid £	Service updates
PLMGT17	Community Participation in the Provision of Annual Bedding Schemes	10,000	10,000				Saving is achieved
Total	Transformation	10,000	10,000	0	0	0	

Summary By Type	2021/22 £	Achieved/Li kely to be achieved £	Amber £	Red £	Unachieved due to Covid £
Management Efficiencies	730,967	730,967	0	0	0
Policy	35,000	10,000	25,000	0	0
Transformation	10,000	10,000	0	0	0
Total Division	775,967	750,967	25,000	0	0

Service Summary - Housing Revenue Account

As at August 2021

<i>Description</i>	<i>Annual Budget for 2021-22</i>	<i>Forecast to March 2022</i>	<i>Variance August Forecast to Budget</i>
Chief Officers Gross Salaries	23,968	23,968	0
Chief Officers Employers Superann	5,393	5,393	0
Chief Officers Employers NIC	529	529	(0)
Single Status Gross Salaries	6,046,802	5,416,192	(630,611)
Single Status Employers Superann	1,331,458	1,203,225	(128,232)
Single Status Employers NIC	568,261	511,294	(56,967)
Single Status Overtime	260,000	409,200	149,200
Single Status Absence Pay	0	39,039	39,039
Trainee Allowances Gross Salaries	16,262	13,171	(3,091)
Long Service Awards	2,350	2,350	0
Salary Related Admin Costs	2,160	0	(2,160)
Employee Management Costs	3,000	3,000	(0)
Conference Expenses And Subsistence	(0)	0	0
Staff Training	88,000	68,000	(20,000)
Vacancy Management	(430,233)	0	430,233
	7,917,950	7,695,362	(222,588)
Corporate Building Repairs	0	18,163	18,163
Annual Maintenance External Providers	300,000	250,000	(50,000)
Grounds Maintenance	0	0	0
Cleaning & Hygiene Materials	1,500	1,500	0
Gas	6,000	6,000	(0)
Electricity	20,000	20,000	(0)
Void Rent Loss	450,000	425,150	(24,850)
Rates	3,000	17,000	14,000
Council Tax	10,000	22,000	12,000
Property Insurance	203,000	209,060	6,060
Bad Debt Provision	400,000	400,000	(0)
Building Costs - Recharges Internal	103,000	103,000	(0)
Land Services - Internal Recharges	50,000	50,000	(0)
	1,546,500	1,521,873	(24,627)
Short Term Vehicle Hire	4,000	6,000	2,000
Staff Travel Mileage Expenses	23,500	2,129	(21,371)
Vehicles - Maintenance Recharges	345,000	393,000	48,000
	372,500	401,129	28,629
Purchase Of Equipment	23,070	52,570	29,500
Purchase Of Furniture	(8,000)	0	8,000
Storage & Removal Charges	2,000	2,000	(0)
Materials (issued from Stock)	700,000	799,000	99,000
Materials - Direct purchases from suppliers	450,000	550,000	100,000
General Consumables (small items)	35,500	45,500	10,000
Equipment Maintenance	10,000	20,000	10,000
Equipment Rental/Leasing	20,000	20,000	0
Scaffold Hire	50,000	50,000	0
Medical Supplies	1,100	1,100	0
Hospitality	100	100	(0)
Uniforms & Clothing	6,280	6,280	0
Office Equipment - Purchases	3,650	3,650	0

<i>Description</i>	<i>Annual Budget for 2021-22</i>	<i>Forecast to March 2022</i>	<i>Variance August Forecast to Budget</i>
Printing & Photocopying	7,800	4,000	(3,800)
Stationery	6,260	4,860	(1,400)
Publications	500	500	0
Insurance	32,120	42,311	10,191
Professional Fees	60,650	43,650	(17,000)
Performing Rights	300	300	(0)
Postages	8,000	4,500	(3,500)
Legal Expenses	32,000	16,000	(16,000)
Subscriptions	20,600	15,600	(5,000)
Telephones	150	150	0
Mobile Telephones	33,810	32,810	(1,000)
Computer Hardware Purchase	20,000	20,000	(0)
Computer Software Purchase	163,500	163,500	0
Computer Software Maint.	83,300	83,300	0
	1,762,690	1,981,681	218,991
Other Council Accounts	552,620	552,120	(500)
Voluntary Organisations Payment	67,730	67,730	0
Payments To Contractors	98,200	98,200	0
Payment To Subcontractor	500,000	500,000	0
Payments To Individuals	0	1,300	1,300
	1,218,550	1,219,350	800
Support Services	1,204,000	1,204,000	0
	1,204,000	1,204,000	0
Loans Fund Interest	1,154,700	1,312,185	157,485
Debt Management Expenses	23,370	20,400	(2,970)
Principal Repayments	304,000	304,185	185
	1,482,070	1,636,770	154,700
Total Expenditure	15,504,260	15,660,166	155,906
Charges for Services Standard VAT	(61,400)	(12,000)	49,400
Sponsorship Income	0	(0)	(0)
Other Income	(5,740)	(13,312)	(7,572)
Housing Rents	(19,850,150)	(19,889,870)	(39,720)
General Rents	(62,350)	(62,350)	(0)
Interest(Revenue Balance)	(10,000)	(10,000)	0
Internal Trading Contract	(1,160,000)	(1,407,900)	(247,900)
Total Income	(21,149,640)	(21,395,432)	(245,792)
Net Surplus	(5,645,380)	(5,735,266)	(89,887)

