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TO ALL HOUSING SCRUTINY SUB-COMMITTEE MEMBERS

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Date: 12 June 2019

HOUSING SCRUTINY SUB-COMMITTEE - MONDAY, 17 JUNE 2019

Dear Councillor,

Further to the previously issued agenda for the Housing Scrutiny Sub-Committee meeting of Monday, 17 June 2019, please find attached the following additional papers.

4. Quarter 4 2018/19 - Performance Summary (Pages 3 - 38)

If you require any further information please feel free to contact me using the information provided above.

Yours faithfully,

Democratic Services Officer

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PERFORMANCE SCRUTINY COMMITTEE

5 JUNE 2019

SUBJECT: FINANCIAL PERFORMANCE – OUTTURN 2018/19

DIRECTORATE: CHIEF EXECUTIVE AND TOWN CLERK

LEAD OFFICER: COLLEEN WARREN, FINANCIAL SERVICES MANAGER

1. Purpose of Report

1.1 To present to Members the provisional 2018/19 financial outturn position on the Council's revenue and capital budgets, including:

- General Fund
- Housing Revenue Account
- Housing Repairs Service
- Capital Programmes

And, to provide a review of the key budget risk assessments.

1.2 This report will provide members with a summary of actual income and expenditure compared to revised budget and how many surpluses have been allocated to reserves.

1.3 Members should note that the financial outturn is still subject to Audit by Mazars, the Council's external auditors.

2. Executive Summary

2.1 This section of the report provides a summary briefing on the financial position of the Council for the financial year 2018/19.

	2018/19		
	Budget £'000	Actual £'000	Variance £'000
Revenue Accounts			
General Fund – Contribution to/(from balances)	288	242	(46)
Housing Revenue Account (HRA) (Surplus)/Deficit in year	0	(4)	(4)
Housing Repairs Service (surplus)/deficit	0	(272)	(272)
Capital Programmes			
General Fund Investment Programme	23,535	13,968	(9,567)

	2018/19		
	Budget £'000	Actual £'000	Variance £'000
Housing Investment Programme	31,458	24,985	(6,472)
Capital Receipts			
General Fund	3,555	3,880	325
HRA	1,719	788	(931)
Reserves & Balances			
General Fund Balances	1,897	1,851	46
HRA Balances	1,023	1,027	4
HRS Balances	89	89	0
General Fund Earmarked Reserves	6,158	6,711	553
HRA Earmarked Reserves	1,366	1,604	238

2.2 The detailed financial position is shown in sections 3-7 and accompanying appendices.

3. General Fund Revenue Account

3.1 For 2018/19 the Council's net General Fund revenue budget was set at £14,276,460, including a planned contribution to balances of £288,360 (resulting in an estimated level of general balances at the year-end of £1,897,724).

3.2 The financial performance quarterly monitoring report for the 3rd quarter predicted a shortfall against the revised budget of £206,302. The provisional outturn for 2018/19 now indicates that this shortfall has decreased by £159,946, resulting in an overall budget shortfall of £46,356 (including proposed transfers to/from earmarked reserves). This represents a variance against the revised budget of 0.33%.

3.3 Full details of the main variances are provided in appendix B whilst the key variances are summarised below:

- Car Parking – Reduced Income £1,015,648
- Housing Benefit Overpayments – Reduced Income £604,533
- Homelessness Bed and Breakfast – Increased Expenditure £101,418
- Borrowing costs – Reduced Expenditure (£270,763)
- Earmarked Reserves - Released Increased Income £(280,220)
- Contingencies Released - Reduced Cost £(175,930)

- Business Rates Section 31 Grants – Increased Income £(385,881)
- Revenues & Benefits New Burdens – Increased Income £(180,207)

3.4 Given the scale of the shortfall in car parking income targets, as identified in previous quarterly reports, the implementation of the car parking income generation strategy has been accelerated. This strategy focuses on 5 key strands, as follows:

- Car park improvements – focussing on making our car parks the preferred choice including enhanced ticket machines to improve connectivity and to offer contactless payment and improved security arrangements.
- Promotion of the City as a destination – focussing on maximising the linkages between visitor numbers into the City and an improving offer in the City with the utilisation of the Council's parking stock.
- Maximisation of car parking stock – focussing on ensuring that the Council's car parks are in the correct location and condition, in line with the Car Parking Strategy, and considering alternative income generation opportunities for some sites.
- Permit parking – focussing on increasing the number of permit parking arrangements with major employers in the city.
- Residents parking – focussing on responding to residents' concerns and encouraging commuters to modal shift or to move into city centre car parks.

3.5 Longer term, there is forecasted to be an increase in the demand for City Centre parking through developments such as the Cornhill Quarter, further expansion in the University and direct Lincoln to London trains with consequent increased passenger numbers. These future changes and growth over the next few years are set to increase utilisation of the Council's car parks, reducing the shortfall against income targets.

3.6 This action taken to date has had a positive effect in terms of the forecast shortfalls against the car parking income targets which have improved from a forecasted shortfall of £1.141m at quarter 1 to a provisional outturn of £1.039m. It is anticipated that this positive trend will continue, however reflective of the significant shortfall in achieving the income targets the MTFS 2019-24 has been revised with a significant reduction in income targets to be set in the early years of the MTFS, increasing over time as per paragraph 3.5.

3.7 In addition to the shortfall in car parking income the other most significant variance is in respect of housing benefit overpayments. Over recent years the level of overpayments has continued to significantly increase, however more recently with the transition of benefits customers to universal credit and with the use of 'real time' information the level of overpayments raised as drastically reduced. This has led to a budget pressure due to reduced income from the reclaiming over the overpayment from the claimant.

- 3.8 The impact of this reduction in overpayments is not isolated to 2018/19 and is set to continue over the period of the MTFS. As this has not been reflected in the MTFS 2019-24 the Corporate Management Team have commissioned a specific piece of work to assess the full implications of the MTFS encompassing the impact of the reduction in overpayments along with the transition to universal credit and its impact on historic overpayment debt. This work will feed directly into the refresh of the MTFS assumptions and financial planning process.
- 3.9 Although the mitigation strategy for car parking income is being implemented and some positive benefits have been realised in year, officers have also undertaken other appropriate action in order to address the budget shortfall as forecasted in previous quarterly reports. This has included a full review of earmarked reserves, contingencies budgets and balance sheet items, which has released a significant amount of one off resources. This has significantly reduced the forecast budget shortfall of £717,343 identified at quarter 1 to a provisional outturn of £46,356.
- 3.10 The provisional outturn of a £46,356 budget shortfall includes a number of proposed transfers to/from earmarked reserves as set out in paragraphs 3.11 – 3.12 below. Subject to their approval the outturn position will result in a contribution of £242,004 to balances (£288,360 budgeted), with balances as at 31st March 2019 f £1,851,368. Although this is £46,356 lower than assumed in the MTFS balances still remain within prudent levels.

Earmarked Reserves

- 3.11 At quarter three Executive agreed that, subject to outturn, the following contributions to earmarked reserves be actioned: -
- Planning Delivery Fund – Transfer £95,000 grant income received to fund an additional post to support large scale applications in 2019/20,
 - Overachievement of Crematorium income – Transfer £100,000 of surplus income (net of increased cost) to an income equalisation reserve to mitigate against future fluctuations in income levels (subsequently Executive agreed on 11th March 2019 that this additional income would be used for pre-construction activities ahead of proposed major works at the crematorium).
 - Revenues and Benefits Shared Service – Transfer £100,000 of New Burdens funding to a reserve to be utilised in 2019/20, as determined by the Joint Committee.

