

SUBJECT: FINANCIAL PERFORMANCE – OUTTURN 2019/20

REPORT BY: CORPORATE MANAGEMENT TEAM

LEAD OFFICER: COLLEEN WARREN, FINANCIAL SERVICES MANAGER

1. Purpose of Report

- 1.1 To present to Members the provisional 2019/20 financial outturn position on the Council’s revenue and capital budgets, including:
- General Fund
 - Housing Revenue Account
 - Housing Repairs Service
 - Capital Programmes
- 1.2 This report will provide members with a summary of actual income and expenditure compared to revised budget and how any surpluses have been allocated to reserves
- 1.3 Members should note that the financial outturn is still subject to Audit by Mazars, the Councils external auditors.
- 1.4 Members should note that the financial out-turn report looks slightly different to previous years out-turn reports due to the COVID19 pandemic and the impacts on the financial accounts.

2. Executive Summary

- 2.1 Although the Council is now facing a severe financial challenge as a result of the COVID19 pandemic, which saw the UK enter into a ‘lockdown’ in late March, the financial impacts were largely not seen until April in the new financial year. This report therefore covers the financial position of the Council for the year 2019/20. A separate report to the Executive on the financial impacts of the pandemic on the 2020/21 budget will be presented on the same agenda as this report.

	2019/20		
	Budget £'000	Actual £'000	Variance £'000
Revenue Accounts			
General Fund – Contribution to/(from balances)	554	421	(133)
Housing Revenue Account (HRA) (Surplus)/Deficit in year	(52)	19	72

	2019/20		
	Budget £'000	Actual £'000	Variance £'000
Housing Repairs Service (surplus)/deficit	0	(72)	(72)
Capital Programmes			
General Fund Investment Programme	12,510	10,057	(2,453)
Housing Investment Programme	14,906	11,977	(2,929)
Capital Receipts			
General Fund	(1,650)	0	1,650
HRA	(845)	(2,458)	(1,613)
Reserves & Balances			
General Fund Balances	2,452	2,269	(183)
HRA Balances	1,078	1,007	(72)
HRS Balances	89	126	37
General Fund Earmarked Reserves	6,674	6,479	(195)
HRA Earmarked Reserves	1,321	1,403	82

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

3. General Fund Revenue Account

3.1 For 2019/20 the Council's net General Fund revenue budget was set at £13,655,090, including a planned contribution from balances of £554,410 (resulting in an estimated level of general balances at the year-end of £2,452,134).

3.2 The financial performance quarterly monitoring report for the 3rd quarter predicted a shortfall against the revised budget of £222,080. The provisional outturn for 2019/20 now indicates that this shortfall has decreased by £88,258, resulting in an overall budget shortfall of £133,822 (including proposed transfers to/from earmarked reserves, but excluding carry forward requests). This represents a variance against the revised budget of 0.99%.

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

- City Hall, Industrial Estates & Lincoln Properties – Increased Income (£167,351)
- Housing Benefit Overpayments – Reduced Income £389,536
- Other Interest – Increased Income (£88,080)
- Car Parking – Increased Income (£90,912)
- Housing Regeneration – Reduced Expenditure/Increased Income (£98,366)
- MRP – Reduced Expenditure (£288,200)
- Direct Revenue Financing – Reduced Expenditure (£230,475)
- External Interest Payable – Reduced Expenditure (£222,139)
- Yarborough LC – Reduced Income - £53,400
- TFS Savings Target – Shortfall in delivery £201,705

3.4 Although there are several significant variances highlighted above the most significant of these 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. As part of the 20/21 budget setting process the MTFS 2020-25 was refreshed and now reflects the impact of this. A number of the other variances also have ongoing implications and have been factored into the MTFS 2020-25, approved in March 2020, other variances though have arisen due one-off factors and are unlikely to be occur again. The impact of COVID19 may though exacerbate some of these variances and close budget monitoring will be crucial in 20/21.

3.5 The provisional outturn of a £133,822 budget shortfall includes a number of proposed transfers to/from earmarked reserves as set out in paragraphs 3.6 – 3.7 below. Subject to their approval the outturn position will result in a contribution of £420,588 to balances (£554,410 budgeted), with balances as at 31st March 2020 of £2,269,618. Although this is £133,822 lower than assumed in the MTFS, balances still remain within prudent levels.

Earmarked Reserves

3.6 In addition to those transfers to/from earmarked reserves already budgeted for, there are a number of further contributions to and from existing reserves listed below for approval:

Directorate	Reserve	TO £	FROM £
CORP	Business Rates Volatility Reserve – Collection Fund balances 2019/20		241,610
CX	Asset Improvement Reserve – Contribution from reserve for Greetwell Hollow professional fees		4,300
CX	Invest to Save Reserve – contribution from reserves for Workplace Strategy		12,000
CX	17/18 Cfwd : Wellbeing & Training – contribution from reserves for Global Challenge		12,000

CX	Invest to Save Reserve – contribution to reserves following re-profiling of M365 Funding to 20/21	4,935	
CX	Invest to Save Reserve – contribution to reserves following re-profiling of IT Infrastructure project to 20/21	17,170	
CX	IT Reserve – contribution to reserves based on final outturn position	29,670	
DCE	Invest to Save Reserve – contribution from reserves for Pod at Hartsholme Country Park		4,900
DCE	Tree Risk Reserve – contribution from the reserve for additional work carried out & adhoc highways offset by a contribution to reserves	15,700	37,340
DCE	Commons Parking – contribution to reserve for parking income offset by a contribution from the reserve for works carried out	11,450	9,000
DCE	17/18 Cfwd : Community Services Staffing – contribution from reserves for Apprentice		4,940
DCE	Community Clean Up – contribution from reserves to fund High Street Clean Up		13,510
DCE	Parks Improvement Funding – contribution from reserves to improve parks and open spaces		12,980
DCE	15/16 Cfwd : Street Furniture – contribution from reserves for works carried out		7,500
DCE	Invest to Save Reserve – contribution from reserves for Visitor Information Centre set up costs		2,730
DCE	16/17 Cfwd : Birchwood Leisure Centre – contribution from reserves to support Active Nation OB Income shortfall		11,050
DCE	Brownfield Site Register – contribution to reserves for grant use in 20/21 offset by contribution from reserves to fund additional Wildlife Surveys	10,550	1,520
DCE	Planning Delivery Fund Reserve – contribution from reserves to support under achievement of income in year		44,000
DCE	Strategic Priority Reserve – contribution to reserves following re-profiling of Intervention grant to 20/21	2,500	
DCE	Grenfell Materials Grant – contribution to reserves for new grant received for use in 20/21	6,050	
DCE	17/18 Cfwd : Residents Parking – contribution to reserves for use in 20/21	3,230	
DCE	Custom Build Grant - contribution to reserves for new grant received for use in 20/21	15,000	
DHI	Homelessness Prevention Grant – contribution from reserves for Street Worker		30,000
DHI	Homelessness Prevention Grant – contribution from reserves for Rent deposits		8,600
DHI	Flexible Homelessness Grant – contribution from reserves for Rough Sleepers		83,610