Place Directorate
HRA Variances at 31 August 2021

Appendix 5

<i>Housing Revenue Account</i>	<i>Annual Budget 2021/22</i>	<i>Forecast to March 20210</i>	<i>Variance Forecast to Budget at August</i>	<i>Variance due to Covid</i>	<i>Movement in variance June to August</i>	<i>Narrative</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>		
Employee expenditure	7,918	7,695	(223)	0	(309)	Employee expenditure is forecast to underspend by £(0.223)m, an improvement of £(0.309)m. Tenancy Team has reduced the salaries expenditure by £(0.118)m with non filling of vacancies and increased maternity leave. Service Delivery continues to have difficulties with resourcing & recruiting and this has resulted in a saving of £(0.119)m. The initial levels of overtime have reduced and the forecast has been reduced by £(0.045)m. Other amendments including superannuation & long term sick account for a saving of £(0.026)m.
Premises expenditure	1,547	1,522	(25)	0	(62)	Reduced use of Private Contractors and Void expenditure now anticipated.
Transport expenditure	373	401	29	0	42	Increased internal costs as increased number of vehicles continues to be required for safe working practices.
Supplies and Services	1,763	1,982	219	219	258	The Service is now start to feel the impact of increased costs in stock and materials arising from Brexit & Covid. There is also a backlog on equipment servicing and replacement required.
Third Party Payments	1,219	1,219	0	0	0	No variance
Support services	1,204	1,204	0	0	0	No variance
Capital financing costs	1,482	1,637	155	0	155	The budget for the HRA was based on the anticipated actual on the interest payable. The updating of this has resulted in an increase in the forecast interest.
Total Gross Expenditure	15,504	15,660	156	219	84	
Income	(21,150)	(21,395)	(245)	0	(292)	Income is forecast to overachieve by £(0.245)m, an increase of £(0.292)m. The initial increased overtime has now been reflected in increased rechargeable work from Elections of £(0.063)m. £(0.200)m additional income form work carried out on public buildings and £(0.019)m for other ad hoc capital jobs.
Total Net Expenditure	(5,645)	(5,735)	(90)	219	(208)	

Housing Capital Programme 2021-22 Period to August 2021	Project Code	21-22 Net Budget	Net Expenditure to 31/08/21	Forecast as at 31/08/21	Forecast to Budget Variance	Comment	C/F to 2022- 23
SCOTTISH HOUSING QUALITY STANDARD							
TACKLING SERIOUS DISREPAIR PRIMARY BUILDING ELEMENTS							
Structural Works							
Structural Upgrades	10192	400,000	3,315	400,000	0	Emergency works & Barnhill Park. Works undertaken at High Street Alloa for Urgent Building Warrant - Job Concluded 9 of September 2021. Awaiting Final Valuation Including Engineering Fees - Budget will spend out .	
Asbestos Testing for Council Houses	10071	20,000	1,229	20,000	0	Reactive Works	
Asbestos Removal Works for Council Houses	10072	50,000	9,343	50,000	0	Reactive Works	
Structural Works		470,000	13,887	470,000	0		
SECONDARY BUILDING ELEMENTS							
Damp/Rot							
Damp & Rot Works	10195	100,000	58,109	100,000	0	Statutory work on Tolerable standard - Work Progressing . Will Spend out Budget	
Damp/Rot		100,000	58,109	100,000	0		
Roofs / Rainwater / External Walls							
Roof & Render Upgrading Works	10196	1,000,000	405,174	1,000,000	0	Programme on site extra costs but will remain within budget. Programme on Track to Spend out	
Roofs / Rainwater / External Walls		1,000,000	405,174	1,000,000	0		
Windows							
Window Replacement	10197	1,768,000	500,798	1,300,000	(468,000)	Contractor on site and Extra Resource on to catch up on programme - Forecast Underspend Uncertainty around the need for carry forward as new contract to be procured which might lead to delays in starting.	(468,000)
Windows		1,768,000	500,798	1,300,000	(468,000)		
		2,868,000	964,081	2,400,000	(468,000)		
ENERGY EFFICIENCY							
Central Heating - Design and Installation 2019-22	10193	112,000	41,913	112,000	0	Contractor working on Emergency Failures and Void Only - Budget will outturn	
Weir Multicon Upgrade 2018-2020	10178	750,000	496,781	750,000	0	Contractor on site at present.Potential Grant Income of £310k to supplement the Programme through BEIS . Project Will conclude in October 2021.	
Renewable Central Heating Systems	10232	60,000	0	60,000	0	Early design stages and discussions. Pilot Addresses given to Current Heating Term Contrator to Scope out and Cost up Options - Budget will outturn	
Energy Performance Certificates Programme	10233	10,000	0	10,000	0	Programme due to commence October 2021. Budget will spend out	
Full/Efficient Central Heating		932,000	538,693	932,000	0		
MODERN FACILITIES & SERVICES							
Kitchen Renewal							
Kitchen Replacement 2017-20	10158	200,000	35,390	200,000	0	Internal team working on this . Voids and Emergency Failure Only .	
Kitchen Renewal		200,000	35,390	200,000	0		
Bathrooms							
2016-20 Bathroom Replacements PCU Team	10141	50,000	17,267	50,000	0	Internal team working on this- Voids and Emergency Failures	
Bathrooms		50,000	17,267	50,000	0		
		250,000	52,657	250,000	0		
HEALTHY, SAFE & SECURE							
Safe Electrical Systems / CO Detectors							
Safe Electrical systems 2018-22	10171	1,100,000	34,649	1,100,000	0	Contractor Started back on site on the 9th of August 2021. Full Progame of works to meet the changes to the Tolerable Standard	Potential Carry Over Required due to late start
Safe Electrical Systems		1,100,000	34,649	1,100,000	0		
Communal Areas (Environmentals)							

