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**Report to: Place Committee**

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**Date of Meeting: 20 January 2022**

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**Subject: Financial Performance 2021/22 – October Outturn**

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**Report by: Chief Finance Officer**

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### **1.0 Purpose**

- 1.1. This paper provides an update on the financial performance for the Place Division of the Council in respect of revenue spend for the General Fund and revenue and capital spend for the Housing Revenue Account (HRA) for the current financial year 2021/22. This is based on forecast information at October 2021. General Fund Capital expenditure will be reported to the Audit Committee on 3 February 2022 as part of the overall Council's financial performance report.

### **2.0 Recommendations**

- 2.1. The Committee is asked to note this report, commenting and challenging as appropriate on:
- the forecast nil variance on the General Fund revenue relating to the Place Division for the year;
  - the Housing Revenue Account forecasted revenue surplus of £(0.501)m;
  - the Housing Revenue Account Capital spend forecasted underspend of £(2.682)m which is proposed to be carried forward to 2022/23, and;
  - the forecasted delivery of planned savings in the year of 88.4%.

### **3.0 Background**

- 3.1. The following service areas are within the remit of the Place Division:
- Development;
  - Property;
  - Housing, and
  - Environment.

*Source: Organisational Redesign: Update June 2019*

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

- 4.1. Overall the Division's net service expenditure is forecasting a nil variance for the year ended 31 March 2022. This is an adverse movement of £0.062m since the August Outturn report to this Committee on 4 November 2021.
- 4.2. Included within the forecasted outturn for Housing and Community Services is a forecast of £0.631m for emergency repairs and maintenance costs associated with council owned public buildings. These costs relate to unexpected emergency repairs requiring immediate action to ensure the integrity and stability of occupied buildings and maintain the security and safety of vacant buildings owned by the Council. At its meeting on 16 December, Council approved to fund an amount upto £0.585m from uncommitted reserves to offset these unexpected costs. Based on the forecast at October, £0.372m has been allocated for this purpose with the remaining overspend offset from underspends elsewhere within the Place portfolio.
- 4.3. **Appendix 1** provides an overview of the financial outturn position within each Service Expenditure area and the movement from the previous reported projected outturn.
- 4.4 **Appendix 2** sets out the main variances for the year.
- 4.5 Covid19 continues to impact the delivery of Services as we move through the Recovery phase of the pandemic. Elements of the variances attributable to Covid19 are shown within the appendix. The Council received funding during 2020/21 and 2021/22 and will allocate this funding to offset overspends relating to Covid19 as appropriate at the end of the financial year.

#### **5.0 2021/22 Savings Progress**

- 5.1 The 2021/22 budget incorporated approved savings of £2.126m. Of this total £0.776m is attributable to the Place Division.
- 5.2 Based on analysis to date, savings of £0.686m (88.4%) are forecast to be achieved with £0.090m (11.6%) being forecast as at risk or unachievable in 2021/22.
- 5.3 **Appendix 3** provides details of progress towards achieving the approved 2021/22 savings and shows further detail of the savings that have been identified as at risk or unachievable. Services supported by the accountancy team are working to achieve the approved savings or identify compensatory savings by the end of the financial year.

#### **6.0 Housing Revenue Account – Revenue Spend**

- 6.1 **Appendix 4** provides an overview of the financial outturn position for the HRA Revenue spend for this year in accordance with its Business Plan. It is forecast that the Service will achieve a surplus in the year of £(6.146)m which is £(0.501)m greater than budgeted. This is a favourable movement of

£(0.411)m since the August Outturn report to this Committee on 4 November 2021.

- 6.2 **Appendix 5** sets out the main forecasted variances and explanations for the year.

## 7.0 Housing Revenue Account – Capital Spend

- 7.1 The current net HRA Capital Budget is £8.992m. This is inclusive of carry forward of £2.501m from 2020/21 which was mainly due to slippage in planned work due to lockdown restrictions which will now be carried out in 2021/22.

- 7.2 At this time the HRA Capital Programme is forecast to underspend by £(2.682)m. The programme has previously been impacted with the recent Covid19 restrictions that were in place. The underspend is largely made up of:

- the Window Replacement project is forecasting to underspend by £0.568m as work is still impacted by restrictions to the number of tradespersons in homes,

- the budget for off the shelf purchases is forecast to underspend by £1.100m due to the buoyant housing market the service will require to re-examine the current strategy.