DHI	Controlling Migration Grant – contribution to reserves for use in 20/21 offset by contribution from reserves for Q4 final position	30,530	3,470
DMD	Strategic Growth Reserve – contribution to reserves for use in 20/21 for Western Growth Corridor	42,545	
CAPACC	Invest to Save Reserve – Contribution from reserves to fund CCTV Upgrade		2,660
CAPACC	Invest to Save Reserve – Contribution to reserves for re-profiling of New Website funding to 20/21	2,240	
TOTAL		191,570	547,720

In addition to these transfers to/from existing earmarked reserves, it is also proposed that a new reserve is created for the COVID response. Additional resources of £353,654 have been identified, arising from both a change of financing of the capital programme, and a review of the annual MRP charge. These one-off resources would be contributed to the reserve to be used as part of a range of measures to mitigate the increased expenditure and reduced income set to be experienced in 20/21. Further details of these measures are set out in a separate report on the 20/21 budget to the Executive.

All of the above proposed transfers to/from reserves are reflected in the provisional outturn position.

- 3.7 Financial Procedure Rules state that Assistant Directors are able to carry forward any budget provision not utilised during the financial year, subject to their Directorate as a whole not being overspent. A provisional list of proposed carry forwards were reported to the Executive as part of the 3rd quarters monitoring (totalling £39,210). At that time it was proposed that approval of these requests, subject to the final outturn position, should be given.
- 3.8 The list of carry forward requests has been revised following confirmation of the final cash limited outturn for each Directorate in 2019/20. Of the two requests proposed at Q3 neither have now been put forward for final approval, the three requests below are new proposals for reasons arising during Q4. The final list of requests (which if approved would be transferred from the surplus to earmarked reserves for drawdown in future years) is shown below totalling £33,740: -

Directorate	Reason for Carry Forward	£	Requested At Q3?
CX Lincoln Lottery	Earmarked lottery income from 18/19-19/20	1,950	N
DCE Housing Regeneration	Agency budget required in 2020/21 to fund maternity cover	15,000	N
DCE Whitton's Park /	Work committed in autumn 2019, only partially complete due to saturated ground following heavy rains	16,790	N

Birchwood Play Areas			
TOTAL		33,740	

- 3.9 By approving all of the proposed carry forwards the budget shortfall would increase to £167,562 and result in balances at 31st March 2020 of £2,235,878.
- 3.10 The level of each of the current earmarked reserves, as at 31st March 2020 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. It does not reflect the proposed carry forward requests mentioned in paragraph 3.8.
- 3.11 In addition to the key variances, and contributions to/from earmarked reserves, as set out above, the following other key areas of monitoring of the General Fund Revenue Account set out below.
- 3.12 **Towards Financial Sustainability Programme** – The savings target included in the MTFs for 2019/20 is £4,650,000. Progress against this target, based on the outturn position shows a secured total £4,448,250. A summary of the provisional outturn position is shown in the following table:

	£
	General Fund
<u>Review/Business Case Approved/Delegated Decision Taken</u>	
One Council	33,290
Asset Acquisition	661,790
Commercialisation	889,800
Managing Demand (Withdrawal/Service Reduction)	2,863,370
Total	4,448,250
MTFS savings target	(4,650,000)
(Under)/ over achievement	(201,750)

Although this is a significant shortfall against the in year target this was primarily the result of a delay in one scheme being bought forward to the Executive, this is now scheduled to be presented in late Summer. Work continues on the development of the TFS Programme to ensure that there are a range of reviews and schemes to achieve the savings targets that remain in the MTFs. Due to the current COVID19 pandemic the TOFS programme is likely to look very different moving forwards as the authority responds to the need to achieve a balanced budget.

3.13 **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. These discretionary income streams have been severely impacted by COVID19, although the outturn figures for 19/20 do not reflect this, in some areas income has plummeted from the end of March 2020. A summary of the progress of these key income streams against the approved budget for the financial year is provided below:

	Budget 2019/20	Actual 2019/20	Variance 2019/20
	£'000	£'000	£'000
Car Parks	(5,449)	(5,522)	(73)
Crematorium	(1,408)	(1,492)	(84)
Development Management	(570)	(510)	60
Building Control	(205)	(182)	23
Total	(7,632)	(7,706)	74

4. Housing Revenue Account

4.1 For 2019/20 the Council’s Housing Revenue Account (HRA) net revenue budget was set at £52,040, resulting in an estimated level of general balances at the year-end of £1,078,609.

4.2 The financial performance quarterly monitoring report for the 3rd quarter predicted an underspend of £79,582. The provisional outturn for 2019/20 now indicates an overspend of £71,514. This would result in HRA balances at 31 March 2020 of £1,007,095. 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 (£72,487) (see section 5 for further details),
- Council Tax– Additional Expenditure £94,286,
- Depreciation – Revaluation of properties – additional expenditure £383,122,
- Loan Charges – Interest on additional borrowing – increased expenditure £71,869,
- Major Repairs Reserve – DRF adjustment to fund additional depreciation and loan charges – (£440,526).

4.3 A HRA general balance of £1,007,095 as at 31st March 2020 although lower than assumed in the MTFs, still remains within prudent levels.

4.4 The level of each of the current earmarked reserves, as at 31st March 2020 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 2019/20 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 £117,075 surplus outturn for 2019/20. The provisional outturn for 2019/20 shows a trading surplus of £72,487.
- 5.3 The net trading surplus of £72,487 is the result of several year-end variations in income and expenditure against the approved budget. The main over and underspends included within the provisional outturn are detailed in Appendix F, while the key variances are summarised below:
- Reduced recharges for internal work and change to sub-contractor – reduced income £181,936
 - Reduction in material costs – reduced expenditure (£104,741)
 - Increased hire of equipment costs – additional expenditure £87,633
- 5.4 The surplus of £72,487 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 2020 are attached in Appendix G. In summary:

	Opening Balance	Increase	Decrease	Closing Balance
	01/04/19			31/03/20
	£'000	£'000	£'000	£'000
General Fund	6,674	3,214	(3,409)	6,479
HRA	1,321	269	(187)	1,403
Capital Resources	10,813	19,123	(10,628)	19,308

7. Capital Programme

7.1 General Investment Programme

- 7.2 The last quarterly report approved a General Fund Investment Programme for 2019/20 of £12,509,748. Movements in the programme since the approval of the revised budget decreased actual capital expenditure in 2019/20 to £10,056,747. A summary of the changes is shown below:

