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**Report to: Place Committee**

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**Date of Meeting: 7 November 2019**

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**Subject: Financial Performance 2019/20 – August Outturn**

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**Report by: Chief Finance Officer**

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## **1.0 Purpose**

- 1.1. This paper provides an update on the financial performance for the Place Directorate 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 2019/20. This is based on forecast information at August 2019. General Fund Capital expenditure will be reported to the Audit Committee on 5 December 2019 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 Directorate for the year of £(0.719)m;
  - the Housing Revenue Account revenue underspend of £(0.345)m;
  - the Housing Revenue Account Capital underspend of £(0.016), and
  - delivery of planned savings in the year forecasted to achieve 72.6%.

## **3.0 Background**

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

**Table1**

PLACE
DEVELOPMENT
PROPERTY
HOUSING
ENVIRONMENT

#### **4.0 General Fund Revenue**

- 4.1. Overall the Directorate's net service expenditure is forecasting an underspend of £(0.719)m for the year ended 31<sup>st</sup> March 2020.
- 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 and movement since the last outturn reported to this Committee in September.

#### **5.0 2019/20 Savings Progress**

- 5.1 The 2019/20 budget incorporated approved savings of £4.810m. Of this total £0.562m is attributable to the Place Directorate.
- 5.2 Based on analysis to date, savings of £0.408m (72.6%) are forecast to be achieved with £0.154m being forecast as at risk or unachievable in 2019/20.
- 5.3 **Appendix 3** provides details of budgeted 2019/20 savings progress and shows further detail of the savings that have been identified as either Amber or Red. These mainly relate to the timing of savings realisation, unachieved TVR's and deferred savings. Services supported by the accountancy team will work 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 for this year in accordance with its Business Plan. It is forecast that the Service will achieve a surplus in the year of £(5.239)m which is £(0.345)m greater than budgeted.
- 6.2 **Appendix 5** sets out the main variances and movement since the last outturn reported to this Committee in September.

#### **7.0 Housing Revenue Account Capital**

- 7.1 **Appendix 6** provides details of the HRA capital programme for the current year, where individual projects are listed within the various asset management plans.
- 7.2 The current net HRA Capital Budget is £9.488m. This is inclusive of the carry forward of £0.787m as approved in the 2019/20 Budget which is spread across various projects.

7.3 The HRA Capital Programme is forecast on budget at this stage except for £(0.016)m additional income from council house sales. There has been no movement since the last reported outturn as at June 2019.

## 8.0 Conclusions

8.1 The Place Directorate revenue spend is anticipated to record an underspend of £(0.719)m.

8.2 Of the associated approved savings of £0.562m, £0.408m is forecast to be achieved by the end of the year.

8.3 The HRA Revenue is anticipating an underspend of £(0.345)m.

8.4 The HRA Capital Programme indicates a forecast underspend of £(0.016)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 2019

Appendix 2- Variance and movement at August 2019

Appendix 3- 2019/20 Savings progress at August 2019

Appendix 4- HRA Revenue forecast at August 2019

Appendix 5- HRA variances and movement at August 2019

Appendix 6- HRA Capital Forecast at August 2019

**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**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
Lindsay Sim	Chief Finance Officer	
Pete Leonard	Strategic Director of Place	



Place Directorate  
 Financial Outturn as at 31st August 2019

Appendix 1

	<i>Annual Budget 2019/20 £'000</i>	<i>Forecast to March 2020 £'000</i>	<i>Variance Forecast to Budget £'000</i>
Strategy & Customer Services	377	327	(49)
Executive Team	132	124	(8)
Development & Environmental	13,381	13,593	212
Housing & Community Safety	4,314	3,440	(874)
<b>Directorate Expenditure</b>	<b>18,204</b>	<b>17,485</b>	<b>(719)</b>
			<b>Underspend</b>