- the budget for a new IT system is not forecast to spend this financial year and is therefore forecast to underspend by £0.260m. The internal staff capacity to take this project forward is currently being reviewed.

These areas will be continually monitored during the year and any variances will be reported to committee through these reports.

- 7.3 **Appendix 6** provides details of the HRA capital programme for the current year, where individual projects are listed within the various asset management plans.

## 8.0 Conclusions

- 8.1 The Place Division revenue spend is forecasting a nil variance.
- 8.2 Of the associated approved savings of £0.776m, £0.686m (88.4%) is forecast to be achieved by the end of the financial year.
- 8.3 The HRA Revenue Account is anticipating a surplus of £(0.501)m more than budgeted.
- 8.4 The HRA Capital Programme a forecast to spend under budget by £(2.682)m.

## 9.0 Sustainability Implications

9.1 None

## 10.0 Resource Implications

10.1 Financial Details

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

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

10.4 Staffing

## 11.0 Exempt Reports

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

## 12.0 Declarations

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

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

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

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

## 13.0 Equalities Impact

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

Yes  No

## 14.0 Legality

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

## 15.0 Appendices

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

Appendix 1- Financial Outturn position at October 2021

Appendix 2- Outturn variances at October 2021

Appendix 3- Summary Savings by Directorate at October 2021

Appendix 4- HRA Revenue Outturn at October 2021

Appendix 5- HRA Revenue Variances at October 2021

Appendix 6- HRA Capital Outturn at October 2021

## 16.0 Background Papers

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

Yes  (please list the documents below) No

### Author(s)

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### Approved by

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

## Place Summary 2021/22

Appendix 1

As at October 2021

	<i>Annual Budget 2021/22 £'000</i>	<i>Forecast to March 2022 £'000</i>	<i>Variance Forecast to Budget £'000</i>	<i>Variance as at Aug-21 £'000</i>	<i>Variance Movement From Previous Forecast £'000</i>
Executive Team	197	172	(25)	(25)	0
Development & Environmental	14,494	14,369	(125)	(130)	5
Housing & Community Safety	4,693	4,843	150	93	57
<b>Place Total</b>	<b>19,384</b>	<b>19,384</b>	<b>0</b>	<b>(62)</b>	<b>62</b>