	2019/20	2020/21	2021/22	2022/23	2023/24
	£'000	£'000	£'000	£'000	£'000
Budget Q3	12,510	15,586	2,847	703	508

Budget changes approved under CFO delegated authority	(2,465)	25	1,040	0	0
Budget changes in Qtr to be approved by Executive	(44)	543	0	0	
Budget changes in Qtr approved by Executive	56	276	47	37	0
Revised Budget	10,057	16,430	3,934	740	508

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

- Skate Park - £183,021 re-profiled from 2020/21 into 2021/22.
- Disabled Facilities Grant - £748,452 re-profiled into 2020/21.
- Transformation of Birchwood Leisure Centre - £30k retention re-profiled into 2020/21.
- Artificial Grass Pitches - £188,301 re-profiled into 2020/21.
- Crematorium New software upgrade -£11,375 re-profiled into 2020/21.
- Flood Alleviation scheme- £27 re-profiled from 2019/20 and £45,388 from the 2020/21 programme into 2021/22.
- Boutham Park Masterplan - £49,700 re-profiled into 2020/21.
- Boutham Park Lake Restoration - £7,406 re-profiled from 2020/21 into 2019/20.
- Allotment Capital Improvement Programme - £679 re-profiled from 2019/20 into 20/21.
- Car Park Improvements - CCTV in MSCPs - £6,142 re-profiled into 2020/21
- Housing Renewal Area - £9,985 from 2019/20 and £320,152 from 2020/21 re-profiled into 2021/22.
- Central Markets - £263,383 re-profiled into 2020/21
- Western Growth Corridor -£32,023 re-profiled into 2020/21.
- New Telephony System - £8,033 re-profiled into 2020/21.
- New Website - £2,240 re-profiled into 2020/21.
- Infrastructure Upgrade - £3,772 re-profiled into 2020/21.
- The Terrace Heat Mitigation Works - £246,547 re-profiled from 2020/21 into 2021/22.
- Deacon Road scheme - £12,287 re-profiled into 2020/21.
- Compulsory Purchase Orders - £234,954 re-profiled from 2020/21 into 2021/22.
- Unallocated capital resources - £666,910 re-profiled into 2020/21.
- IT Reserve - £70,562 re-profiled into 2020/21.

Other Movements

- Car Park Improvements-Ticket Machines – £50 additional borrowing to complete 2019/20 scheme.
- CCTV upgrade - £2,657 additional direct revenue funding in 2019/20 via the Invest to save reserve.
- Planned Capitalised Works – various movements within 2019/20 and re-profiled to/from the 2020/21 central budget to specific projects – refer to Appendix I for a detailed split of movements.
- Western Growth Corridor- Reduction in General Fund scheme to reflect the percentage allocation relating to Housing by £1,289,773.
- Funding profile changes from DRF to borrowing in relation to the Car Park CCTV and ticket machine Improvements £220,429, and Central Market Improvements £263,383 totalling £520,429.
- Land and Property Acquisition - £93,313 in 19/20 allocated back to available resources relating following the Travelodge scheme completion.
- Allotment Capital Improvement Programme – Reduction of £20k to reflect the Birchwood Allotment land appropriation which took place in 19/20 from housing to the general fund as a non-cash capital financing requirement.

- 7.4 New projects/changes requiring the approval of the Executive approval are,
- Disabled Facilities Grant – 2020/21 budget increased by £456,020 to match grant funding allocation.
 - Car Park Improvements-Ticket Machines - £87,360 within 2020/21 funded by borrowing to purchase 16 new ticket machines to ensure all car parks are able to take contactless or chip & pin payments

The changes that have been approved by Executive approval and included within the final quarter (further details in Appendix I) are:

- **Boultham Park Lake Restoration** –Scheme to support the restoration of the lake supported by National Lottery Heritage Funding. £267,121 capital expenditure element required. Approved by Executive 24/2/20.
- **Greetwell Hollow**– Settlement of dilapidations claim with Lindum of £150k agreed and sale of freehold asset for £100k capital receipt funded from unallocated resources. Approved by Executive 24/2/20.

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

	2019/20 Budget	Outturn	Variance	Re-profiles (to)/from 2020/21
	£'000	£'000	£'000	£'000
Active Programme				
Communities & Environment	3,561	2,572	989	(1,027)
General Fund Housing	19	9	10	(10)
Chief Executives Department	7,809	7,431	378	(284)
Major Developments Directorate	340	45	295	(295)

Total Active Schemes	11,728	10,057	1,671	(1,616)
Schemes On Hold/Contingencies	782	0	782	(737)
Total Capital Programme*	12,510	10,057	2,453	(2,353)

* The table above does not include the Land appropriation of £20k which took place during 19/20 creating additional available resources in the HIP.

7.6 The overall spending on the General Investment Programme for 2019/20 was £10,056,747, which is 80.55% of the revised 2019/20 programme as per the MTFS 2019-24.

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

- Covid-19 has delayed work programmes with slippage moved into the next financial year.
- Disabled Facilities Grant works have been agreed and are expected to occur within 2020/21.

7.7 Housing Investment Programme

7.8 The last quarterly report approved a Housing Investment Programme for 2019/20 of to £14,906,247. Movements in the programme since the approval of the revised budget decreased actual capital expenditure to £11,977,262 in 2019/20.

	2019/20	2020/21	2021/22	2022/23	2023/24
	£'000	£'000	£'000	£'000	£'000
Budget Q3	14,906	25,640	16,608	13,761	10,447
Budget changes approved under CFO delegated authority	(1,645)	1,215	46	75	120
Budget changes for Executive approval at Outturn	(1,374)	1,115	0	701	0
Budget changes approved by Executive	90	535	0	0	0
Revised Budget	11,977	28,505	16,653	14,537	10,567

7.9 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:

Reprofiled Housing Investment

- Bathrooms & WC's £45,881, Kitchen Improvements £218,598, HRA Assets Shops/Buildings £109,319 all reprofiled over the 5 year MTFS.

- From the 19/20 programme reprofile into 20/21
 - Re-roofing £50,941,
 - Door Replacement £107,510,
 - Fire Compartment Doors £40,000,
 - Asbestos Removals £33,773,
 - Asbestos Surveys £48,452,
 - Replacement Door Entry Systems £7,614,
 - Fire Alarms £40,000,
 - Adaptions £3,333,
 - Housing Support Services Computer Fund £115,228,
 - Infrastructure Upgrade £1,616

- From the 19/20 programme reprofile:
 - Heating Upgrades £42,249 into 23/24,
 - Window Replacements £27,297 into 24/25,
 - Structural Defects £1,327 into 21/22,
 - Communal TV aerials £2,701 into the 23/24 programme.