Place Directorate  
Variances and movement at 31st August 2019

Appendix 2

Place	Annual Budget 2019/20 £'000	Forecast to March 2020 £'000	Variance Forecast to Budget at August £'000	Variance Forecast to Budget at June £'000	Variance movement June to August £'000	Narrative
Strategy & Customer Services	377	327	(49)	(47)	(2)	Underspend in staffing due to vacancies
Executive Team	132	124	(8)	(4)	(4)	Recharge to HRA for Director's time
Development & Environmental	13,381	13,593	212	357	(145)	<p><b>Building Operations:</b> Unachieved income of £0.066m is partly offset by underspends in utilities of £(0.018)m and underspends of £(0.020)m in materials and equipment maintenance. The movement since last reported of £(0.018)m is due to a reduction in utilities usage.</p> <p><b>Catering:</b> Underspends in staffing £(0.067)m due to vacancy management resulting in a movement of £(0.015)m, underspend in equipment purchases of £(0.011)m which is also a movement of £(0.011)m, these are partially offset by shortfalls in school meal income £0.012m, increased food costs £0.005m, increased cash collection costs of £0.008m and various small overspends of £0.005m.</p> <p><b>Regulatory:</b> Vacancy management underspend £(0.014)m which is a movement of £(0.004)m.</p> <p><b>Waste Management:</b> materials recycling is overspent by £0.065m a movement of £(0.015)m, there is an unachieved saving of £0.026m on reduced opening hours not implemented, the transfer loading station is overspent by £0.032m and there is unbudgeted spend on a feasibility study of £0.007m. Staffing is overspent by £0.007m and there are various small variances totalling £0.023m.</p> <p><b>Streetcare:</b> Overspends on overtime £0.048m due to an unrealised saving in 18/19 and staffing of £0.004m this is a movement of £0.004m, overspend on street sweepers maintenance £0.006m as budget saving taken in 18/19, Unachieved income £0.004m relating to litter picking no longer provided, Overspend on internal recharges of £0.010m across various areas.</p> <p><b>Fleet:</b> income from avoidable repairs £(0.017)m, there is a decrease in diesel spend £(0.020)m due to the use of electric vehicles, these are partially offset by overspends in Materials £0.016m, equipment maintenance £0.005m and equipment of £0.005m, there are various small overspends totalling £0.014m which is a movement of £0.004m since June.</p> <p><b>Grounds Maintenance:</b> Income is forecast to increase by £(0.123)m due to a revised schedule of works, this is a movement of £(0.123)m, there is reduced income from burials of £0.020m and grounds income of £0.042m as customers move to Factors to maintain their grounds, materials have increased by £0.018m a movement of £0.018m and various small overspends of £0.009m a movement of £0.012m inline with the revised schedule of works.</p> <p><b>Facilities:</b> Overspend in staffing £0.018m due to temporary act-up, various small overspends totalling £0.017m.</p> <p><b>Roads:</b> Reduced net income due to capacity within the service £0.052m, there is an overspend in footway tractors hire £0.047m, although this is an overspend it is more cost effective than buying them as they are seasonally used. Internal recharges are forecast to underspend by £(0.035)m this is due to capacity of workforce to carry out the works. There are various small underspends totalling £(0.005)m, the movement relates to a budget realignment £0.070m to amend historic budget issues.</p> <p><b>Development Services:</b> Income not achieved due to delayed saving implementation £0.065m which is a movement of £0.030m is offset by underspends within staffing £(0.086)m which is a movement of £(0.018)m, £(0.011)m in Bid charges, £(0.009)m contractor spend and various small underspends totalling £(0.015)m. £(0.115)m movement relates to a realignment to remove a historic unachievable income budget.</p>