Following the final outturn being known it is proposed that the £95,000 Planning Delivery Grant and £100,000 crematorium income are transferred into reserves as agreed. However, due to the significant reduction in Housing Benefit overpayments within the Revenues and Benefits area it is proposed that only £45,000 of the New Burdens funding is transferred into the reserve. These transfers to reserves are reflected in the provisional outturn position.

- 3.12 In addition to those transfers to earmarked reserves proposed at quarter 3, and those budgeted for, there are a number of further contributions to and from reserves listed below for approval:

Directorate	Reserve	TO £	FROM £
CX	City Hall Sinking Fund – contribution from Repairs and Maintenance underspend	24,400	
CX	Asset Improvement – contribution towards Committee Microphones		13,350
DCE	Tree Risk Reserve – additional contribution to the Tree Risk Reserve	16,705	
DCE	Tree Risk Reserve – contribution from the reserve for additional work carried out		34,622
DCE	Commons Parking – contribution to reserve for parking income offset by a contribution from the reserve for works carried out	6,260	8,060
CX	Property Searches Reserve – contribution from the reserve to cover the backdating of the VAT implications		32,300
CX	Asset Improvement Reserve – Contribution from reserve for Greetwell Hollow professional fees		3,933
DCE	Parks Improvement Funding – contribution to a new reserve for additional grant funding to improve parks and open spaces	15,451	
DCE	Community Clean Up – contribution to a new reserve for additional grant funding to clean up the high streets	17,256	
DHI	Flexible Homeless Support Grant – transferred to Reserve for use in 19/20	123,011	
DHI	Rough Sleeping Strategy Grant – transferred to reserve for use in 19/20	97,234	
DHI	County Homeless Partnership Grant – transferred to reserve for use in 19/20	31,072	
DHI	County Homeless Funding (Boston) Grant – transferred to reserve for use in 19/20	45,526	
DHI	Controlling Migration Grant – transferred to reserve for use in 19/20	143,181	
DHI	Repossession Prevention Grant – contribution from reserve to help cover the increase in Bed and Breakfast		48,500
DHI	Pocket Parks Plus Scheme – transferred to reserve for use in 19/20	25,500	

These proposed transfers to/from reserves are reflected in the provisional outturn position.

- 3.13 The level of each of the current earmarked reserves, as at 31st March 2019 is attached at Appendix G. The appendix takes account of the contributions to earmarked reserves agreed as part of the revised budget and the drawdown of funding to cover expenditure along with the proposed transfers as set out in paragraphs 3.11 - 3.12.

3.14 In addition to the key variances, mitigating action being taken and earmarked reserves, as set out above, the following other key areas of monitoring of the General Fund Revenue Account set out below.

3.15 **Towards Financial Sustainability Programme** - The savings target included in the MTFS for 2018/19 is £3,850,000. Progress against this target, based on the outturn position shows a secured total £3,828,050. A summary of the provisional outturn position is shown in the following table:

	£
	General Fund
Review/Business Case Approved/Delegated Decision Taken	
Shared Services/Savings/Managing Demand	2,582,890
Commercialisation	833,680
Asset Rationalisation	407,270
Total	3,823,840
MTFS savings target	(3,850,000)
(Under)/ over achievement	(26,160)

3.16 **Fees and Charges Income** – Income from fees and charges represents a significant proportion of income to the Council, with the primary sources being from car parking, development management and building regulations. Due to the importance of these income streams to the Council’s financial position and the impact external factors can have on the levels of income receive they are monitored regularly by the Corporate Management Team. A summary of the progress of these key income streams against the approved budget for the financial year is provided below:

	Budget 2018/19	Actual 2018/19	Variance 2018/19
	£'000	£'000	£'000
Car Parks	(6,064)	(5,025)	1,039
Crematorium	(1,317)	(1,472)	(155)
Development Management	(446)	(550)	(104)
Building Control	(199)	(194)	5
Total	(8,026)	(7,241)	785

4. Housing Revenue Account

4.1 For 2018/19 the Council’s Housing Revenue Account (HRA) net revenue budget was set at zero, resulting in an estimated level of general balances at the year-end of £1,023,099.

4.2 The financial performance quarterly monitoring report for the 3rd quarter predicted an underspend of £5,000. The provisional outturn for 2018/19 now indicates an underspend of £3,467. This would result in HRA balances at 31 March 2019 of

£1,026,568. The main over and underspends included within the provisional outturn are detailed in Appendix D, while the key variances are summarised below:

- HRS Surplus – Additional Income of (£271,534) (see section 5 for further details);
- Rental Income - Additional Income £(161,055);
- Supervision and Management – Additional Income/Reduced Expenditure (£141,547);
- Repairs & Maintenance – Increased Expenditure £641,287.

4.3 Following outturn, HRA general balances will be £1,026,568, in line with the Medium Term Financial Strategy.

4.4 The level of each of the current earmarked reserves, as at 31st March 2019 is attached at Appendix G. The appendix takes account of the contributions to earmarked reserves agreed as part of the revised budget and the drawdown of funding to cover expenditure.

5. Housing Repairs Service

5.1 For 2018/19 the Council's Housing Repairs Service (HRS) net revenue budget was set at zero, reflecting its full cost recovery nature.

5.2 The financial performance quarterly monitoring report for the 3rd quarter predicted a £146,000 surplus outturn for 2018/19. The provisional outturn for 2018/19 shows a trading surplus of £271,534.

5.3 The net trading surplus of £271,534 is the result of a number of year-end variations in income and expenditure against the approved budget. The fluctuation between the forecast at Quarter 3 and the final outturn is mainly down to the performance of the Voids function. When reporting at Quarter 3, the job costings were incomplete and therefore reflected a much lower recovery position. Full details of the main variances are provided in Appendix F.

5.4 The surplus of £271,534 has been repatriated to the HRA, which is the major service user. This is reflected in the HRA outturn within this report.

6. Earmarked Reserves

6.1 The details of all the earmarked reserves and their balance as at 31st March 2019 are attached in Appendix G. In summary:

	Opening Balance	Increase	Decrease	Closing Balance
	01/04/18			31/03/19
	£'000	£'000	£'000	£'000
General Fund	4,559	4,022	(1,877)	6,704
HRA	1,732	29	(158)	1,604

	Opening Balance	Increase	Decrease	Closing Balance
	01/04/18			31/03/19
	£'000	£'000	£'000	£'000
Capital Resources	22,780	17,288	(27,797)	12,270

7. Capital Programme

7.1 General Investment Programme

7.2 The revised General Fund Investment Programme for 2018/19 as approved in the MTFs 2018-23 amounted to £23,460,862. Movements in the programme since the approval of the revised budget decreased actual capital expenditure in 2018/19 to £13,968,238. A further £175,000 was approved in 18/19 to transfer land from the HRA to General fund, creating additional resources within the HIP. No physical income/receipt or expenditure has been recorded as transfer occurred between council funds. A summary of the changes is shown below:

	2018/19	2019/20	2020/21	2021/22	2022/23
	£'000	£'000	£'000	£'000	£'000
Budget MTFs 2018-23	23,460	3,123	500	500	500
Budget changes approved under CFO delegated authority	(9,497)	9,598	0	0	0
Budget changes in Qtr approved by Executive	180	1,671	7,009	2,339	194
Revised Budget	14,143	14,392	7,509	2,839	694

7.3 The Chief Finance Officer has delegated authority to approve financial changes up to an approved limit as set out under Financial Procedure Rules. All changes over the approved limit require approval by the Executive.