Place Directorate  
Variances at 31 October 2021

Appendix 2

Place	Annual Budget 2021/22 £'000	Forecast to March 2022 £'000	Variance Forecast to Budget at October £'000	Variance due to Covid	Variance due to Non Covid	Variance Forecast to Budget at August £'000	Movement in variance August to October	Narrative
Executive Team	197	172	(25)	0	(25)	(25)	(1)	Underspend in employee costs of £(0.025)m due to recharge to Housing Revenue Account for Strategic Director's time.
Development & Environmental	14,494	14,369	(125)	61	(186)	(130)	5	<p><b>Building Operations:</b> £0.010m overspend, £0.024m movement due to increased utility usage across sites.</p> <p><b>Catering:</b> £0.014m overspend, £(0.098)m movement. Movement is due to an increase in income, with remaining overspend due to reduced income overall.</p> <p><b>Regulatory:</b> £0.012m overspend, £(0.006)m movement. Overspend due to lower income from rental of park space for events due to Covid, movement due to additional income received from Nature Scotland for Countryside Rangers.</p> <p><b>Waste Management:</b> £(0.065)m underspend, £0.063m movement - £(0.046)m underspend, £0.039m movement in Waste Treatment routes; £(0.019)m underspend, £(0.006)m movement on staffing due to vacancy management; £0.030m movement due to the settlement of ACE Recycling.</p> <p><b>Streetcare:</b> £0.028m overspend, no movement - £0.040m overspend on overtime due to an unrealised saving in 2018/19 which removed the overtime budget; partially offset by £(0.012)m underspend on staffing due to vacancies.</p> <p><b>Fleet:</b> £(0.178)m underspend, £(0.029)m movement - £(0.044)m underspend in diesel usage due to the use of electric vehicles; £(0.044)m underspend on material spend and maintenance due to repairing rather than replacing; £(0.024)m saving in replacement of tyres; £(0.037)m overachievement on internal recharges for avoidable repairs, £(0.029)m underspend and movement in insurance.</p> <p><b>Grounds Maintenance:</b> £0.061m overspend, £(0.009)m movement - £0.056m overspend due to lower income as a result of fewer external factoring contracts; £(0.019)m underspend, £(0.009)m movement due to vacancy management; £0.030m overspend for leasing of equipment required; £(0.006)m various small underspends and movement.</p> <p><b>Facilities:</b> £0.015m overspend, £0.029m movement due to staff absence cover.</p> <p><b>Roads:</b> £(0.016)m underspend, £0.062m movement - £(0.019)m underspend, £0.021m movement due to reduced capitalisation of salaries as a result of staff absence, £(0.049)m underspend, £0.030m movement due to decreased spend in bridges and drainage; £0.024m overspend and movement due to short term vehicle hire as a result of changes in procurement regulations; £0.028m overspend due to historic street lighting invoices from Falkirk Council being billed; £(0.013)m various small movements.</p> <p><b>Head of Service:</b> £(0.002)m underspend.</p> <p><b>Development Services:</b> £(0.005)m underspend, £(0.031)m movement - £0.049m overspend due to a reduction in planning and building standards income with income not achieving pre covid levels; £(0.040)m underspend, £(0.017)m movement on staffing due to vacancy management; £(0.014)m overspend and movement due to increased income from rental of Glebe Hall.</p>
Housing & Community Safety	4,693	4,843	150	0	150	93	57	<p><b>Building Operations</b> - overspend of £0.725m, movement of £0.531m. There continues to be a high value of unexpected emergency repairs requiring immediate action to ensure the integrity and stability of the occupied buildings and maintain the security and safety of vacant buildings. Detail of this spend was reported to Council in the Budget Strategy Paper presented on the 16th December 2021 where Council agreed an amount upto £0.585m from uncommitted reserves to fund these forecasted costs. For this outturn £0.372m has been allocated with the remaining balance £0.352m offset by other underspends within Place.</p> <p><b>Homelessness</b> - underspend of £(0.295)m, movement £(0.162)m, as income received for clients exceeds budget. This underspend is linked to the corresponding budget within P&amp;P currently forecasting an overspend of £0.129m. The budgets across the two services will be reviewed to identify the offsetting factors involved and realigned if required. The underspend has increased by £(0.145)m from August. Expenditure on placing people in B&amp;B has fallen by £(0.093)m and rental income increased by £(0.054)m, other costs have increased by £0.002m.</p> <p><b>Housing</b> - overspend of £0.102m, movement of £0.053m. Following review it was confirmed that the charging of staff to other areas cannot be progressed as they are still supporting the corporate pandemic response and recovery.</p>

<i>Place</i>	<i>Annual Budget 2021/22</i>	<i>Forecast to March 2022</i>	<i>Variance Forecast to Budget at October</i>	<i>Variance due to Covid</i>	<i>Variance due to Non Covid</i>	<i>Variance Forecast to Budget at August</i>	<i>Movement in variance August to October</i>	<i>Narrative</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>			<i>£'000</i>		
Directorate Total	19,384	19,384	0	61	(61)	(62)	62	



Management Efficiencies

Service Reference	Description of Saving	2021/22 £	Achieved/Likely to be achieved £	Amber £	Red £	Unachieved due to Covid £	Service updates
PLMGT1	Modern Apprenticeship Scheme	21,550	21,550				Saving is achieved
PLMGT2	Trading Standards SLA - CASH	30,000	30,000				Saving is achieved
PLMGT3	Corporate Energy Budget Savings	2,917	2,917				Saving is achieved
PLMGT6	Homelessness Income	300,000	300,000				Saving is achieved
PLMGT7	Homelessness Income - CASH	100,000	100,000				Saving is achieved
PLMGT8	Office moves	20,000	20,000				Saving is achieved
PLMGT9	Mail room	2,500	2,500				Saving is achieved
PLMGT12	Cash saving - Budget realignment within Economic Development - CASH	60,000	60,000				Saving is achieved
PLMGT14	GF Housing realignment	20,000	20,000				Saving is achieved
PLMGT15	GF Housing realignment- CASH	80,000	15,000		65,000	65,000	Staffing continue to support Corporate recovery
PLMGT16	Garden waste	50,000	50,000				Saving is achieved
PLMGT17	Decrease in Non Domestic Rates due to Rate poundage	44,000	44,000				Saving is achieved
<b>Total</b>	<b>Management Efficiencies</b>	<b>730,967</b>	<b>665,967</b>	<b>0</b>	<b>65,000</b>	<b>65,000</b>	