Housing & Community Safety	4,314	3,440	(874)	(649)	(225)	<p><b>Building Operations:</b> Unrealisable income within the Design team for capitalisation of salaries £0.293m a movement of £(0.064)m, an overspend of £0.070m on specialist external contractor work which is a movement of £0.070m. These are partially offset by underspends in staffing £(0.105)m and rates £(0.039)m this is a movement of £(0.004)m.</p> <p><b>Housing operations:</b> DWP income received is projected to be £(1.363)m higher than budget a movement of £(0.161)m. This is due to the maximisation of income through homeless properties. This is partially offset by overspends in rates £0.177m, furniture packs, staffing support, cleaning and security of the homeless properties totalling £0.140m a movement of £0.031m, there is a movement of £0.019m in staffing due to restructure.</p> <p><b>Housing Strategy:</b> Overspend of £0.123m relating to TVR posts, this is offset by staffing underspends of £(0.117)m a movement of £(0.037)m due to restructure. There is £(0.009)m additional income from Landlord registrations which is a movement of £(0.009)m, other small overspends £0.007m which is a movement of £(0.008)m.</p> <p><b>Housing &amp; Community safety:</b> There is an underspend of £(0.049)m this relates to management time recharged to HRA and there is movement of £(0.056)m as a result of budget realignment for restructure and recharges.</p>
<b>Directorate Movement</b>	<b>18,204</b>	<b>17,485</b>	<b>(719)</b>	<b>(343)</b>	<b>(376)</b>	

Management Efficiencies

Service Reference	Directorate	Description of Saving	2019/20 £	Achieved/ Likely to be achieved £	Amber £	Red £	August outturn Accountancy comments
PLC MEF 001	Place	Reduce Environmental Health overtime budget	3,030	3,030			
PLC MEF 002	Place	Remove the partnership budget previously used to support the Inner Forth Landscape Initiative (IFLI)	20,000	20,000			
PLC MEF 004	Place	Increase Pest control income budget, to align with actual income.	3,000			3,000	not achievable as drop in demand due to mild climate
PLC MEF 005	Place	Cease subsidy for Alloa Tower	10,000	10,000			
PLC MEF 008	Place	Capitalisation of Roads Expenditure	113,000	113,000			
PLC MEF 009	Place	Cease use of APSE networks	2,406	2,406			
PLC MEF 010	Place	Reconfiguration of Fleet posts	40,000	40,000			
PLC MEF 011	Place	Reduce Fleet materials budget	11,000	11,000			
PLC MEF 012	Place	Land services increased income budget for burials	16,000			16,000	Based on current trend this is not achievable.
PLC MEF 013	Place	Cease providing residual CCTV service.	4,370	4,370			
<b>Total</b>		<b>Management Efficiencies</b>	<b>222,806</b>	<b>203,806</b>	<b>0</b>	<b>19,000</b>	

0

Policy

Service Reference	Directorate	Description of Saving	2019/20 £	Likely to be achieved £	Amber £	Red £	August outturn Accountancy comments
PLC POL 011	Place	Re-design of sustainability functions to focus on statutory responsibilities.	20,000	20,000			
PLC POL 018	Place	Garden Waste: Introducing a permit scheme for collection of household garden waste.	21,667	21,667			
PLC POL 020	Place	Full Cost Recovery for Commercial Waste	35,000			35,000	Unachievable due to installation of weighbridge and pricing strategy to be developed. The service will also need to attract commercial contracts to achieve this
PLC POL 023	Place	Service charge for cost sharing agreement for part of Kilncraigs	50,000			50,000	Delayed implementation, will be implemented part way through 20/21.
<b>Total</b>		<b>Policy</b>	<b>126,667</b>	<b>41,667</b>	<b>0</b>	<b>85,000</b>	

0

Prior Years

Service Reference	Directorate	Description of Saving	2019/20 £	Likely to be achieved £	Amber £	Red £	August outturn Accountancy comments
SCSSR08	Place	Reduce PA Support by 3 FTE	50,000	50,000			
HCSR01	Place	Contract management savings	50,000			50,000	currently actual spend greater than budget in property contracts
SCSSR09	Place	Reduce Business Sup in Education by 1.0 FTE	10,794	10,794			
D&E	Place	Managed Contraction TVR	26,973	26,973			
CASH	Place	D&E Budget Alignment	60,399	60,399			
SCSSR10	Place	Reduce Business Sup in Adult Care by 1.0 FTE	14,595	14,595			
<b>Total</b>		<b>Prior Years</b>	<b>212,761</b>	<b>162,761</b>	<b>0</b>	<b>50,000</b>	