- Reprofiled into 19/20 from Void Capitalised Works £738 21/22 and Over bath showers £58,073 from the 20/21 programme.

Reprofiled Housing Strategy and Investment

- Land Acquisition fund unallocated budget 19/20 £94,689 reprofiled into 20/21.
- 29 Acquisition properties totalling £678,598 requiring capital works on completion or not yet complete have been reprofiled into 20/21.
- New Build schemes reprofiled into 20/21 in relation to Rookery Lane £107,185, Searby Road £62,497, DeWint Court £184,813, Markham House £485,118
- Western Growth Corridor £30,007 reprofiled from 20/21 into the 19/20 programme.
- Unallocated new build programme - £456,481 reprofiled into 20/21.
- The final 141 acquisition and new build programme for 19/20 was £616,529 ahead of the 141 repayment requirement, as a result £236,316 141 receipts from 20/21 and £1,052,000 of match borrowing have been reprofiled into 19/20.

Movements Housing Investment

- Thermal Comfort Works 19/20 23,974 from the Re-roofing 19/20 programme, Safety Flooring 19/20 £274 from Over Bath Showers in 20/21.
- Reallocations of £23,776 into Communal Electrics 19/20 programme from Rewiring 19/20 £18,494, 20/21 £1,209 and New Services 19/20 £4,073.

Movements Housing Strategy and Investment

- Budget increase to 10 acquisition properties totalling £100,312 to complete schemes funded by borrowing and 141 receipts.
- Released budget in relation to 1 acquisition property withdrawn in the final quarter totalling £158,700

- Financing change within the New Build Programme to reflect 141 eligible expenditure match funded by in year borrowing. The 20/21 programme increased by £28,392 and 21/22 increased by 29,691.

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

Housing Investment

- Reallocate £270,017 from 19/20 uncommitted resources into CCTV 20/21 £20k, and Infrastructure Upgrade 20/21 £250,017.
- Release into available resources £500,000 from the 19/20 uncommitted resources and £90,052 from environmental works 19/20 programme.

Housing Strategy and Investment

- 3 Acquisition Properties utilising 141 receipts and match borrowing, previously approved by delegated authority totalling £317,950 for inclusion within the 19/20 acquisition programme.
- 5 Acquisition Properties utilising 141 receipts and match borrowing, previously approved by delegated authority totalling £656,990 for inclusion within the 20/21 acquisition programme.
- The final 141 acquisition and new build programme for 18/19 based on actual quarters was ahead by £483,034, and the 16/17 final 141 retained receipts has been reduced by £10,725 as agreed with MCHLG. The 19/20 New Build Programme reduced 141 receipts and match borrowing to reflect final outturns.
- New Build Programme 20/21 increased by 873,801 141 match funding borrowing.
- New Build Programme 22/23 increased by £219,708 141 receipts and £481,620 match funding borrowing based on the final 19/20 retained 141 receipts from Right to Buys.

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

Housing Investment

No changes previously approved have been included within the final quarter.

Housing Strategy and Investment

- **Rookery Lane New Build Scheme** – Pre-construction works of £35,013 into 19/20 and £339,750 into 20/21 to increase the total enabling and pre-construction scheme up to £453,000, funded by borrowing plus grants or 141 receipts depending on final approved property types. Approved by Executive 6/1/20.
- **Queen Elizabeth Road** - £250k towards pre-construction works, of which £54,949 has been profiled into 19/20 and £195,051 profiled into 20/21 funded by borrowing plus grants or 141 receipts depending on final approved property types. Approved by Executive 6/1/20.

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

	2019/20 Budget	Outturn	Variance	Re-profiles (to)/from 2020/21
	£'000	£'000	£'000	£'000
Decent Homes/ Lincoln Standard	5,830	5,333	(497)	475
Health and Safety	347	217	(130)	130
New Build Programme	6,306	5,167	(1,139)	656
Land Acquisition Fund	115	20	(95)	95
Other Schemes	2,109	1,158	(951)	384
IT/Infrastructure Schemes	199	82	(117)	117
Total Capital Programme	14,906	11,977	(2,929)	1,857

* The table above does not include the Land appropriation of £20k which took place during 19/20 creating available resources in the HIP

7.12 The overall spending on the Housing Investment Programme for 2019/20 was £11,977,262 which is 80.19% of the revised 2019/20 programme as per MTFS 2019-24.

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

- Due to Covid-19 various scheduled work programmes have slipped or been delayed into 2020/21, with the 2020/21 budget impact still being assessed and will be reflected within 2020/21 reports.
- 9 Property acquisitions are ongoing with delegated authority to start as at the 31st March 2020, totalling £1.1m
- £590k has been released into available resources from the 2019/20 HIP programme.
- The budgets for large new build schemes DeWint, Markham House and Rookery Lane have been reprofiled into 20/21 in line with expected expenditure outflows.

8. Resource Implications

8.1 The financial implications are contained throughout the report.

8.2 There are no legal implications arising from this report.

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

9. Risk Implications

9.1 A full financial risk assessment is included in the Medium Financial Strategy, however in light of the financial challenges that the Council is facing in 20/21 and future years, this is now being reviewed to reflect the latest financial position.

10. Recommendations

10.1 Performance Scrutiny Committee are recommended to:

- a) Note the provisional 2019/20 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;
- b) Review the proposed transfer to General Fund earmarked reserves in paragraphs 3.6 and 3.8, prior to reporting to the Executive;
- c) Note the financial changes to both the General Investment Programme and the Housing Investment Programme (paragraphs 7.4 and 7.10) that are above the budget variance limit delegated to the Chief Finance Officer, prior to reporting to the Executive.

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 2019-24

Lead Officer: Colleen Warren, Financial Services Manager
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Appendix A

GENERAL FUND SUMMARY – OUTTURN 2019/20

	Ref	Revised Budget £'000	Outturn £'000	Variance £'000
Strategic Development	A	1,857	1,865	8
Chief Finance Officer (S.151)	B	(546)	(418)	128
Major Developments	C	239	229	(10)
City Solicitor	D	1,529	1,470	(59)
Housing	E	736	709	(27)
Communities and Street Scene	F	2,123	2,314	191
Health & Environmental Services	G	2,620	2,500	(120)
Planning	H	816	814	2
		9,374	9,483	109
Corporate Expenditure	I	1,756	1,840	84
TOTAL SERVICE EXPENDITURE		11,130	11,323	193
Capital Accounting Adjustment	J	2,994	2,452	(542)
Specific Grants	K	(778)	(756)	22
Contingencies	L	158	0	(158)
Savings Targets	M	(202)	0	202
Earmarked Reserves	N	(574)	(195)	379
Insurance Reserve	O	131	169	38
TOTAL EXPENDITURE		12,859	12,993	134
CONTRIBUTION TO BALANCES		554	420	134
NET REQUIREMENT		13,413	13,413	0
Retained Business Rates Income	P	(16,918)	(16,918)	0
Tariff	Q	12,884	12,884	0
Section 31 Grant	R	(1,552)	(1,522)	0
Levy	S	462	462	0
Revenue Support Grant	T	(22)	(22)	0
Council Tax	U	(6,679)	(6,679)	0
Council Tax Surplus	V	(42)	(42)	0
NNDR Deficit	W	(1,545)	(1,545)	0
TOTAL RESOURCES		13,413	13,413	0
BALANCES B/F 1ST APRIL		(1,849)	(1,849)	0
(USE OF)/CONTRIBUTION TO BALANCES		(554)	(421)	133
BALANCES C/F 31ST MARCH 2020		(2,403)	(2,070)	133