Policy

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

Transformation

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

Summary By Type	2021/22 £	Achieved/Likely to be achieved £	Amber £	Red £	Unachieved due to Covid £
Management Efficiencies	730,967	665,967	0	65,000	65,000
Policy	35,000	10,000	25,000	0	0
Transformation	10,000	10,000	0	0	0
<b>Total Division</b>	<b>775,967</b>	<b>685,967</b>	<b>25,000</b>	<b>65,000</b>	<b>65,000</b>

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88.4% 3.2% 8.4% 8.4%

## Service Summary - Housing Revenue Account

As at October 2021

<i>Description</i>	<i>Annual Budget for 2021-22</i>	<i>Forecast to March 2022</i>	<i>Variance October Forecast to Budget</i>
Chief Officers Gross Salaries	23,968	23,968	0
Chief Officers Employers Superann	5,393	5,393	0
Chief Officers Employers NIC	529	529	(0)
Single Status Gross Salaries	6,046,802	5,308,960	(737,843)
Single Status Employers Superann	1,331,458	1,175,436	(156,021)
Single Status Employers NIC	568,261	508,517	(59,744)
Single Status Overtime	260,000	411,416	151,416
Single Status Absence Pay	0	76,997	76,997
Trainee Allowances Gross Salaries	16,262	13,171	(3,091)
Long Service Awards	2,350	2,350	0
Salary Related Admin Costs	2,160	60	(2,100)
Employee Management Costs	3,000	1,680	(1,320)
Conference Expenses And Subsistence	(0)	0	0
Staff Training	88,000	49,000	(39,000)
Vacancy Management	(430,233)	0	430,233
	<b>7,917,950</b>	<b>7,577,477</b>	<b>(340,473)</b>
Corporate Building Repairs	0	18,163	18,163
Annual Maintenance External Providers	300,000	245,000	(55,000)
Grounds Maintenance	0	0	0
Cleaning & Hygiene Materials	1,500	4,100	2,600
Gas	6,000	6,000	(0)
Electricity	20,000	20,000	(0)
Void Rent Loss	450,000	436,650	(13,350)
Rates	3,000	17,000	14,000
Council Tax	10,000	22,000	12,000
Property Insurance	203,000	210,056	7,056
Bad Debt Provision	400,000	400,000	(0)
Building Costs - Recharges Internal	103,000	103,000	(0)
Land Services - Internal Recharges	50,000	35,000	(15,000)
	<b>1,546,500</b>	<b>1,516,969</b>	<b>(29,531)</b>
Short Term Vehicle Hire	4,000	6,000	2,000
Staff Travel Mileage Expenses	23,500	8,149	(15,351)
Vehicles - Maintenance Recharges	345,000	393,000	48,000
	<b>372,500</b>	<b>407,149</b>	<b>34,649</b>
Purchase Of Equipment	23,070	52,000	28,930
Purchase Of Furniture	(8,000)	0	8,000
Storage & Removal Charges	2,000	0	(2,000)
Materials (issued from Stock)	700,000	798,000	98,000
Materials - Direct purchases from suppliers	450,000	550,000	100,000
General Consumables (small items)	35,500	45,500	10,000
Equipment Maintenance	10,000	20,000	10,000
Equipment Rental/Leasing	20,000	20,000	0
Scaffold Hire	50,000	50,000	0
Medical Supplies	1,100	100	(1,000)
Hospitality	100	(0)	(100)
Uniforms & Clothing	6,280	2,500	(3,780)
Office Equipment - Purchases	3,650	3,650	0