The budget re-profiles approved by the Chief Finance Officer during the final quarter are detailed at Appendix I under the heading of "Approved by Chief Finance Officer".

Reprofiles

- Compulsory purchase orders £234,954 re-profiled into 2019/20.
- Disabled Facilities Grant - £467,687 re-profiled into 2019/20.
- Flood Alleviation scheme- £4,775 re-profiled from 2019/20 programme.
- Allotment Capital Improvement Programme - £102,158 re-profiled into 2019/20.
- Artificial Grass Pitches - £276,209 re-profiled into 2019/20.
- Housing Renewal Area - £388,877 re-profiled into 2019/20.
- Boutham Park Masterplan - £84,460 re-profiled into 2019/20.

- New Telephony System - £40,165 re-profiled into 2019/20.
- The Terrace Heat Mitigation Works - £11,418 re-profiled from 2019/20.
- Deacon Road scheme - £6,897,950 re-profiled into 2019/20 due to scheme completing in April 2019.
- Land and Property Acquisition - £193,706 re-profiled into 2019/20
- Lincoln Transport HUB - £845,357 re-profiled into 2019/20.

Other Movements

- Birchwood Leisure Centre - £16,678, reallocated from the Artificial Grass Pitches scheme within 2018/19.
- Memorial Tree - £4,200, additional borrowing within 2018/19 to cover VAT expense which could not be recovered within the scheme.
- Car Park Improvements-Ticket Machines - £69,323 expenditure within 2018/19 funded from the Parking Revenue budget.
- Boutham Park Masterplan - £20,000 additional borrowing to replace an unrealised capital grant within the scheme.
- Bereavement Services Lighting - £192 additional borrowing due to additional expenditure incurred within the scheme.
- CCTV upgrade - £29,184 additional funding in 2018/19 via DRF (£12,500 from service cash limits, and £16,684 from invest to save reserve).
- Planned Capitalised Works – various movements within 2018/19 and re-profiled to/from the 2019/20 central budget to specific projects – refer to Appendix I for a detailed split of movements.

7.4 Changes that have been approved by Executive approval for the final quarter (further details in Appendix I) are:

- **New Website** – new scheme commencing in 2018/19 to replace the current website. Approved at Executive 21/1/19. Funded by Invest to save reserve. £4,800 spent within 18/19, £49,200 to profile into 19/20.
- **New Software Package** – new software package scheme commencing in 2019/20 within Bereavement Services. Approved at Executive 11/3/19. £20,000 funded by the strategic priorities revenue reserve via direct revenue funding.
- **Western Growth Corridor**– Capital expenditure costs to the general fund of £11.3m for phase 1, with regards to developing the first 52 units within the scheme (Executive 20/3/19), funded by proposed Residential Sales, Homes England grant funding and contributions from the HRA, creating a proposed expected surplus of £3.2m to be held within the General Investment Programme to be reinvested in bringing forward Phase 1b on Tritton Road.
- **Western Growth Corridor**- Transfer of land from the HRA to General fund worth £175k, creating additional resources within the HIP. No physical income/receipt or expenditure recorded as transfer between council funds.

7.5 The table below provides a summary of the provisional outturn position for the General Investment Programme:

	MTFS 2018-23 Budget	Outturn	Variance	Re-profiles (to)/from 2019/20
	£'000	£'000	£'000	£'000
Active Programme				
Communities & Environment	2,423	1,536	887	(940)
General Fund Housing	415	26	389	(389)
Chief Executives Department	19,076	11,856	7,220	(7,276)
Major Developments Directorate	1,393	547	845	(845)
Total Active Schemes	23,306	13,965	9,341	(9,451)
Schemes On Hold/Contingencies	154	3	151	(127)
Total Capital Programme*	23,460	13,968	9,472	(9,578)

* Table above does not include the Land appropriation of £175k which took place during 18/19 creating additional available resources in the HIP.

7.6 The overall spending on the General Investment Programme for 2018/19 was £13,968,238, which is 59.54% of the revised 2018/19 programme as per the MTFS 2018-23.

Although this would appear to be low, the following points should be taken into consideration:-

- Expected budgeted expenditure of £6.9m relating to Deacon Road occurred in April 2019 just after the 18/19 financial year.
- Disabled Facilities Grant works of £467,687 have been agreed and are expected to occur within 2019/20.
- The retention payment and related expenditure of £845,357 with regards to the Lincoln Transport HUB has not yet been paid due to delays on final sign off.

8. Housing Investment Programme

8.1 The revised Housing Investment Programme for 2018/19 as approved in the MTFS 2018-23 amounted to £31,457,789. Movements in the programme since the approval of the revised budget decreased actual capital expenditure to £24,985,322 in 2018/19.

	2018/19	2019/20	2020/21	2021/22	2022/23
	£'000	£'000	£'000	£'000	£'000
Budget MTFS 2018-23	31,458	12,857	12,747	11,353	12,932
Budget changes approved under CFO delegated authority	0	0	0	0	0
Budget changes for Executive approval at Outturn	(6,472)	5,214	97	(121)	0
Budget changes approved by Executive		8,579	598		
Revised Budget	24,985	26,650	13,442	11,232	12,932

8.2 The Chief Finance Officer has delegated authority to approve financial changes up to an approved limit as set out under Financial Procedure Rules. All changes over the approved limit require approval by the Executive. The changes approved by the Chief Finance Officer for the final quarter are detailed in Appendix K and summarised below:

Reprofiles

- Bathrooms & WC's £11,217, Responsive Capitalised heating replacement £48,716, Kitchen Improvements £7343, Rewiring £4,922, Structural Defects £2,431, Safety Flooring £68,074, rephrased from 19/20 into the 18/19 programme.
- Thermal Comfort Works £88,895, and Re-roofing £31,765 rephrased from 21/22 into the 18/19 programme.
- Adaption works £56,928, Garages £44,037, HRA Assets Shops/Buildings £20,280, Communal TV aerials £31,554, rephrased from 18/19 into the 19/20 programme.
- Environmental new works £96,880 18/19 rephrased into 20/21.
- Rephrasing of new build schemes Westleigh £45,186, Searby Road £62,497, Allotment Site £20,027, Rookery Lane Site £28,237, Lytton Street £6,957, Ingleby Crescent £14,839, Rookery Lane Acquisition £13,379, Queen Elizabeth Road £75,413, Trelawney Crescent £5,897 from 2018/19 into 19/20.
- Rephrasing of the 18/19 new build programme £2,499,065 into 2019/20.
- Lincoln Standard Window replacement £134,606, Door Replacement £404,806, Replacement Door Entry System £25,599 rephased from 18/19 into the 19/20 programme.