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 2019/20

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 Expenditure</u>
I	74,100	Bad Debt Provision Increase in the required contribution to the bad debt provision due an increase in the number of housing benefit overpayments written off in year.
		<u>Reduced Income</u>
B	389,500	Housing Benefits 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	78,700	Council Tax Shortfall in Court Cost income.
E	60,200	Homelessness Bed and Breakfast 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 and an incorrect budget set has contributed to the overspend.
F	53,400	Yarborough LC Reduced income from the open book agreement and reduced football pitch income.
M	201,705	Savings Target Shortfall in delivery against in year target due to slippage in one key scheme.

Ref		£	Reason for variance
	<u>Reduced Expenditure</u>		
L/J	Borrowing Costs	(222,139)	Contingency for additional borrowing costs not required and lower than average cost of new borrowing taken in year.
B	COLC Apprentices	(66,700)	Reduction in the number of apprentices due to vacancies in year
L	Vacancy Savings	(143,550)	Vacancy savings target assumed, offset by actual vacancies achieved
J	Direct Revenue Financing	(222,139)	Capital expenditure previously approved for financing through DRF, now to be funded through prudential borrowing.
J	Minimum Revenue Provision	(288,200)	Revenue charge reduced due to a change in the useful lives of assets in addition to scheme slippage.
E	Housing Regeneration	(98,363)	Vacancies and additional DFG admin contribution.
	<u>Additional Income</u>		
B	City Hall	(124,000)	Additional income from rent reviews and additional recharges under tenancies
B	Interest	(88,000)	Additional interest on investments and dividend income.
B	Legal Services	(55,800)	Additional income for fee work on RTB/Buyback properties.
G	Crematorium	(85,000)	Additional income for cremations, partly offset by an increase in utilities costs.
F	Car Parking	(90,900)	Additional car parking income.

HOUSING REVENUE ACCOUNT FUND SUMMARY – OUTTURN 2019/20

HRA PROVISIONAL OUTTURN - 2019/20				
		Revised Budget £'000	Outturn £'000	Variance £'000
Gross Rental Income	A	(28,221)	(28,190)	31
Charges for Services & Facilities	B	(322)	(292)	30
Contribs towards Expenditure	C	(50)	(59)	(9)
Repairs & Maintenance	D	8,660	8680	20
Supervision & Management:	E	7,148	7,125	(24)
S&M IAS19 Pension Adjustment	F	0	0	0
Rents, Rates and Other Premises	G	95	189	94
Increase in Bad Debt Provisions	H	288	285	(2)
Contingencies	I	255	134	(121)
Depreciation	J	6,262	6,646	383
Impairments	K	0	0	0
Debt Management Expenses	L	12	8	(4)
Net Cost of Service		(5,873)	(5,574)	398
Loan Charges Interest	M	2,352	2,424	72
Investment/Mortgage Interest	N	(37)	(77)	(40)
Net Operating Inc/Exp		(3,557)	(3,127)	430
Capital Accounting Adjustments	O			
Major Repairs Reserve Adjustment	P	4,077	3,637	(441)
HRS Repatriation				
- Trading (Surplus) Deficit	Q	0	(72)	(72)
- IAS19 only	R	0	0	0
Pension Reserve	S	0	0	0
Transfers to/from reserves	T	(572)	(417)	155
(Surplus)/Deficit in Year	U	(52)	20	72
Balances b/f @ 1st April		(1,027)	(1,027)	0
(Increase)/Decrease in Balances		(52)	20	72
Balances c/f @ 31st March		(1,079)	(1,007)	72

Housing Revenue Account Variances - Outturn 2019/20

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 Expenditure</u>		
G	Rent, Rates & Premises	94,286	Council tax payable for empty properties including De-Wint Court & QER.
K	Depreciation	383,122	Revaluation of dwellings
P	Loan Charges Interest	71,869	Increased interest on borrowings due to asset acquisition programme. -
	<u>Increased Income</u>		
Q	HRS Trading Surplus - Repatriation	(72,487)	HRS surplus repatriated to the HRA.
	<u>Reduced Expenditure</u>		
J	Major Repairs Reserve	(440,526)	DRF (contribution from revenue to capital) adjustment to fund depreciation revaluation & additional borrowing costs.

HOUSING REPAIRS SERVICE SUMMARY - OUTTURN 2019/20

	Revised Budget £'000	Outturn £'000	Variance £'000
Employees	2,928	2,968	40
Premises	40	64	24
Transport	864	818	(46)
Materials	1,393	1,327	(67)
Sub-Contractors	2,273	2,311	38
Supplies & Services	134	222	88
Central Support Costs	(80)	(48)	32
Capital Charges	0		
Total Expenditure	7,552	7,662	109
Income	(7,552)	(7,734)	(182)
(Surplus)/Deficit	0	(72)	(72)

Housing Repairs Service Variances - Outturn 2019/20

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

	£	Reason for Variance
<u>Reduced Income</u>		
Income - Other	181,936	Recharges for internal works and charges to sub-contractors for materials.
<u>Reduced Expenditure</u>		
Transport	(46,414)	Elimination of internal fleet recharge.
Materials	(104,741)	Reduced material costs due to change of supplier.
<u>Increased Expenditure</u>		
Employees	39,987	Consultancy & additional compulsory training costs.
Premises	24,408	Hamilton House repairs & maintenance costs.
Supplies & Services	87,633	Higher equipment hire costs.
Central Support Costs	32,307	Reallocation of CSS from within the admin, fleet and Hamilton House areas.
Sub-Contractors	38,093	Change in Sub contractor.