0

Summary By Type	2019/20 £	Likely to be achieved £	Amber £	Red £
<b>Management Efficiencies</b>	222,806	203,806	0	19,000
<b>Policy</b>	126,667	41,667	0	85,000
<b>Prior Years</b>	212,761	162,761	0	50,000
<b>Total Directorate</b>	<b>562,234</b>	<b>408,234</b>	<b>0</b>	<b>154,000</b>

72.6% 0.0% 27.4%



<i>Description</i>	<i>Annual Budget for 2019/20 £'000</i>	<i>Forecast to March 2020 £'000</i>	<i>Variance Forecast v Budget £'000</i>
<b>Employee Related Expenditure</b>			
Chief Officers Gross Salaries	57,091	0	(57,091)
Chief Officers Employers Superann	16,675	0	(16,675)
Chief Officers Employers NIC	2,600	0	(2,600)
Single Status Gross Salaries	5,586,366	4,906,709	(679,657)
Single Status Employers Superann	1,193,527	1,028,207	(165,320)
Single Status Employers NIC	508,223	498,298	(9,925)
Single Status Overtime	222,220	291,305	69,085
Single Status Absence Pay	0	55,588	55,588
Agency Staff Costs	0	7,000	7,000
Long Service Awards	900	900	(0)
Childcare Vouchers Admin Costs	2,160	2,220	60
Employee Management Costs	1,000	0	(1,000)
Conference Expenses And Subsistence	2,000	0	(2,000)
Severance Payments	0	11,025	11,025
Superannuation Strain Payments	0	94,455	94,455
Staff Training	81,060	71,160	(9,900)
<b>Employee Related Expenditure Total</b>	<b>7,673,822</b>	<b>6,966,868</b>	<b>(706,954)</b>
<b>Premises Related Expenditure</b>			
Annual Maintenance External Providers	240,000	90,000	(150,000)
Grounds Maintenance	30,250	30,250	(0)
Service Charge	0	0	0
Cleaning & Hygiene Materials	1,500	1,500	(0)
Gas	4,000	8,000	4,000
Electricity	17,250	28,500	11,250
Void Rent Loss	450,000	483,260	33,260
Rates	2,736	2,736	0
Council Tax	10,000	10,000	(0)
Property Insurance	203,000	170,930	(32,070)
Bad Debt Provision	500,000	500,000	(0)
Building Costs - Recharges Internal	87,620	103,040	15,420
Cleaning Services Internal recharge	0	0	0
<b>Premises Related Expenditure Total</b>	<b>1,546,356</b>	<b>1,428,216</b>	<b>(118,140)</b>
<b>Transport Related Expenditure</b>			
Short Term Vehicle Hire	2,500	4,000	1,500
Staff Travel Mileage Expenses	23,500	7,597	(15,903)
Vehicles - Maintenance Recharges	344,430	344,430	(0)
Vehicles - General Consumables	0	0	0
<b>Transport Related Expenditure Total</b>	<b>370,430</b>	<b>356,027</b>	<b>(14,403)</b>
<b>Supplies and Services</b>			
Purchase Of Equipment	23,070	22,500	(570)
Purchase Of Furniture	500	690	190
Storage & Removal Charges	2,000	2,000	(0)
Materials (issued from Stock)	657,620	784,850	127,230
Materials - Direct purchases from suppliers	496,550	496,550	0
General Consumables (small items)	35,500	33,500	(2,000)
Per Capita Teaching Materials	0	(0)	(0)
Equipment Maintenance	10,000	10,000	0