Housing Capital Programme 2021-22 Period to August 2021	Project Code	21-22 Net Budget	Net Expenditure to 31/08/21	Forecast as at 31/08/21	Forecast to Budget Variance	Comment	C/F to 2022- 23
External Works : Fencing, Gates, Paths	10090	315,000	0	315,000	0	Programme on Site - Budget will outturn	
Secure Door Entry Upgrade 2021-25	10160	130,000	0	130,000	0	New Contractor has been Appointed - Pilot	
Communal Areas (Environmentals)		445,000	0	445,000	0	Addresses Being Worked on	
		1,545,000	34,649	1,545,000	0		
NON-SHS ELEMENTS PARTICULAR NEEDS HOUSING (CITC)							
Conversions & Upgradings Conversions & Upgradings	10092	75,000	300	75,000	0	Working with Social Services. Early Conversations with Trades Resource at Kelliebank for Bathroom Adaptation Catch Up Programme	
Conversions & Upgradings		75,000	300	75,000	0		
Disabled Adaptations							
Aids & Adaptations	10161	50,000	0	50,000	0	Discussions with PCU Trades team on kick starting the programme for Bathroom Adaptations - Week Beginning 13th of September - Confident that the budget will outturn	
Disabled Adaptations		50,000	0	50,000	0		
Environmental Improvements							
HRA Roads & Footpaths Improvements	10099	100,000	0	100,000	0	Works Committed Through Roads Team	
MCB Tenant Community Improvement Fund	10100	402,000	7,718	402,000	0	Major project being carried out in alloa/sauchie by land services.	
Environmental Improvements		502,000	7,718	502,000	0		
		627,000	8,018	627,000	0		
Council New Build Housing							
Off The Shelf Purchase	10105	1,353,000	86,716	1,353,000	0	At present the housing market is bouyant and Service does not want to flame this by increasing bids. This may require a reassessment of the strategy on this project.	
Estate Management Redesign	10234	50,000	0	50,000	0	Metings on Chapelle Ongoing - Initial Cost Proposals forwarded to Housing	
Council New Build Housing		1,403,000	86,716	1,403,000	0		
		1,403,000	86,716	1,403,000	0		
OTHER							
Other Costs / HBMS							
Construction Design Management	10143	30,000	0	30,000	0	New Contract Currently being Procured Tender Returns Currently Being Evaluated - OM 9/9/21	
Computer Equipment - New (HBMS)	10111	260,000	0	260,000	0	Purchase and implementation of this will require significant internal investment from the current staff to ensure maximum benefit.	
Lock Up Strategy	10185	200,000	0	200,000	0	Demolition Tender Currently Being Evaluated - 9/9/21	
Westhaugh Travelling Site - Alva	10186	239,000	21,157	239,000	0	Funding bid submitted in August 21 and Outcome will be known in October 2021.	
IT Infrastructure - Clacks IT	10188	21,000	1,575	21,000	0		
Demolitions	10200	147,000		147,000	0	Possibility that this could be used at Glentana Mill.	
Other Costs / HBMS		897,000	22,732	897,000	0		
TOTAL CAPITAL EXPENDITURE		8,992,000	1,721,432	8,524,000	(468,000)		
Sale of Council Property Sale of Council Land	10148	0	0		0		
Sale of Council Property		0	0	0	0		
NET EXPENDITURE		8,992,000	1,721,432	8,524,000	(468,000)		(468,000)