EARMARKED RESERVES – OUTTURN 2019/20

	Opening Balance 01/04/19 £'000	Increase £'000	Decrease £'000	Closing Balance 31/03/20 £'000
General Fund				
Air Quality Initiatives	10	5	0	15
Asset Improvement	55	0	(51)	4
Backdated rent review	220	0	(50)	170
Birchwood Leisure Centre	0	26	0	26
Boston Audit Contract	14	0	0	14
Budget Carry Forwards	172	0	(72)	100
Business Rates Volatility	1,456	800	(297)	1,959
Christmas Decorations	14	0	0	14
City Hall Sinking Fund	60	0	0	60
Commons Parking	25	11	(9)	27
Covid-19 Response	0	354	0	354
Crematorium Income	100	0	(100)	0
DRF	203	0	0	203
Electric Van replacement	11	4	0	15
Funding for Strategic Priorities	1,219	0	(292)	926
Grants & Contributions	1,465	1476	(1836)	1,106
Income Volatility	0	0	0	0
Invest to Save (GF)	427	32	(123)	336
IT Reserve	0	129	(35)	94
Mayoral Car	47	0	0	47
Mercury Abatement	414	14	(56)	371
MSCP & Bus Station Sinking Fund	0	60	0	60
Organisational Development	85	0	(85)	0
Private Sector Stock Condition Survey	45	48	(48)	45
Property Searches	4	0	0	4
Revenues & Benefits shared service	163	25	(163)	25
Section 106 interest	32	0	0	32
Strategic Growth Reserve	14	43	0	57
Strategic Projects - Revenue Costs	303	0	(157)	146
Tank Memorial	10	0	0	10
Tree Risk Assessment	108	36	(38)	106
WGC Planning	0	150	0	150
Yarborough Leisure Centre	2	0	0	2
	6,674	3,214	(3,409)	6,479
HRA				
Capital Fees Equalisation	182	0	(42)	140
De Wint Court	73	0	0	73
Housing Repairs Service	0	126	0	126
HRA DRF	0	65	(65)	0

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	Opening Balance 01/04/19 £'000	Increase £'000	Decrease £'000	Closing Balance 31/03/20 £'000
HRA Invest to Save	140	0	(7)	133
HRA Repairs Account	579	0	0	579
HRA Strategic Priorities	240	0	(64)	176
HRA Survey Works	60	3	(9)	54
Stock Retention	22	0	0	22
Strategic Growth Reserve (WGC)	25	76	0	100
	1,321	269	(187)	1,403
Total Earmarked Reserves	7,995	3,483	(3,596)	7,882

CAPITAL RESOURCES – OUTTURN 2019/20

	Opening Balance	Contributions	Used in Financing/ Adjustments	Forecast Balance
	01/04/2019			31/03/2020
	£'000	£'000	£'000	£'000
Capital Grants/Contributions	482	2,574	(1,758)	1,298
Capital Receipts	1,166	0	(559)	607
Capital Receipts (HRA)	3,408	2,458	(1,521)	4,345
Capital Grants/Contributions HRA	82	3,844	0	3,926
Major Repairs Reserve	5,675	6,598	(6,790)	5,483
DRF	0	3,649	0	3,649
Total Capital Resources	10,813	19,123	(10,628)	19,308

General Investment Programme – Summary of Financial Changes

Project Name	2019/20	2020/21	2021/22	2022/23	2023/24	Comments
	£000	£000	£000	£000	£000	
2019/20 MTFS Budget as at Q3	12,510	15,586	2,847	703	508	
Budget for approval	10,057	16,430	3,934	740	508	
Total changes for Q4	(2,453)	844	1,087	37	0	
Approved by Chief Finance Officer						
Unallocated Planned Capital Maintenance	24,057					Reallocation from below 8x schemes
Guildhall Electrical Works	1,000					Additional funds to deliver scheme
Hartsholme Park Drainage Improvements	3,520					Additional funds to deliver scheme
Broadgate Distribution Board/Emergency Lighting	(5,663)					Scheme completion funds to unallocated planned capitalised works
City Hall Toilets	(2,464)					Scheme completion funds to unallocated planned capitalised works
Broadgate Carpark asbestos removal & Dryriser	(7,869)					Scheme completion funds to unallocated planned capitalised works
Bridge in West Common	(36)					Scheme completion funds to unallocated planned capitalised works
Central Market Heating	(1)					Scheme completion funds to unallocated planned capitalised works
City Hall Improvements	(12,544)					Reduction of funds to unallocated planned capitalised works
Boultham Tennis Court Fencing Improvements	(234)					Scheme completion- S106 funds released

Appendix I

CCTV Upgrade	2,657					Scheme completion funded from Invest to save
Car Park Improvements - ticket machines	50					Additional DRF funding for 19/20 scheme completion
Skate Park		(183,021)	183,021			Re-profile to 2021/22
Disabled Facilities Grant	(748,452)	748,452				Re-profile to 2020/21
Transformation of Birchwood Leisure Centre	(30,000)	30,000				Re-profile to 2020/21
Artificial Grass Pitches (AGP)	(188,301)	188,301				Re-profile to 2020/21
New Software- Crem	(11,375)	11,375				Re-profile to 2020/21
Flood alleviation scheme - Hartsholme Park	(27)	(45,388)	45,415			Re-profile from 19/20 & 20/21 to 21/22
Boultham Park Masterplan	(49,700)	49,700				Re-profile to 2020/21
Boultham Park Lake Restoration	7,406	(7,406)				Re-profile from 2020/21
Allotment Capital Improvement Programme	(20,679)	679				Re-profile to 2020/21 (Land App non-cash)
Car Park Improvements - CCTV in MSCPs	(6,142)	6,142				Re-profile to 2020/21
Housing Renewal Area Unallocated	(9,985)	(320,152)	330,137			Re-profile to 2020/21 & 21/22
Central Markets	(263,383)	263,383				Re-profile to 2020/21
Western Growth Corridor Phrase 1	(32,023)	(1,257,750)				Re-profile to 2020/21
New Telephony System	(8,033)	8,033				Re-profile to 2020/21
New Website	(2,240)	2,240				Re-profile to 2020/21
Infrastructure Upgrade	(3,772)	3,772				Re-profile to 2020/21
Unallocated Planned Capital Maintenance	(48,459)	48,459				Re-profile to 2020/21