Equipment Rental/Leasing	20,000	20,000	(0)
Scaffold Hire	25,000	25,000	(0)
Medical Supplies	1,100	300	(800)
Hospitality	100	60	(40)
Uniforms & Clothing	6,280	2,000	(4,280)
Office Equipment - Purchases	3,650	2,500	(1,150)
Printing & Photocopying	7,800	5,265	(2,535)
Stationery	6,260	7,010	750
Publications	500	500	0
Insurance	32,120	28,311	(3,809)
Professional Fees	40,145	31,650	(8,495)
Performing Rights	300	(0)	(300)
Postages	8,000	4,100	(3,900)
Legal Expenses	32,000	32,695	695
Subscriptions	20,587	13,221	(7,366)
Telephones	150	150	0
Mobile Telephones	33,810	23,299	(10,511)
Computer Hardware Purchase	3,400	0	(3,400)
Computer Software Purchase	150,000	150,000	0
Computer Software Maint.	96,450	78,902	(17,548)
<b>Supplies and Services Total</b>	<b>1,712,892</b>	<b>1,775,053</b>	<b>62,161</b>
<b>Third Party Payments</b>			
Other Council Accounts	546,920	536,200	(10,720)
Property - Internal Recharges	0	(0)	(0)
Voluntary Organisations Payment	67,370	67,370	(0)
Payments To Contractors	77,950	36,600	(41,350)
Payment To Subcontractor	351,500	640,800	289,300
Housing Associations	0	0	0
Bank Charges	0	500	500
Payments to Individuals (services provided	0	(0)	(0)
<b>Third Party Payments Total</b>	<b>1,043,740</b>	<b>1,281,470</b>	<b>237,730</b>
<b>Transfer Payments</b>			
Payments To Individuals (no service provisi	0	4,000	4,000
<b>Transfer Payments Total</b>	<b>0</b>	<b>4,000</b>	<b>4,000</b>
<b>Support Services</b>			
Accountancy	1,204,000	1,204,000	0
IT	0	0	0
Human Resources	0	0	0
Legal	0	0	0
<b>Support Services Total</b>	<b>1,204,000</b>	<b>1,204,000</b>	<b>0</b>
<b>Capital Financing Costs</b>			
Loans Fund Interest	1,359,000	1,249,640	(109,360)
Debt Management Expenses	25,000	35,085	10,085
Principal Repayments	1,487,000	1,589,531	102,531
<b>Capital Financing Costs Total</b>	<b>2,871,000</b>	<b>2,874,256</b>	<b>3,256</b>
<b>Total Gross Expenditure</b>	<b>16,422,240</b>	<b>15,889,889</b>	<b>(532,351)</b>
<b>Income</b>			
Charges for Services Standard VAT	(61,408)	(66,240)	(4,832)
Charges for Services Exempt VAT	0	0	0
Subscriptions	0	205	205

Other Income	(5,740)	(6,330)	(590)
Housing Rents	(19,560,998)	(19,571,100)	(10,102)
General Rents	(62,342)	(62,342)	0
Interest(Revenue Balance)	(43,148)	(43,148)	0
Other Council Accounts Income	0	0	0
Internal Trading Contract	(1,582,370)	(1,350,000)	232,370
Capitalisation of Salaries	0	(30,000)	(30,000)
<b>Income Total</b>	<b>(21,316,006)</b>	<b>(21,128,955)</b>	<b>187,051</b>
<b>Net Expenditure</b>	<b>(4,893,766)</b>	<b>(5,239,066)</b>	<b>(345,300)</b>