Movements

- Central Heating Upgrades £28,877 reallocated to Responsive capitalised heating replacement
- Asbestos Surveys £84,622, reallocated into Asbestos Removals 2018/19.
- Void capitalised works £62,225 reallocated into Exceptional costs 2018/19.
- Reallocations from the unallocated new build programme to Blankney Crescent £7,088, and Westwick Drive £842 within the 2018/19 programme.
- Reallocation from the unallocated land acquisition fund of £3,472 to Lillicrap Court.

The changes requiring approval from the Executive are detailed in Appendix K and summarised below:

- Six property purchases funded from the unallocated new build programme under delegated authority on 20th March 2019 at Turner Street £67,465, Williamson Street £110,210, and Naval Court £680,125 (**Previously approved under delegated authority 22rd March 2019**)
- Reallocations from the unallocated new build programme to Trelawney Crescent £30,259, Marham House £6,589 within the 2018/19 programme.
- Landscaping & Boundaries £182,178 reallocated into CO Detector Installation £40,826, Communal Hardstanding £118,150, Communal Electrics £23,202.
- New Services £19,442 reallocated into Decent homes £11,481 and CO Detector Installation £7,961 in 2018/19.
- The 2018/19 Wall Structure Repairs £6,951, over bath showers £28,003, Asbestos Surveys £51,457, plastering £222,854, Adaption works £28,916, Landscaping & Boundaries £110,623, Void capitalised works £26,555 programmes moved into uncommitted resources.

Changes that have been approved by Executive for the final quarter (further details in Appendix K) are:

- **De Wint new build extra care facility** - Within the £14m capital funding package (Executive 25/2/19), £92,995 funding from the HIP 'Available Resources/New Build programme has been allocated within 2018/19.
- **Western Growth Corridor Scheme** - £1.3m towards enabling works and infrastructure capital expenditure, from 2019/20, 20/21 (Executive 20/3/19), funded from the Land acquisition budget and HIP contingency 2019-24.
- **Western Growth Corridor-** Transfer of land from the HRA to General fund worth £175k, creating additional resources within the HIP. No physical income/receipt or expenditure recorded as transfer between council funds.

8.3 The table below provides a summary of the final outturn position:

	MTFS 2018-23 Budget	Outturn	Variance	Re-profiles (to)/from 2018/19
	£'000	£'000	£'000	£'000
Decent Homes/ Lincoln Standard	7,065	6,378	(687)	373
Health and Safety	600	300	(300)	26
New Build Programme	18,329	15,639	(2,690)	2,690
Land Acquisition Fund	3,015	1,867	(1,148)	1,148
Other Schemes	2,338	775	(1,563)	2,149
Computer Fund	111	26	(86)	86
Total Capital Programme	31,458	24,985	(6,472)	6,472

* Table above does not include the Land appropriation of £175k which took place during 18/19 creating available resources in the HIP

8.4 The overall spending on the Housing Investment Programme for 2018/19 was £24,985,322 which is 79.42% of the revised 2018/19 programme as per MTFS 2018-23.

Although this would appear to be low compared to previous financial years, the following points should be taken into consideration:-

- Due to external factors work programmed on individual flat fire door sets at Shuttleworth House for £739k was only around 30% complete at the end of the financial year.
- The budget included £18.3m for the 2018/19 New Build Programme. £15.6m has been spent on the new build programme including homes at Allenby, Westwick, Ingleby and Lytton Street, further budget has been earmarked for DeWint Extra Care facility which was approved during 2018/19.
- The budget included £3m for Land Acquisitions, of which £1.9m has been spent in 2018/19, the remaining budget of £1.1m has been allocated against the Western Growth Corridor Scheme to fund the HIP contribution towards the scheme.

9. Resource Implications

9.1 The financial implications are contained throughout the report.

9.2 There are no legal implications arising from this report.

9.3 There are no equality and diversity implications as a direct result of this report.

10 Risk Implications

- 10.1 A full financial risk assessment is included in the Medium Financial Strategy 2019-24.

11. Recommendations

Performance and Scrutiny Committee are recommended to:

- 11.1 Note the provisional 2018/19 financial outturn for the General Fund, Housing Revenue Account, Housing Repairs Service and Capital Programmes as set out in sections 3 – 7, and in particular the reasons for any variances;
- 11.2 Note the proposed transfer to General Fund earmarked reserves in paragraphs 3.11 and 3.12;
- 11.3 Note the financial changes to both the General Investment Programme and the Housing Investment Programme (paragraphs 7.3 and 7.9) that are above the 10% budget variance delegated to the Chief Finance Officer.

Key Decision No

Key Decision Reference No. N/A

Do the Exempt Information Categories Apply No

Call in and Urgency: Is the decision one to which Rule 15 of the Scrutiny Procedure Rules apply? No

Does the report contain Appendices? Yes

List of Background Papers: Medium Term Financial Strategy 2018-23
Minutes of Strategic Plan Implementation Team.

Lead Officer: Colleen Warren, Financial Services Manager
Telephone 873361.

Appendix B

GENERAL FUND SUMMARY – OUTTURN 2018/19

	Ref	Revised Budget £'000	Actual £'000	Variance £'000
Strategic Development	A	1,869	1,779	(90)
Chief Finance Officer (S.151)	B	489	771	282
Major Developments	C	506	461	(45)
City Solicitor	D	1,489	1,468	(21)
Housing	E	754	715	(39)
Communities and Street Scene	F	1,537	2,781	1,244
Health & Environmental Services	G	2,052	2,029	(23)
Planning	H	791	673	(118)
		9,487	10,627	1,190
Corporate Expenditure	I	1,645	1,640	(5)
TOTAL SERVICE EXPENDITURE		11,132	12,317	1,185
Capital Accounting Adjustment	J	1,864	1,773	(91)
Specific Grants	K	(1,006)	(1,032)	(26)
Contingencies	L	296	0	(296)
Savings Targets	M	(26)	0	26
Earmarked Reserves	N	1,600	1,381	(219)
Insurance Reserve	O	128	(19)	(147)
TOTAL EXPENDITURE		13,988	14,420	432
CONTRIBUTION TO BALANCES		288	242	(46)
NET REQUIREMENT		14,276	14,662	386
Retained Business Rates Income	P	(28,041)	(26,032)	2,009
Tariff	Q	20,620	20,199	(421)
Section 31 Grant	R	0	(1,974)	(1,974)
Levy	S	0	0	0
Revenue Support Grant	T	0	0	0
Council Tax	U	(6,393)	(6,393)	0
Council Tax Surplus	V	(30)	(30)	0
NNDR Deficit	W	(432)	(432)	0
TOTAL RESOURCES		(14,276)	(14,662)	(386)
BALANCES B/F 1ST APRIL (USE OF)/CONTRIBUTION TO BALANCES BALANCES C/F 31ST MARCH 2018				

Please note the above is now shown on an Expenditure Funding Analysis (EFA) basis. This means all charges which are reversed out under statute are now **not** shown in the above figures. Examples of this are depreciation and capital grants. This means the above only includes items which are a call on the general fund balance.

General Fund Forecast Variances - Outturn 2018/19

The variances analysed in the table below exclude any technical adjustments and only cover the true under or over spends. Figures in brackets indicate an under spend of expenditure or additional income.