<i>Description</i>	<i>Annual Budget for 2021-22</i>	<i>Forecast to March 2022</i>	<i>Variance October Forecast to Budget</i>
Printing & Photocopying	7,800	3,000	(4,800)
Stationery	6,260	5,250	(1,010)
Publications	500	700	200
Insurance	32,120	44,169	12,049
Professional Fees	60,650	43,650	(17,000)
Performing Rights	300	300	(0)
Postages	8,000	4,500	(3,500)
Legal Expenses	32,000	20,055	(11,945)
Subscriptions	20,600	13,100	(7,500)
Telephones	150	0	(150)
Mobile Telephones	33,810	32,550	(1,260)
Computer Hardware Purchase	20,000	20,000	0
Computer Software Purchase	163,500	350	(163,150)
Computer Software Maint.	83,300	113,300	30,000
	<b>1,762,690</b>	<b>1,842,674</b>	<b>79,984</b>
Other Council Accounts	552,620	552,220	(400)
Voluntary Organisations Payment	67,730	29,400	(38,330)
Payments To Contractors	98,200	98,450	250
Payment To Subcontractor	500,000	500,000	0
Payments To Individuals	0	3,060	3,060
	<b>1,218,550</b>	<b>1,183,130</b>	<b>(35,420)</b>
Support Services	1,204,000	1,204,000	0
	<b>1,204,000</b>	<b>1,204,000</b>	<b>0</b>
Loans Fund Interest	1,154,700	1,312,185	157,485
Debt Management Expenses	23,370	20,400	(2,970)
Principal Repayments	304,000	304,185	185
	<b>1,482,070</b>	<b>1,636,770</b>	<b>154,700</b>
<b>Total Expenditure</b>	<b>15,504,260</b>	<b>15,368,170</b>	<b>(136,090)</b>
Charges for Services Standard VAT	(61,400)	(10,000)	51,400
Sponsorship Income	0	(0)	(0)
Other Income	(5,740)	(13,912)	(8,172)
Housing Rents	(19,850,150)	(19,891,501)	(41,351)
General Rents	(62,350)	(80,950)	(18,600)
Interest(Revenue Balance)	(10,000)	(10,000)	0
Internal Trading Contract	(1,160,000)	(1,507,900)	(347,900)
<b>Total Income</b>	<b>(21,149,640)</b>	<b>(21,514,263)</b>	<b>(364,623)</b>
<b>Net Surplus</b>	<b>(5,645,380)</b>	<b>(6,146,094)</b>	<b>(500,714)</b>

<i>Housing Revenue Account</i>	<i>Annual Budget 2021/22</i>	<i>Forecast to March 2022</i>	<i>Variance Forecast to Budget at October</i>	<i>Variance due to Covid</i>	<i>Variance due to Non Covid</i>	<i>Variance Forecast to Budget at August</i>	<i>Movement in variance August to October</i>	<i>Narrative</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>		
Employee expenditure	7,918	7,577	(341)	0	(341)	(223)	(118)	Employee expenditure is forecast to underspend by £(0.341)m, an increase of £(0.118)m. The work associated with the filling of vacancies and arranging staff training has not been possible as other priorities have taken precedence. This has resulted in a reduction in forecast of £(0.098)m specifically within the Trades service. Recent leavers and reduced training in other areas has also resulted in a reduced forecast of £(0.020)m.
Premises expenditure	1,547	1,517	(30)	0	(30)	(25)	(5)	Small reduction in Void expenditure from August.
Transport expenditure	373	407	35	0	35	29	6	Increased staff travel costs including apprentices travel to college.
Supplies and Services	1,763	1,843	80	219	(139)	219	(139)	The Service is now starting to feel the impact of increased costs in stock and materials arising from Brexit & Covid of £0.219m. This has been offset as progress is not expected to be made on the replacement IT system this financial year. This has been influenced by competing priorities and the availability of staff resources to implement a successful transition.
Third Party Payments	1,219	1,183	(36)	0	(36)	0	(36)	The planned improvement work with the Residents & tenants federation has had to be delayed as resources not available to take this forward.
Support services	1,204	1,204	0	0	0	0	0	No variance
Capital financing costs	1,482	1,637	155	0	155	155	(0)	No variance on the increased interest payable.
<b>Total Gross Expenditure</b>	<b>15,504</b>	<b>15,368</b>	<b>(136)</b>	<b>219</b>	<b>(355)</b>	<b>155</b>	<b>(292)</b>	
Income	(21,150)	(21,514)	(364)	0	(364)	(245)	(119)	Income is forecast to overachieve by £(0.364)m, an increase of £(0.119)m. This can be attributed to an additional £(0.100)m of repairs work on General Fund Properties and an expected increase in Shop Rents of £(0.019)m.
<b>Total Net Expenditure</b>	<b>(5,645)</b>	<b>(6,146)</b>	<b>(501)</b>	<b>219</b>	<b>(720)</b>	<b>(90)</b>	<b>(411)</b>	