Place Directorate  
HRA Variances and movement at 31st August 2019

Appendix 5

<i>Housing Revenue Account</i>	<i>Annual Budget 2019/20</i>	<i>Forecast to March 2020</i>	<i>Variance Forecast to Budget at August</i>	<i>Variance Forecast to Budget at June</i>	<i>Variance movement June to August</i>	<i>Narrative</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	
Employee expenditure	7,674	6,967	(707)	(612)	(95)	Underspend due to vacancies, recruitment is ongoing. The movement relates to staffing costs transferred to general fund housing £(0.150)m for staff doing General fund work. This is offset by additional pension strain costs of £0.095m and a increase in the Service management forecast of £0.027m with the appointment of the Senior Manager Housing and the departure of the Service Manager. Within the Repairs Service there has been a reduction of £(0.067)m of forecast staff costs as some staff have reduced hours and left their posts with replacements yet to be appointed.
Premises expenditure	1,546	1,428	(118)	(113)	(5)	Underspend on private contractors £(0.150)m is partially offset by void rent loss of £0.033m. The movement of £(0.005)m is in respect of Voids costs where the increase in energy costs is offset by a reduction in the forecast Rent Loss overspend.
Transport expenditure	370	356	(14)	(16)	2	Reduced spend due to use of electric pool cars. The movement is due to short term hire of equipment.
Supplies and Servcies	1,713	1,775	62	25	37	Overspend on materials £0.127m is partially offset by underspends in mobile phones £(0.011)m, computer software maintenance £(0.017)m, professional fees & subscriptions £(0.016)m and various small variances totalling £(0.021)m. The movement relates to additional spend on materials £0.035m and other supplies £0.002m within Repairs service delivery.

						Payments to subcontractors for property contracts is overspent by £0.248m as we contract in specialist services, this is a movement of £0.134m, this is partially off set by an underspend in repairs & maintenance of £(0.011)m and a slight overspend in payments to individuals £0.004m. There is a reduction in the forecast of expenditure charged from other council services. This is in respect of the allocation of management costs, now in as a staff cost, and reduced costs for Special uplifts and waste disposal based on recent expenditure.
Third Party Payments	1,044	1,285	241	150	91	
Support services	1,204	1,204	0	0	0	
Capital financing costs	2,871	2,874	3	(1)	4	
<b>Total Gross Expenditure</b>	<b>16,422</b>	<b>15,889</b>	<b>(533)</b>	<b>(567)</b>	<b>34</b>	
						Forecasted to underachieve income due to reduced workforce and therefore capacity to carry out rechargeable works. The removal of the £0.145m of income for staff transfer's has been compensated by income from Repairs charges increasing by £(0.143)m and increased house & shop rents of £(0.013)m.
Income	(21,316)	(21,129)	187	198	(11)	
<b>Total Net Expenditure</b>	<b>(4,894)</b>	<b>(5,239)</b>	<b>(345)</b>	<b>(369)</b>	<b>23</b>	

Housing Capital Programme 2019-20 Period to August 2019	Project Code	19-20 Net Budget	Gross Expenditure to 31/08/19	Income to 31/08/19	Net Expenditure to 31/08/19	Forecast as at 31/08/19	Forecast to Budget Variance	Comment	C/F to 2020-21
<b>SCOTTISH HOUSING QUALITY STANDARD</b>									
<b>TACKLING SERIOUS DISREPAIR</b>									
<b>PRIMARY BUILDING ELEMENTS</b>									
<b>Structural Works</b>									
Structural Upgrades	10192	170,000		0	0	170,000	0	Brickwork contract at procurement with work identified ready to instruct	
Asbestos Testing for Council Houses	10071	15,000	2,038		2,038	15,000	0	As and when identified.	
Asbestos Removal Works for Council Houses	10072	65,000	23,053		23,053	65,000	0	As and when identified.	
<b>Structural Works</b>		<b>250,000</b>	<b>25,091</b>	<b>0</b>	<b>25,091</b>	<b>250,000</b>	<b>0</b>		
<b>SECONDARY BUILDING ELEMENTS</b>									
<b>Damp/Rot</b>									
Damp & Rot Works	10195	100,000	39,555		39,555	100,000	0	New Contract in place - reactive works and scheduled to spend out for year.	
<b>Damp/Rot</b>		<b>100,000</b>	<b>39,555</b>	<b>0</b>	<b>39,555</b>	<b>100,000</b>	<b>0</b>		
<b>Roofs / Rainwater / External Walls</b>									
Roof & Render Upgrading Works	10196	1,500,000	1,775	0	1,775	1,500,000	0	New Contract with works in Alloa instructed to Contractor - Currently on site in Alloa . Programme of Work Established	
<b>Roofs / Rainwater / External Walls</b>		<b>1,500,000</b>	<b>1,775</b>	<b>0</b>	<b>1,775</b>	<b>1,500,000</b>	<b>0</b>		
<b>Windows</b>									
Window Replacement	10197	1,936,000	835,976		835,976	1,936,000	0	Programme in Place and working well - Progressing on schedule and spend to budget	
<b>Windows</b>		<b>1,936,000</b>	<b>835,976</b>	<b>0</b>	<b>835,976</b>	<b>1,936,000</b>	<b>0</b>		
<b>Secondary Building Elements</b>		<b>3,536,000</b>	<b>877,307</b>	<b>0</b>	<b>877,307</b>	<b>3,536,000</b>	<b>0</b>		
<b>ENERGY EFFICIENCY</b>									
Central Heating - Design and Installation 2019-22	10193	301,850	34,919		34,919	301,850	0	New Contract in Operation for previous refusals - Contract Commencing on site in October 2019.	
Central heating Replacement 2017-19	10157	23,150	21,496		21,496	23,150	0	Final payment for Contract	
Weir Multicon Upgrade 2018-2020	10178	750,000	0		0	750,000	0	Looking to take forward pilot on two houses once building control approve. Building Warrant has been Submitted - August 2019.	
<b>Full/Efficient Central Heating</b>		<b>1,075,000</b>	<b>56,414</b>	<b>0</b>	<b>56,414</b>	<b>1,075,000</b>	<b>0</b>		
<b>MODERN FACILITIES &amp; SERVICES</b>									
<b>Kitchen Renewal</b>									