Ref		£	Reason for variance
	<u>Additional Spending</u>		
G	Christmas Market	74,189	Increased security costs due to required Counter Terrorism measures.
D	Control Centre	60,258	Purchases of new equipment for Aging Lifelines plus increased maintenance costs.
F	Waste	64,820	Overspend on Waste Contract due to increasing property numbers and historic inflationary pressures.
	<u>Reduced Income</u>		
B	Housing Benefits	604,533	Significant reduction in Housing Benefit overpayments raised, due to increased used of Real Time Information and a move to Universal Credit, compared to the budgeted amount which is based on a three year average.
B	City Square & Cornhill	59,061	Underachieved income from Cornhill Kiosk along with empty property business rates
F	Car Parking	1,015,648	The budget for the new Lincoln Car Park Central has underachieved due to it not being fully operational. Income shortfalls have been partly offset by a reduction in expenditure, primarily contractual payments.
E	Homelessness Bed and Breakfast	101,418	Increased demand for Bed and Breakfast accommodation due to the rising number of presentations. In addition the levels of costs to be offset by Housing Benefit has not reached target levels.

Appendix B

Ref		£	Reason for variance
	<u>Reduced Spending</u>		
L/J	Borrowing Costs	(270,763)	Through pro-active management of cash balances, anticipated levels of external borrowing have not been required during the year
L	Pay Contingency	(82,600)	At the time of setting the MTFS the Local Government Pay award was still pending, therefore additional amounts were set aside to fund any increases. This amount is no longer required.
L	Other Contingencies	(93,330)	Release of one off contingencies no longer required.
G	Private Sector Housing	(79,420)	Staff vacancies.
	<u>Additional Income</u>		
B	Industrial Estates	(42,097)	Income overachieved due to rent reviews and voids lower than budgeted.

Appendix B

Ref		£	Reason for variance
N	Income Volatility Reserve	(178,010)	Earmarked reserve previously set aside to mitigate the peaks and troughs in income levels. Reserve to be released.
N	Release of Earmarked Reserves	(102,150)	Following mitigation undertaken, as agreed at quarter 2 a number of earmarked reserves that are no longer required will be released.
I	Release of Balance Sheet Items	(70,170)	A review of the Balance Sheet at 2017/18 outturn has identified amounts set aside which are no longer required.
G	HIMO	(58,841)	Extension of HIMO Licencing regime as set by Central Government.
H	Development Management	(89,996)	Overachievement of income projected in the year due to an increase in larger applications.
B	City Hall	(56,446)	Additional income due to rent inflation and increased service charges.
I	Interest Receivable	(50,637)	Increased investment income due to increased investment returns.
B	Revenues & Benefits	(180,207)	New Burdens funding in relation to work undertaken within existing Revenues and Benefits resources.
P/R	Business Rates	(385,881)	Additional Section 31 grants from reliefs granted in year, subsequent revenue impact is within the Collection Fund.

HOUSING REVENUE ACCOUNT FUND SUMMARY – OUTTURN 2018/19

HRA PROVISIONAL OUTTURN - 2018/19				
		Revised Budget £'000	Outturn £'000	Variance £'000
Gross Rental Income	A	(27,767)	(27,944)	(177)
Charges for Services & Facilities	B	(339)	(399)	16
Contribs towards Expenditure	C	(45)	(98)	(53)
Repairs & Maintenance	D	8,298	(8,939)	641
Supervision & Management:	E	6,693	6,554	(140)
S&M IAS19 Pension Adjustment	F			
Rents, Rates and Other Premises	G	34	137	103
Increase in Bad Debt Provisions	H	290	284	(6)
Contingencies	I	3	0	(256)
Depreciation	J	10,697	6,203	(4,494)
Impairments	K		(1,407)	(1,407)
Debt Management Expenses	L	12	0	(12)
Net Cost of Service		(1,870)	(7,926)	(6,056)
Loan Charges Interest	M	2,352	2,352	0
Investment/Mortgage Interest	N	(31)	(68)	(37)
Net Operating Inc/Exp		451	(5,642)	(6,093)
Capital Accounting Adjustments	O		1,407	1,407
Major Repairs Reserve Adjustment	P	0	4,506	4,506
HRS Repatriation				
- Trading (Surplus) Deficit	Q			
- IAS19 only	R			
Pension Reserve	S			
Transfers to/from reserves	T	(451)	(274)	177
(Surplus)/Deficit in Year	U	0	5,639	6,090
Balances b/f @ 1st April		(1,023)	(1,023)	0
(Increase)/Decrease in Balances		0	(4)	(4)
Balances c/f @ 31st March		(1,023)	(1,027)	(4)

Housing Revenue Account Variances - Outturn 2018/19

The variances analysed in the table below exclude any technical adjustments and only cover the true under or over spends. Figures in brackets indicate an under spend of expenditure or additional income.

Ref		£	Reason for variance
<u>Increased Spending</u>			
D	Repairs & Maintenance	641,287	Increased spending projected on void properties as a result of the new build programme along with reduced voids capitalised vs budget as higher volume but lower values..
G	Rent, Rates & Premises	102,848	Council tax payable for empty properties including De-Wint Court.
P	Increase in funding to the DRF	4,506,000	Resulting from the reduction in the depreciation calculation. Revenue resources made available to fund DRF.
E	Supervision & Management	92,000	Internal Recharges to capital schemes re capitalisation of new build staff removed from the forecast. Staff are no longer HRA moved to General Fund.
<u>Increased Income</u>			
Q	HRS Repatriation	(271,534)	HRS Surplus not budgeted, increase as a result of the additional void works and new builds.
A	Gross Rental Income	(161,055)	Net overall income increase due to new builds available ahead of budget schedule.
C	Contribution towards Expenditure	(53,020)	Higher court income offset by higher legal fees in S&M.
<u>Reduced Spending</u>			
J	Depreciation	(4,494,076)	Revaluation of housing stock resulted in reduced depreciation.
E	Supervision & Management	(232,905)	Supervision and Management vacancies along with Kiers profit share contribution.

HOUSING REPAIRS SERVICE SUMMARY - OUTTURN 2018/19

	Revised Budget £'000	Actual £'000	Variance £'000
Employees	2,801	2,714	(87)
Premises	116	121	4
Transport	495	396	(99)
Materials	1,329	1,347	17
Sub-Contractors	2,228	2,310	81
Supplies & Services	134	213	79
Central Support Costs	338	426	89
Capital Charges	0	0	0
Total Expenditure	7,443	7,527	84
Income	7,443	7,799	(356)
(Surplus)/Deficit	0	(272)	(272)

Housing Repairs Service Variances - Outturn 2018/19

The table below provides a summary of the provisional outturn position.

Ref	£	Reason for Variance
<u>Reduced Income</u>		
Voids Work	(355,702)	Net additional income charged to the HRA.
<u>Reduced Spending</u>		
Employees	(86,870)	Two Vacant Posts held for most of the year.
Transport	(33,286)	Savings on fleet costs (fuel).
Transport	(66,085)	Reclassification of Fleet indirect insurance recharges.
<u>Increased Spending</u>		
Materials	17,457	Higher materials costs due to increase in volume, partly offset by additional income.
Sub-Contractors	81,386	Higher contractor's costs due to increased voids, partly offset by additional income.
Supplies & Services	79,095	Higher equipment costs recharged to the HRA, offset by income.
Central Support Costs	88,505	Reallocation of CSS from within the admin, fleet and Hamilton House areas.