Appendix I

Allotments Asbestos Sheds	(33,795)	33,795				Re-profile to 2020/21
City Hall Improvements	(931)	931				Re-profile to 2020/21
Guildhall Works	(17,630)	17,630				Re-profile to 2020/21
Stamp End Demolition	(134,400)	134,400				Re-profile to 2020/21
Greyfriars Roof Improvements	(4,050)	4,050				Re-profile to 2020/21
City Hall 3rd Floor Fire Works	(5,001)	5,001				Re-profile to 2020/21
Guildhall	(609)	609				Re-profile to 2020/21
Long Leys Road Drainage	(10,438)	10,438				Re-profile to 2020/21
Lucy Tower Lifts	(520)	520				Re-profile to 2020/21
40 Michaelgate Structural works	(2,283)	2,283				Re-profile to 2020/21
The Terrace Heat Mitigation Works		(246,547)	246,547			Re-profile to 2021/22
Deacon Road	(12,287)	12,287				Re-profile to 2020/21
Capital Contingencies	(666,910)	666,910				Re-profile to 2020/21
IT Reserve	(70,562)	70,562				Re-profile to 2020/21
Compulsory Purchase Orders		(234,954)	234,954			Re-profile to 2021/22
Land and Property Acquisition	(93,313)					Scheme completion- released into available resources
To be approved by Executive						
Disabled Facilities Grant		456,020				Budget increased to match grant funding allocation
Car Park Improvements - ticket machines		87,360				16 new ticket machines for 20/21 funded from available resources

Appendix I

Available Resources	(44,047)					Car Park Improvements and Greetwell Hollow
Approved by Executive						
Boultham Park Lake Restoration (Exec 24/2/20)	56,467	126,398	46,788	37,468		Additional funds to deliver scheme
Greetwell Hollow (Exec 24/2/20)		150,000				New scheme 2020/21
Total changes in Quarter 4	(2,453,001)	844,512	1,086,862	37,468	0	

General Investment Programme – Summary of Expenditure as at 31st March 2020

Scheme	2019/20 Q3 Approved Budget	2019/20 Actual	2019/20 Variance	Spend
	£	£	£	%
DCE - Communities & Environment				
Skate Park	0	0	0	0.00%
Disabled Facilities Grant	1,218,568	470,116	748,452	38.58%
Transformation of Birchwood Leisure Centre	30,000	0	30,000	0.00%
AGPs	1,856,964	1,668,663	188,301	89.86%
New Software- Crematorium	20,000	8,625	11,375	43.13%
	3,125,532	2,147,404	978,128	68.71%
DCE - Community Services				
Flood alleviation scheme - Hartsholme Park	28,130	28,103	27	99.90%
Boultham Park Masterplan	84,460	34,760	49,700	41.16%
Boultham Park Lake Restoration		63,873	(63,873)	0.00%
CCTV Upgrade		2,657	(2,657)	0.00%
Allotment Capital Improvement Programme	102,158	81,479	20,679	79.76%
Car Park Improvements- Ticket Machines	120,379	120,429	(50)	100.04%
Car Park Improvements- CCTV in MSCPs	100,000	93,858	6,142	93.86%
	435,127	425,159	9,968	97.71%
General Fund Housing				
Housing Renewal Area Unallocated	18,725	8,740	9,985	46.68%
	18,725	8,740	9,985	46.68%
Chief Executives Department - Corporate Policy				
New Telephony System	8,033	0	8,033	0.00%
New Website	49,200	46,960	2,240	95.45%
Infrastructure Upgrade	195,118	191,346	3,772	98.07%
	252,351	238,306	14,045	94.43%
Chief Executives - Chief Finance Officer				
Planned Capitalised Works	24,402	0	24,402	0.00%
Allotments Asbestos Sheds	33,795	0	33,795	0.00%
City Hall Improvement Works	13,788	313	13,475	2.27%
Guildhall Works	17,630	0	17,630	0.00%
Stamp End Demolition	134,400	0	134,400	0.00%
Grandstand CC Stairs Improvements	2,119	2,119	0	99.99%
Greyfriars Roof Improvements	5,000	950	4,050	19.00%
City Hall 3rd Floor Fire Works	5,001	0	5,001	0.00%
Guildhall	15,620	16,011	(391)	102.50%
Play Area Surfacing Works	22,859	22,859	0	100.00%

Appendix J

Long Leys Road Drainage	10,438	0	10,438	0.00%
Broadgate Distribution Board/Emergency Lighting	10,487	4,824	5,663	46.00%
Lucy Tower Lifts	4,215	3,695	520	87.65%
YLC Diving Boards	0	0	0	0.00%
Hartsholme Country Park Play Area Improvements	2,018	2,018	0	99.98%
Boultham Tennis Court Fencing Improvements	17,032	16,798	234	98.63%
BLC Roof	127,576	127,576	0	100.00%
City Hall Toilets	10,838	8,374	2,464	77.27%
42 Michaelgate Boundary Wall	5,140	5,140	0	100.00%
Central Market Heating	15,441	15,440	1	100.00%
YLC Fire Escape Stairs	8,750	8,750	0	100.00%
Hartsholme Fire Escape Stairs	3,850	3,850	0	100.00%
Temple Gardens Roman Wall	2,145	2,145	0	100.00%
Broadgate Carpark asbestos removal & Dryriser	20,000	12,131	7,869	60.66%
Bridge in West Common	8,000	7,964	36	99.55%
40 Michaelgate Structural works	10,000	7,717	2,283	77.17%
YLC Teaching Pool Pipework	17,300	17,300	0	100.00%
Hartsholme Park Drainage Improvements	10,000	13,520	(3,520)	135.20%
Granstand Fire Exit Improvements	4,637	4,637	0	100.00%
Land and Property Acquisition	96,063	2,750	93,313	2.86%
The Terrace	0	0	0	0.00%
The Terrace Heat Mitigation Works	0	0	0	0.00%
Deacon Road	6,897,950	6,885,663	12,287	99.82%
	7,556,494	7,192,544	363,950	95.18%
Major Developments Directorate				
Lincoln Transport HUB	0	0	0	0.00%
Central Markets	300,000	36,617	263,383	12.21%
Western Growth Corridor (Phase 1 Devt)	40,000	7,977	32,023	19.94%
	340,000	44,594	295,406	13.12%
TOTAL BUDGET FOR ACTIVE SCHEMES	11,728,229	10,056,747	1,671,482	85.75%
Schemes Currently Under Review				
IT Reserve	70,562	0	70,562	0.00%
Capital Contingencies	710,957	0	710,957	0.00%
TOTAL BUDGET FOR SCHEMES UNDER REVIEW	781,519	0	781,519	
TOTAL GENERAL INVESTMENT PROGRAMME	12,509,748	10,056,747	2,453,001	80.39%