Housing Capital Programme 2019-20 Period to August 2019	Project Code	19-20 Net Budget	Gross Expenditure to 31/08/19	Income to 31/08/19	Net Expenditure to 31/08/19	Forecast as at 31/08/19	Forecast to Budget Variance	Comment	C/F to 2020-21
Kitchen Replacement 2017-20 <b>Kitchen Renewal</b>	10158	750,000	241,891		241,891	750,000	0	Property Contracts forecast 300 complete this year. Progressing utilising Councils own trades resource. KPI's for work is excellent. On track to spend budget	
		<b>750,000</b>	<b>241,891</b>	<b>0</b>	<b>241,891</b>	<b>750,000</b>	<b>0</b>		
<b>Bathrooms</b> 2016-20 Bathroom Replacements PCU Team <b>Bathrooms</b>	10141	50,000	7,742		7,742	50,000	0	Property Contracts work progressing well on this.	
		<b>50,000</b>	<b>7,742</b>	<b>0</b>	<b>7,742</b>	<b>50,000</b>	<b>0</b>		
		<b>800,000</b>	<b>249,633</b>	<b>0</b>	<b>249,633</b>	<b>800,000</b>	<b>0</b>		
<b>HEALTHY, SAFE &amp; SECURE</b>									
<b>Safe Electrical Systems / CO Detectors</b>									
Safe Electrical systems 2018-22 <b>Safe Electrical Systems</b>	10171	1,000,000	55,420		55,420	1,000,000	0	New Contractor - contract requires close management to ensure that this budget spends this year. Work Instructed Early and work now progressing on site. Testing programme and Smoke Detector Upgrade Programme.	
		<b>1,000,000</b>	<b>55,420</b>	<b>0</b>	<b>55,420</b>	<b>1,000,000</b>	<b>0</b>		
<b>Communal Areas (Environmentals)</b>									
External Works : Fencing, Gates, Paths Door Entry Upgrade Term Contract 2016-20 <b>Communal Areas (Environmentals)</b>	10090	125,000	0		0	125,000	0	Work identified and with Contractor. On Programme.	
	10160	196,000	0		0	196,000	0		
		<b>321,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>321,000</b>	<b>0</b>		
		<b>1,321,000</b>	<b>55,420</b>	<b>0</b>	<b>55,420</b>	<b>1,321,000</b>	<b>0</b>		
<b>NON-SHS ELEMENTS PARTICULAR NEEDS HOUSING (CITC)</b>									
<b>Conversions &amp; Upgradings</b>									
Conversions & Upgradings	10092	150,000	0		0	150,000	0	Together with Social Services work has been identified on a priority basis. Multi Trade Contract due to be awarded in October 2019. Package of work allows for an extension.	
		<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150,000</b>	<b>0</b>		
<b>Disabled Adaptations</b>									