EARMARKED RESERVES – OUTTURN 2018/19

	Opening Balance 01/04/2018 £'000	Increase £'000	Decrease £'000	Closing Balance 31/03/2019 £'000
General Fund				
Unused DRF	221	220	(238)	203
Invest to Save (GF)	307	252	(97)	463
Funding for Strategic Priorities	28	1,347	(156)	1,219
Business Rates Volatility	539	917	0	1,456
Section 106 interest	32	0	0	32
Mayoral car	47	0	0	47
Boston Audit Contract	14	0	0	14
MA Reserve	51	0	(51)	0
Yarborough Leisure Centre	2	0	0	2
Managed Workspace	35	0	(35)	0
Air Quality Initiatives	22	6	(18)	10
Private Sector Stock Condition Survey	63	12	(30)	45
Mercury Abatement	378	94	(58)	414
Christmas Decorations	17	0	(3)	14
Property Searches	36	0	(32)	4
Strategic Growth Reserve	100	14	(100)	14
Strategic Projects - revenue costs	496	0	(193)	303
Tank Memorial	10	0	0	10
IT Reserve	217	100	(317)	0
Revenues & Benefits shared service	163	45	(45)	163
Organisational Development	8	76	0	85
Commons Parking	27	6	(8)	25
Tree Risk Assessment	106	37	(35)	108
Backdated rent review	220	0	0	220
Electric Van replacement	22	4	(16)	11
Sinking Fund City Hall	36	24	0	60
Asset Improvement	72	0	(17)	55
Income Volatility	178	0	(178)	0
Crematorium Volatility Fund	0	100	0	100
Grants & Contributions	787	771	(92)	1,465
Carry Forwards	324	47	(199)	172
	4,559	4,072	(1,921)	6,711
HRA				
Strategic Growth Reserve (WGC)	178	0	(153)	25
HRA Invest to Save	140	0	0	140
Capital fees equalisation	238	0	(56)	182
HRA Repairs Account	624	12	(58)	579
HRA Survey Works	57	3	0	60
HRA Strategic Priorities	240	0	0	240
Stock Retention	22	0	0	22
De Wint Court	73	0	0	73
	1,572	15	(267)	1,321
Total Earmarked Reserves	6,131	4,087	(2,188)	8,032

CAPITAL RESOURCES – OUTTURN 2018/19

	Adj Opening Balance 01/04/2018 £'000	Contributions £'000	Used in Financing £'000	Forecast Balance 31/03/2019 £'000
Capital Grants	385	1,101	(1,004)	482
Capital Receipts	41	3,880	(1,345)	2,575
Capital Receipts (HRA)	5,716	788	(6,504)	0
Capital Receipts (HRA 1-4-1 receipts)	3,576	755	(835)	3,496
Major Repairs Reserve	12,841	10,743	(17,867)	5,717
DRF	221	21	(242)	0
Total Capital Resources	22,780	17,288	(27,797)	12,270

General Investment Programme – Summary of Financial Changes

Project Name	2018/19	2019/20	2020/21	2021/22	2022/23	Comments
	£	£	£	£	£	
2018/19 MTFS Budget as at Q3	23,460,862	3,122,952	500,000	500,000	500,000	
Budget for approval	13,968,238	21,135,373	500,000	500,000	500,000	
Total changes for Q4	(9,492,624)	18,012,421	0	0	0	
Approved by Chief Finance Officer						
Compulsory Purchase Orders (13 Albany Terrace)	(83,700)	83,700				Re-profile to 2019/20
Disabled Facilities Grant	(467,687)	467,687				Re-profile to 2019/20
Transformation of Birchwood Leisure Centre	16,678					Re-allocation from AGP scheme
Bereavement Services Lighting	192					Additional funding to deliver scheme
Memorial Tree	4,200					Additional funding to deliver scheme
Flood alleviation scheme - Hartsholme Park	4,775	(4,775)				Re-profile from 2019/20
Boultham Park Masterplan	(64,460)	84,460				Re-profile to 2019/20
CCTV Upgrade	29,184					Funded from DRF and Invest to Save

Allotment Capital Improvement Programme	(102,158)	102,158				Re-profile to 2019/20
Housing Renewal Area Unallocated	(388,877)	388,877				Re-profile to 2019/20
New Telephony System	(40,165)	40,165				Re-profile to 2019/20
The Terrace Heat Mitigation Works	11,418	(11,418)				Re-profile from 2019/20
Planned Capitalised Works	(104,993)	106,863				Re-allocate and Re-profile from 2019/20
Land and Property Acquisition	(193,706)	193,706				Re-profile to 2019/20
Deacon Road	(6,897,950)	6,897,950				Re-profile to 2019/20
Lincoln Transport HUB	(845,357)	845,357				Re-profile to 2019/20
Compulsory Purchase Orders	(151,254)	151,254				Re-profile to 2019/20
Capital Contingencies	0	(24,392)				Re-allocate and Re-profiled from 2019/20
Car Park Improvements- Ticket Machines	69,323					Funded from DRF
AGPs	(292,887)	276,209				Re-allocate and Re-profile to 2019/20
To be approved by Execs						
Approved by Exec						
New Website (Execs 21/1/19)	4,800	49,200				New Scheme £54k, re-profile to 19/20
New Software (Execs 11/3/19)		20,000				

Appendix J

Western Growth Corridor (Execs 20/3/19)	175,000	1,601,700	7,009,060	2,339,385	194,625	
Total changes in Quarter 4	(9,492,624)	11,268,701	7,009,060	2,339,385	194,625	

Appendix J

General Investment Programme – Summary of Expenditure as at 31st March 2019

Scheme	2018/19 Approved Budget	2018/19 Actual	2018/19 Variance	Spend
	£	£	£	%
DCE - Communities & Environment				
Compulsory Purchase Orders (13 Albany Terrace)	83,700	0	83,700	0.00%
Disabled Facilities Grant	1,162,510	694,823	467,687	59.77%
Transformation of Birchwood Leisure Centre	101,364	118,042	(16,678)	116.45%
Bereavement Services Lighting	24,290	24,482	(192)	100.79%
Memorial Tree	20,000	24,200	(4,200)	121.00%
Verso	25,000	25,000	0	100.00%
AGPs	300,000	7,113	292,887	2.37%
DCE - Community Services				
Flood alleviation scheme - Hartsholme Park	0	4,775	(4,775)	0.00%
Boultham Park Masterplan	134,413	69,953	64,460	52.04%
CCTV Upgrade	7,135	36,319	(29,184)	509.03%
Allotment Capital Improvement Programme	564,224	462,066	102,158	81.89%
Car Park Improvements- Ticket Machines	0	69,323	(69,323)	0.00%
General Fund Housing				
Housing Renewal Area Unallocated	414,545	25,668	388,877	6.19%
Chief Executives Department - Corporate Policy				0.00%
New Telephony System	40,165	0	40,165	0.00%
New Website	0	4,800	(4,800)	0.00%
Chief Executives - Chief Finance Officer				0.00%
The Terrace Heat Mitigation Works	0	11,418	(11,418)	0.00%
Planned Capitalised Works	12,262		12,262	0.00%
Allotments Asbestos Sheds	33,795	0	33,795	0.00%
Broadgate Car Park Works	14,364	14,364	0	100.00%
City Hall Improvement Works	60,000	46,212	13,788	77.02%
20/22 Steep Hill Improvements	8,000	8,000	0	100.00%
Broadgate Lift Refurbishment	258,764	259,002	(238)	100.09%
Guildhall Works	19,180	1,550	17,630	8.08%
Hartsholme Water Mains	109	109	0	99.72%
Fire Stopping Works	27,000	30,145	(3,145)	111.65%