Housing Capital Programme 2021-22 Period to October 2021	Project Code	21-22 Net Budget	Net Expenditure to 31/10/21	Forecast as at 31/10/21	Forecast to Budget Variance	Comment	C/F to 2022-23
<b>SCOTTISH HOUSING QUALITY STANDARD</b>							
<b>TACKLING SERIOUS DISREPAIR PRIMARY BUILDING ELEMENTS</b>							
<b>Structural Works</b>							
Structural Upgrades	10192	400,000	3,315	400,000	0	Major work undertaken at High Street Alloa now valued £200k+ - Budget will spend out	
Asbestos Testing for Council Houses	10071	20,000	2,369	20,000	0		
Asbestos Removal Works for Council Houses	10072	50,000	15,426	50,000	0		
<b>Structural Works</b>		<b>470,000</b>	<b>21,110</b>	<b>470,000</b>	<b>0</b>		
<b>SECONDARY BUILDING ELEMENTS</b>							
<b>Damp/Rot</b>							
Damp & Rot Works	10195	100,000	66,302	100,000	0	Statutory work on Tolerable standard - Work Progressing . Will Spend out Budget	
<b>Damp/Rot</b>		<b>100,000</b>	<b>66,302</b>	<b>100,000</b>	<b>0</b>		
<b>Roofs / Rainwater / External Walls</b>							
Roof & Render Upgrading Works	10196	1,000,000	505,647	1,000,000	0	Programme on site extra costs but will remain within budget.	
<b>Roofs / Rainwater / External Walls</b>		<b>1,000,000</b>	<b>505,647</b>	<b>1,000,000</b>	<b>0</b>		
<b>Windows</b>							
Window Replacement	10197	1,768,000	566,742	1,200,000	(568,000)	Contractor on site and Extra Resource on to catch up on programme - Forecast Underspend Uncertainty around the carry forward as new contract to be procured which might lead to delays in starting.	568,000
<b>Windows</b>		<b>1,768,000</b>	<b>566,742</b>	<b>1,200,000</b>	<b>(568,000)</b>		
		<b>2,868,000</b>	<b>1,138,691</b>	<b>2,300,000</b>	<b>(568,000)</b>		
<b>ENERGY EFFICIENCY</b>							
Central Heating - Design and Installation 2019-22	10193	112,000	69,462	112,000	0	Contractor working on Emergency Failures and Void Only - Budget will outturn Potential Grant Income of £310k to supplement the Programme through BEIS . One house to complete. Three pilot houses identified for Air Source heating, Budget will spend Programme due to commence December 2021. Budget will spend out	
Weir Multicon Upgrade 2018-2020	10178	750,000	586,091	500,000	(250,000)		
Renewable Central Heating Systems	10232	60,000	0	60,000	0		
Energy Performance Certificates Programme	10233	10,000	0	10,000	0		
<b>Full/Efficient Central Heating</b>		<b>932,000</b>	<b>655,553</b>	<b>682,000</b>	<b>(250,000)</b>		
<b>MODERN FACILITIES &amp; SERVICES</b>							
<b>Kitchen Renewal</b>							
Kitchen Replacement 2017-20	10158	200,000	132,446	200,000	0	Internal team working on this . Voids and Emergency Failure Only . £195k + identified up to December. Up to £70k potential for rest of year if underspend elsewhere in programme.	
<b>Kitchen Renewal</b>		<b>200,000</b>	<b>132,446</b>	<b>200,000</b>	<b>0</b>		
<b>Bathrooms</b>							
2016-20 Bathroom Replacements PCU Team	10141	50,000	24,901	50,000	0	Internal team working on this- Voids and Emergency Failures	
<b>Bathrooms</b>		<b>50,000</b>	<b>24,901</b>	<b>50,000</b>	<b>0</b>		
		<b>250,000</b>	<b>157,347</b>	<b>250,000</b>	<b>0</b>		
<b>HEALTHY, SAFE &amp; SECURE</b>							
Safe Electrical systems 2018-22	10171	1,100,000	149,577	942,500	(157,500)	Full Programme of works to meet the changes to the Tolerable Standard including internal trades on Smoke alarm upgrades.	157,500
<b>Safe Electrical Systems</b>		<b>1,100,000</b>	<b>149,577</b>	<b>942,500</b>	<b>(157,500)</b>		
<b>Communal Areas (Environmentals)</b>							
External Works : Fencing, Gates, Paths	10090	315,000	0	315,000	0	Programme on Site Alva South- Budget will outturn New Contractor has been Appointed - Programme being worked on	
Secure Door Entry Upgrade 2021-25	10160	130,000	0	130,000	0		
<b>Communal Areas (Environmentals)</b>		<b>445,000</b>	<b>0</b>	<b>445,000</b>	<b>0</b>		