Housing Capital Programme 2019-20 Period to August 2019	Project Code	19-20 Net Budget	Gross Expenditure to 31/08/19	Income to 31/08/19	Net Expenditure to 31/08/19	Forecast as at 31/08/19	Forecast to Budget Variance	Comment	C/F to 2020-21
Aids & Adaptations 2017-20 Disabled Adaptations	10161	100,000	6,444		6,444	100,000	0	Property Contracts working well - Programme being increased to 3 bathrooms per week. Additional Trades Resourcing Required. Jobs out to advert.	
		<b>100,000</b>	<b>6,444</b>	<b>0</b>	<b>6,444</b>	<b>100,000</b>	<b>0</b>		
<b>Environmental Improvements</b>									
HRA Roads & Footpaths Improvements	10099	100,000	0		0	100,000	0	Together with Roads work has been identified to provide Best Value. Awaiting contracts to go through Procurement to allow identified priorities to proceed	
MCB Tenant Community Improvement Fund Environmental Improvements	10100	366,000	46,746		46,746	366,000	0		
		<b>466,000</b>	<b>46,746</b>	<b>0</b>	<b>46,746</b>	<b>466,000</b>	<b>0</b>		
		<b>716,000</b>	<b>53,190</b>	<b>0</b>	<b>53,190</b>	<b>716,000</b>	<b>0</b>		
<b>Council New Build Housing</b>									
New Build - Tilly Community Centre Phase 2	10109	20,000	0		0	20,000	0	Anticipating completion this year.	
Off The Shelf Purchase Council New Build Housing	10105	1,491,000	9,926	(41,250)	(31,324)	1,491,000	0	Assuming required at present. Strategy required to complement RSL's	
		<b>1,511,000</b>	<b>9,926</b>	<b>(41,250)</b>	<b>(31,324)</b>	<b>1,511,000</b>	<b>0</b>		
		<b>1,511,000</b>	<b>9,926</b>	<b>(41,250)</b>	<b>(31,324)</b>	<b>1,511,000</b>	<b>0</b>		
<b>OTHER</b>									
<b>Other Costs / HBMS</b>									
Construction Design Management	10143	20,000	0		0	20,000	0	As and when required to support contracts Work started on identifying alternative systems	
Computer Equipment - New (HBMS)	10111	64,000	0		0	64,000	0	Sites identified for demolition	
Lock Up Strategy	10185	100,000	0		0	100,000	0	Still awaiting transfer to HRA. Consultation work to begin in July for ministerial approval. Scheduled to go to Council in December for approval	
Westhaugh Travelling Site - Alva	10186	75,000	0		0	75,000	0	Contribution to Council wide networks	
IT Infrastructure - Clacks IT	10188	20,000	0		0	20,000	0		
<b>Other Costs / HBMS</b>		<b>279,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>279,000</b>	<b>0</b>		
<b>TOTAL CAPITAL EXPENDITURE</b>		<b>9,488,000</b>	<b>1,326,982</b>	<b>(41,250)</b>	<b>1,285,732</b>	<b>9,488,000</b>	<b>0</b>		
<b>Sale of Council Property</b>									
Sale of Council Houses	10112	0	3	(16,395)	(16,392)	(16,392)	(16,392)	Last ever Council House Sale.	
Sale of Council Land	10148	0	3	(70)	(67)	3	3		
<b>Sale of Council Property</b>		<b>0</b>	<b>6</b>	<b>(16,465)</b>	<b>(16,459)</b>	<b>(16,389)</b>	<b>(16,389)</b>		
<b>NET EXPENDITURE</b>		<b>9,488,000</b>	<b>1,326,988</b>	<b>(57,715)</b>	<b>1,269,273</b>	<b>9,471,611</b>	<b>(16,389)</b>		<b>0</b>