Appendix J

Stamp End Demolition	17,833	12,595	5,238	70.63%
Grandstand CC Stairs Improvements	2,119	0	2,119	0.00%
Hartsolme Park Barrier Improvements	14,000	16,042	(2,042)	114.59%
Greyfriars Roof Improvements	5,000	0	5,000	0.00%
City Hall Stairwell Improvements	5,123	5,122	1	99.98%
City Hall 3rd Floor Fire Works	9,783	4,782	5,001	48.88%
City Hall CP Resurfacing	27,835	27,342	493	98.23%
YLC Surfacing	4,827	5,827	(1,000)	120.72%
YLC Heating/Control Centre/BMS	8,765	8,765	0	100.00%
YLC Pipework/Water Quality	10,000	4,531	5,469	45.31%
YLC New Heating System Phase 1	20,000	20,565	(565)	102.83%
YLC New Heating System Phase 2	14,000	15,497	(1,497)	110.69%
High Bridge Cafe Improvements	5,117	0	5,117	0.00%
Guildhall	11,000	0	11,000	0.00%
Guildhall Boiler Upgrade	6,525	6,525	0	100.00%
Play Area Surfacing Works	15,000	14,825	175	98.83%
Long Leys Road Drainage	20,000	9,562	10,438	47.81%
High Bridge Canopy's	10,000	0	10,000	0.00%
Broadgate Distribution Board/Emergency Lighting	20,000	9,513	10,487	47.57%
Lucy Tower Lifts	20,000	0	20,000	0.00%
YLC Diving Boards	42,550	0	42,550	0.00%
Hartsholme Country Park Play Area Improvements	0	83,992	(83,992)	0.00%
Play Area Improvements	0	9,351	(9,351)	0.00%
CCTV St Benedict	0	3,740	(3,740)	0.00%
Land and Property Acquisition	11,399,195	11,205,489	193,706	98.30%
Deacon Road	6,897,950	0	6,897,950	0.00%
Electric Vehicle Replacement	16,076	16,076	0	100.00%
Major Development Directorate				
Lincoln Transport Hub	1,392,840	547,483	845,357	39.31%
TOTAL BUDGET FOR ACTIVE SCHEMES	23,306,358	13,964,988	9,341,370	59.92%
Schemes Currently Under Review				
Compulsory Purchase Orders	154,504	3,250	151,254	2.10%
Capital Contingencies				0.00%
TOTAL BUDGET FOR SCHEMES UNDER REVIEW	154,504	3,250	151,254	2.10%
TOTAL GENERAL INVESTMENT PROGRAMME	23,460,862	13,968,238	9,492,624	59.54%

* Table above does not include Land appropriation of £175k which took part during 18/19 creating available resources in the HIP

Housing Investment Programme – Summary of Financial Changes

Project Name	Approved Budget MTFS Qtr3	Budget to be Approved	Budget Increase/ (Reduction)	Movements (To)/from Available Resources	Movements Within Financial Year	Reprofile (to) / from future years	Notes
	£	£	£				
Decent Homes							
Bathrooms & WC's	370,001	381,218	11,217	0	0	11,217	19/20
DH Central Heating Upgrades	1,433,837	1,462,714	28,877	0	28,877	0	18/19
Responsive Capitalised Heating Replacements	272,221	194,628	(77,593)	0	(28,877)	(48,716)	18/19
Thermal Comfort Works	102,621	191,516	88,895	0	0	88,895	21/22
Kitchen Improvements	356,267	363,610	7,343	0	0	7,343	19/20
Rewiring	17,425	22,347	4,922	0	0	4,922	19/20
Re-roofing	756,776	788,541	31,765	0	0	31,765	21/22
Lincoln Standard Windows Replacement	600,000	465,394	(134,606)	0	0	(134,606)	19/20
Structural Defects	105,015	107,446	2,431	0	0	2,431	19/20
Wall Structure Repairs	6,951	0	(6,951)	(6,951)	0	0	18/19
Door Replacement	989,774	584,968	(404,806)	0	0	(404,806)	19/20
Decent Homes Decoration Allowance	13,371	24,852	11,481	0	11,481	0	18/19
CO Detector Installation	40,058	88,845	48,787	0	48,787	0	18/19
New services	47,046	27,604	(19,442)	0	(19,442)	0	18/19
Void Capitalised Works	1,282,797	1,194,017	(88,780)	(26,555)	(62,225)	0	18/19
Landscaping and Boundaries	399,159	106,358	(292,801)	(110,623)	(182,178)	0	18/19
<i>Prelim Costs & Exceptionals to be allocated</i>		62,225	62,225	0	62,225	0	18/19
Lincoln Standard							

Appendix K

Over bath showers (10 year programme)	249,136	221,133	(28,003)	(28,003)	0	0	18/19
Safety flooring - Supported Housing	22,623	90,697	68,074	0	0	68,074	19/20
Health & Safety							
Asbestos Removal	117,424	202,046	84,622	0	84,622	0	
Asbestos Surveys	230,583	94,504	(136,079)	(51,457)	(84,622)	0	
Replacement Door Entry Systems	29,000	3,401	(25,599)	0	0	(25,599)	19/20
Plastering (HHSRS)	222,854	0	(222,854)	(222,854)	0	0	
New Build Programme							
New Build Programme	3,558,710	0	(3,558,710)	0	(1,059,645)	(2,499,065)	19/20
New Build Partnership - Waterloo Housing	4,483,680	4,484,522	842	0	842	0	
New Build Partnership - Westleigh	1,502,054	1,456,868	(45,186)	0	0	(45,186)	19/20
New Build Partnership - Lytton Street	700,000	693,042	(6,958)	0	0	(6,958)	19/20
New Build Site - Searby Road	74,767	12,270	(62,497)	0	0	(62,497)	19/20
New Build Site - Allotment Site	20,027	0	(20,027)	0	0	(20,027)	19/20
New Build Site - Rookery Lane	38,769	10,531	(28,238)	0	0	(28,238)	19/20
Blankney Crescent New Build Scheme	0	7,088	7,088	0	7,088	0	18/19
New Build Site - Queen Elizabeth Road	0	64,072	64,072	0	64,072	0	18/19
Ingleby Crescent New Build Scheme	7,198,399	7,183,560	(14,839)	0	0	(14,839)	19/20
Land Acquisition - 93 Rookery Lane	200,000	186,621	(13,379)	0	0	(13,379)	19/20
New Build Capital Salaries	9,439	9,439	0	0	0	0	
New Build - De Wint Court	543,500	636,495	92,995	0	92,995	0	18/19
Buyback – Turner		67,465	67,465	0	67,465	0	18/19
Buyback – Williamson		110,210	110,210	0	110,210	0	18/19
Buyback - Naval Court		680,125	680,125	0	680,125	0	18/19
New Build - Trelawney Crescent		30,259	30,259	0	30,259	0	18/19
New Build - Marham House		6,589	6,589	0	6,589	0	18/19