Housing Capital Programme 2021-22 Period to October 2021	Project Code	21-22 Net Budget	Net Expenditure to 31/10/21	Forecast as at 31/10/21	Forecast to Budget Variance	Comment	C/F to 2022-23
		<b>1,545,000</b>	<b>149,577</b>	<b>1,387,500</b>	<b>(157,500)</b>		
<b>NON-SHS ELEMENTS PARTICULAR NEEDS HOUSING (CITC)</b>							
<b>Conversions &amp; Upgradings</b> Conversions & Upgradings	10092	75,000	1,055	65,000	(10,000)	Working with Social Services.	
<b>Conversions &amp; Upgradings</b>		<b>75,000</b>	<b>1,055</b>	<b>65,000</b>	<b>(10,000)</b>		
<b>Disabled Adaptations</b>							
Aids & Adaptations	10161	50,000	64	50,000	0	The budget will outturn	
<b>Disabled Adaptations</b>		<b>50,000</b>	<b>64</b>	<b>50,000</b>	<b>0</b>		
<b>Environmental Improvements</b>							
HRA Roads & Footpaths Improvements	10099	100,000	0	100,000	0	Works Committed Through Roads Team	
MCB Tenant Community Improvement Fund	10100	402,000	9,696	402,000	0	Major project being carried out in alloa/sauchie by land services.	
<b>Environmental Improvements</b>		<b>502,000</b>	<b>9,696</b>	<b>502,000</b>	<b>0</b>		
		<b>627,000</b>	<b>10,815</b>	<b>617,000</b>	<b>(10,000)</b>		
<b>Council New Build Housing</b>							
Off The Shelf Purchase	10105	1,353,000	155,491	253,000	(1,100,000)	At present the housing market is bouyant and Service does not want to flame this by increasing bids. This may require a reassessment of the strategy on this project. Unlikely to be any significant expenditure soon.	1,100,000
Estate Management Redesign	10234	50,000	0	0	(50,000)	Progress on this delayed.	
<b>Council New Build Housing</b>		<b>1,403,000</b>	<b>155,491</b>	<b>253,000</b>	<b>(1,150,000)</b>		
		<b>1,403,000</b>	<b>155,491</b>	<b>253,000</b>	<b>(1,150,000)</b>		
<b>OTHER</b>							
<b>Other Costs / HBMS</b>							
Construction Design Management	10143	30,000	0	0	(30,000)	New tender in place implementation delayed.	
Computer Equipment - New (HBMS)	10111	260,000	0	0	(260,000)	Purchase and implementation of this will require significant internal investment from the current staff to ensure maximum benefit. Progress delayed	260,000
Lock Up Strategy	10185	200,000	0	91,000	(109,000)	Four sites identified for this year.	109,000
Westthugh Travelling Site - Alva	10186	239,000	21,157	239,000	0	Funding bid submitted in August 21 and Outcome will be known soon.	
IT Infrastructure - Clacks IT	10188	21,000	1,575	21,000	0		
Demolitions	10200	147,000	0	0	(147,000)	Progress on this delayed.	
<b>Other Costs / HBMS</b>		<b>897,000</b>	<b>22,732</b>	<b>351,000</b>	<b>(546,000)</b>		
<b>TOTAL CAPITAL EXPENDITURE</b>		<b>8,992,000</b>	<b>2,311,316</b>	<b>6,310,500</b>	<b>(2,681,500)</b>		
<b>Sale of Council Property</b>							
Sale of Council Land	10148	0	0	0	0		
<b>Sale of Council Property</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>NET EXPENDITURE</b>		<b>8,992,000</b>	<b>2,311,316</b>	<b>6,310,500</b>	<b>(2,681,500)</b>		<b>2,194,500</b>