* Table above does not include Land appropriation of £20k which took part during 19/20 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	250,000	204,119	(45,881)			(45,881)	MTFS	
DH Central Heating Upgrades	1,470,470	1,428,221	(42,249)			(42,249)	23/24	
Thermal Comfort Works	150,000	173,974	23,974		23,974			
Kitchen Improvements	420,000	201,402	(218,598)			(218,598)	MTFS	
Rewiring	20,826	2,332	(18,494)		(18,494)			
Re-roofing	650,000	575,085	(74,915)		(23,974)	(50,941)	20/21	
Lincoln Standard Windows Replacement	620,000	592,703	(27,297)			(27,297)	24/25	
Structural Defects	10,000	8,673	(1,327)			(1,327)	21/22	
Door Replacement	670,000	562,490	(107,510)			(107,510)	20/21	
New services	5,000	927	(4,073)		(4,073)			
Void Capitalised Works	1,308,455	1,309,192	737			737	21/22	
Fire Compartment works	40,000	0	(40,000)			(40,000)	20/21	
Lincoln Standard								
Over bath showers (10 year programme)	200,000	258,073	58,073			58,073	20/21	
Safety flooring - Supported Housing	15,172	15,446	274			274	20/21	
Health & Safety								
Asbestos Removal	151,407	117,634	(33,773)			(33,773)	20/21	
Asbestos Surveys	145,479	97,027	(48,452)			(48,452)	20/21	

Appendix K

Replacement Door Entry Systems	10,060	2,446	(7,614)			(7,614)	20/21	
Fire Alarms	40,000	0	(40,000)			(40,000)	20/21	
Other								
Environmental works	925,000	834,948	(90,052)	(90,052)				
Adaption Works (1)	56,928	53,595	(3,333)			(3,333)	20/21	
Communal Electrics	149,559	173,335	23,776		22,567	1,209	20/21	
HRA Assets - Shops/Buildings	109,319	0	(109,319)			(109,319)	MTFS	
Communal TV Aerials	2,919	218	(2,701)			(2,701)	23/24	
New Build Programme								
New Build Programme	509,971	0	(509,971)		(53,490)	(456,481)	Funding split Q4. 20/21	
New Build Programme (Borrowing for 141 eligible)	(509,971)	0	509,971		(542,029)	1,052,000	Funding split Q4. 20/21	
New Build Programme (141 eligible)	0	0	0		(236,316)	236,316	20/21	
New Build Partnership - Westleigh	10,000	10,000	0					
New Build Site - Searby Road	62,497	0	(62,497)			(62,497)	20/21	
New Build Site - Rookery Lane	78,237	6,065	(72,172)	35,013		(107,185)	20/21	
New Build Site - Queen Elizabeth Road	0	54,949	54,949		54,949		20/21	
New Build Capital Salaries	38,760	38,760	0					
New Build- De Wint Court	968,250	783,437	(184,813)			(184,813)	20/21	
New Build - Markham House	683,318	198,200	(485,118)			(485,118)	20/21	
Western Growth Corridor - Phrase 1		30,007	30,007			30,007	20/21	
Purchase & Repair Programme	4,464,899	4,045,862	(419,037)	259,562	0	(678,599)	20/21	
Land Acquisition								
Land Acquisition Fund	94,689	0	(94,689)			(94,689)	20/21	

Appendix K

Land Acquisition - Queen Elizabeth Road	0	0	0					
Lillicrap Court	19,889	19,889	0					
Trelawney Crescent	0							
			0					
Other Schemes			0					
Housing Support Services Computer Fund	115,740	512	(115,228)			(115,228)	20/21	
Infrastructure Upgrade	83,622	82,006	(1,616)			(1,616)	20/21	
Operation Rose	95,735	95,735	0					
Contingency Reserve	770,017	0	(770,017)	(500,000)		(270,017)	20/21	
Total Programme	14,906,247	11,977,262	(2,928,985)	(295,477)	(776,886)	(1,856,622)		

Housing Investment Programme – Summary of Expenditure as at 31st March 2020

Project Name	Approved Budget MTF5 Qtr3	2019/20 Actual	Variance	Spend
	£	£	£	%
Decent Homes				
Bathrooms & WC's	250,000	204,119	(45,881)	81.65%
DH Central Heating Upgrades	1,470,470	1,428,221	(42,249)	97.13%
Thermal Comfort Works	150,000	173,974	23,974	115.98%
Kitchen Improvements	420,000	201,402	(218,598)	47.95%
Rewiring	20,826	2,332	(18,494)	11.20%
Re-roofing	650,000	575,085	(74,915)	88.47%
Lincoln Standard Windows Replacement	620,000	592,703	(27,297)	95.60%
Structural Defects	10,000	8,673	(1,327)	86.73%
Door Replacement	670,000	562,490	(107,510)	83.95%
New services	5,000	927	(4,073)	18.53%
Void Capitalised Works	1,308,455	1,309,193	738	100.06%
Fire Compartment works	40,000	-	(40,000)	0.00%
Lincoln Standard				
Over bath showers (10 year programme)	200,000	258,073	58,073	129.04%
Safety flooring - Supported Housing	15,172	15,446	274	101.80%
Health & Safety				
Asbestos Removal	151,407	117,634	(33,773)	77.69%
Asbestos Surveys	145,479	97,027	(48,452)	66.69%
Replacement Door Entry Systems	10,060	2,446	(7,614)	24.31%
Fire Alarms	40,000	-	(40,000)	0.00%
Other				
Environmental works	925,000	834,948	(90,052)	90.26%
Adaption Works (1)	56,928	53,595	(3,333)	94.15%
Communal Electrics	149,559	173,335	23,776	115.90%
HRA Assets - Shops/Buildings	109,319	0	(109,319)	0.00%
Communal TV Aerials	2,919	218	(2,701)	7.46%
New Build Programme				
New Build Programme	509,971	0	(509,971)	0.00%
New Build Programme (Borrowing for 141 eligible)			0	0.00%
New Build Programme (141 eligible)	(509,971)	0	509,971	0.00%

Appendix L

New Build Partnership - Westleigh	10,000	10,000	0	100.00%
New Build Site - Searby Road	62,497	-	(62,497)	0.00%
New Build Site - Rookery Lane	-	54,949	54,949	0.00%
New Build Site - Queen Elizabeth Road	78,237	6,065	(72,172)	7.75%
New Build Capital Salaries	38,760	38,760	0	100.00%
New Build- De Wint Court	968,250	783,437	(184,813)	80.91%
New Build - Markham House	683,318	198,200	(485,118)	29.01%
Western Growth Corridor - Phrase 1	0	30,007	30,007	0.00%
Purchase & Repair Programme	4,464,899	4,045,863	(419,036)	90.61%
Land Acquisition				
Land Acquisition Fund	94,689	-	(94,689)	0.00%
Lillicrap Court	19,889	19,889	0	100.00%
			0	
Other Schemes			0	
Housing Support Services Computer Fund	115,740	512	(115,228)	0.44%
Infrastructure Upgrade	83,622	82,006	(1,616)	98.07%
Operation Rose	95,735	95,735	0	100.00%
Contingency Reserve	770,017	-	(770,017)	0.00%
Total Programme	14,906,247	11,977,263	(2,928,984)	80.35%

* Table above does not include Land appropriation of £20k which took part during 19/20 creating available resources in the HIP