Land Acquisition							
Land Acquisition Fund	1,070,213	0	(1,070,213)	0	(3,472)	(1,066,741)	18/19,19/20
Land Acquisition - Queen Elizabeth Road	1,695,000	1,619,588	(75,412)	0	0	(75,412)	19/20
Lillicrap Court	115,000	118,472	3,472	0	3,472	0	18/19
Trelawney Crescent	135,000	129,103	(5,897)	0	0	(5,897)	19/20
Other							
Environmental new works	100,054	3,174	(96,880)	0	0	(96,880)	19/20
84 Uffington Avenue	0	335	335	335	0	0	18/19
12 Webster Close	77,745	65,055	(12,690)	(12,690)	0	0	18/19
18 Garfield Close	67,034	50,473	(16,561)	(16,561)	0	0	18/19
2 Gunby Avenue	60,000	3,072	(56,928)	0	0	(56,928)	19/20
Communal Hardstanding Areas	359,989	478,139	118,150	0	118,150	0	18/19
Communal Electrics	139,485	162,687	23,202	0	23,202	0	18/19
Garages	44,598	561	(44,037)	0	0	(44,037)	19/20
HRA Assets - Shops/Buildings	20,280	0	(20,280)	0	0	(20,280)	19/20
CCTV	10,500	10,500	0	0	0	0	
Communal TV Aerials	32,777	1,223	(31,554)	0	0	(31,554)	19/20
Housing Support Services Computer Fund	111,427	25,720	(85,707)	0	0	(85,707)	19/20
Contingency Reserve	1,424,403	0	(1,424,403)	475,359	0	(1,899,762)	18/19,19/20
Total Programme	31,457,789	24,985,322	(6,472,467)	0	0	(6,472,467)	

Housing Investment Programme – Summary of Expenditure as at 31st March 2019

Project Name	2018/19 Approved	2018/19 Actual	Variance	Spend
	£	£	£	%
<u>Decent Homes</u>				
Bathrooms & WC's	370,001	381,218	11,217	103.03%
DH Central Heating Upgrades	1,433,837	1,462,714	28,877	102.01%
Responsive Capitalised Heating Replacements	272,221	194,628	(77,593)	71.50%
Thermal Comfort Works	102,621	191,516	88,895	186.62%
Kitchen Improvements	356,267	363,610	7,343	102.06%
Rewiring	17,425	22,347	4,922	128.25%
Re-roofing	756,776	788,541	31,765	104.20%
Lincoln Standard Windows Replacement	600,000	465,394	(134,606)	77.57%
Structural Defects	105,015	107,446	2,431	102.31%
Wall Structure Repairs	6,951	0	(6,951)	0.00%
Door Replacement	989,774	584,968	(404,806)	59.10%
Decent Homes Decoration Allowance	13,371	24,852	11,481	185.86%
CO Detector Installation	40,058	88,845	48,787	221.79%
New services	47,046	27,604	(19,442)	58.67%
Void Capitalised Works	1,282,797	1,194,017	(88,780)	93.08%
Landscaping and Boundaries	399,159	106,358	(292,801)	26.65%
Alterations to De Wint Court	0	0	0	0.00%
<i>Prelim Costs & Exceptionals to be allocated</i>		62,225	62,225	0.00%
Decent Homes	6,793,319	6,066,283	(727,036)	
<u>Lincoln Standard</u>				
Over bath showers (10 year programme)	249,136	221,133	(28,003)	88.76%
Safety flooring - Supported Housing	22,623	90,697	68,074	400.91%
Lincoln Standard	271,759	311,830	40,071	
<u>Health & Safety</u>				
Asbestos Removal	117,424	202,046	84,622	172.07%
Asbestos Surveys	230,583	94,504	(136,079)	40.98%
Replacement Door Entry Systems	29,000	3,401	(25,599)	11.73%
Renew stair structure	0	0	0	0.00%
Plastering (HHSRS)	222,854	0	(222,854)	0.00%
Health & Safety	599,861	299,951	(299,910)	

New Build Programme

New Build Programme	3,558,710	0	(3,558,710)	0.00%
New Build Partnership - Waterloo Housing	4,483,680	4,484,522	842	100.02%
New Build Partnership - Westleigh	1,502,054	1,456,868	(45,186)	96.99%
New Build Partnership - Lytton Street	700,000	693,042	(6,958)	99.01%
New Build Site - Searby Road	74,767	12,270	(62,497)	16.41%
New Build Site - Allotment Site	20,027	0	(20,027)	0.00%
New Build Site - Rookery Lane	38,769	10,531	(28,238)	27.16%
Blankney Crescent New Build Scheme	0	7,088	7,088	0.00%
New Build Site - Queen Elizabeth Road	0	64,072	64,072	0.00%
Ingleby Crescent New Build Scheme	7,198,399	7,183,560	(14,839)	99.79%
Land Acquisition - 93 Rookery Lane	200,000	186,621	(13,379)	93.31%
New Build Capital Salaries	9,439	9,439	0	100.00%
New Build - De Wint Court	543,500	636,495	92,995	117.11%
Buyback - Turner		67,465	67,465	0.00%
Buyback - Williamson		110,210	110,210	0.00%
Buyback - Naval Court		680,125	680,125	0.00%
New Build - Trelawney Crescent		30,259	30,259	0.00%
New Build - Marham House		6,589	6,589	0.00%
New Build Programme	18,329,345	15,639,156	(2,690,189)	

Land Acquisition

Land Acquisition Fund	1,070,213	0	(1,070,213)	0.00%
Land Acquisition - Queen Elizabeth Road	1,695,000	1,619,588	(75,412)	95.55%
Lillicrap Court	115,000	118,472	3,472	103.02%
Trelawney Crescent	135,000	129,103	(5,897)	95.63%
Land Acquisition	3,015,213	1,867,163	(1,148,050)	

Other

Environmental new works	100,054	3,174	(96,880)	3.17%
84 Uffington Avenue	0	335	335	0.00%
12 Webster Close	77,745	65,055	(12,690)	83.68%
18 Garfield Close	67,034	50,473	(16,561)	75.29%
2 Gunby Avenue	60,000	3,072	(56,928)	5.12%
Communal Hardstanding Areas	359,989	478,139	118,150	132.82%
Communal Electrics	139,485	162,687	23,202	116.63%
Garages	44,598	561	(44,037)	1.26%
HRA Assets - Shops/Buildings	20,280	0	(20,280)	0.00%
CCTV	10,500	10,500	0	100.00%

Appendix L

Communal TV Aerials	32,777	1,223	(31,554)	3.73%
Other	912,462	775,219	(137,243)	84.96%
<u>Contingency Schemes</u>				
Contingency Reserve	1,424,403	0	(1,424,403)	0.00%
Contingency Schemes	1,424,403	0	(1,424,403)	
<u>Other Schemes</u>				
Housing Support Services	111,427	25,720	(85,707)	23.08%
Computer Fund				
Other Schemes	111,427	25,720	(85,707)	
GRAND TOTALS	31,457,789	24,985,322	(6,472,467)	79.42%

* Table above does not include Land appropriation of £175k which took part during 18/19 creating available resources in the HIP

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