

**REPORT TO:** CABINET

**DATE:** 21 JULY 2022

**TITLE:** CAPITAL PROGRAMMES OUTTURN REPORT 2021/22

**PORTFOLIO HOLDERS:** COUNCILLOR SIMON CARTER, PORTFOLIO HOLDER FOR HOUSING  
COUNCILLOR JAMES LEPPARD, PORTFOLIO HOLDER FOR FINANCE

**LEAD OFFICERS:** SIMON FREEMAN, DEPUTY CHIEF EXECUTIVE AND DIRECTOR OF FINANCE (01279) 446228  
ANDREW MURRAY, DIRECTOR OF HOUSING (01279) 446676

**CONTRIBUTING OFFICERS:** SENIOR MANAGEMENT BOARD

**This is not a Key Decision**

**It is on the Forward Plan as Decision Number I013850**

**The decision is not subject to Call-in Procedures for the following reason:**

It is within the scope of the budget agreed by Full Council in January 2021

**This decision will affect no ward specifically.**

**RECOMMENDED that Cabinet:**

- A** Notes that the Housing Capital Programme (HCP) final outturn for 2021/22 is £18.522 million as set out in Appendix 1 to the report.
- B** Approves £2.762 million reprofiling of capital schemes from 2021/22 HCP into 2022/23 as set out in Appendix 2 to the report.
- C** Note that the Non-Housing Capital Programme (NHCP) final outturn for 2021/22 is £7.686 million as set out in Appendix 3 to the report.
- D** Approves the £4.163 million reprofiling of capital schemes from 2021/22 NHCP into 2022/23 as set out in Appendix 4 to the report.
- E** Notes the balance of £13.018 million of retained Right to Buy (RTB) receipts held as at 31 march 2022 in order to finance the new build programme as set out in Appendix 5 to the report.

## **REASON FOR DECISION**

- A** To enable Cabinet to compare the final outturn with the Quarter 3 current budget and amend the capital programme in the light of the latest operational developments, profiling and funding changes.
- B** The report also provides details of the retained Right to Buy (RTB) capital receipts available as at 31 March 2022. This information will be used to bring forward plans for future new build schemes in order to provide much needed affordable housing.

## **BACKGROUND**

1. Cabinet approved the Quarter 2 HCP 2021/22 and NHCP 2021//22 current budgets in December 2021. The approved HCP current budget was £27.332 million and the approved NHCP current budget was £11.796 million
2. In March, Cabinet approved the £6.620 million re-profiling of the 2021/22 HCP into 2022/23 and the £0.098 million re-profiling of the 2021/22 NHCP into 2022/23.
3. As a consequence of these approvals the 2021/22 Quarter 3 HCP current budget is £20.712 million and NHCP current budget is £11.698 million.
4. The report compares the final outturn with the Quarter 3 current budget and following consultation with budget managers provides explanations for the variations.

## **ISSUES/PROPOSALS**

### **2021/22 HCP - Outturn**

#### **Core Programme**

5. Set out in Appendix 1 is the 2021/22 HCP final outturn statement which compares the final budget with the actual expenditure as at 31 March 2022. The statement shows all the variances between the budget and actual and set out in the following paragraphs are the explanation for those variances

#### **Internal Works (Compliance)**

6. Due to programmes previously delayed due to Covid-19 restrictions the 2021-22 programme has slipped. The budget was re-profiled at Quarter 3 but there is still a £285,000 underspend which is subject to a carry forward request.

## **Energy Efficiency**

7. Due to delays with Planning consent and manufacturing of the windows due to the type of property there is a £54,000 underspend which is subject to a carry forward request.

## **Aids and Adaptations**

8. Similar to other internal works the provision of aids and adaptations to tenants has also been affected due to Covid-19 restrictions. Consequently, a large part of the budget was re-profiled at Quarter 3 but there is still a £155,000 underspend which is subject to a carry forward request.

## **Internal Works (Internal)**

9. Due to slippage in the 2021-22 programme as a result of previously delayed Covid-19 work, there is still a £391,000 underspend which is subject to a carry forward request.

## **Garage Refurbishment**

10. The garage refurbishment programme has slipped during the year as a result of previously delayed Covid-19 restrictions, there is a £329,000 underspend which is subject to a carry forward request.

## **Sumners Farm Close**

11. The scheme was reprofiled at quarter 2 and 3 however due to additional expenditure associated with Fire Safety and investigation works it has overspent by £58,000.

## **External Works**

12. The externals programme is a planned schedule of work to renew, improve, and maintain the housing stock aligned to the Housing Investment Programme. As with all other programmes the external programme has been delayed due to impact Covid-19 restrictions. However, works were completed on sites where it was possible to adhere to the current regulations and associated working restrictions, these sites include Mill House. Due to the ongoing challenges associated with the supply chain and delays with the availability of materials has resulted in uncontrollable delays and £129,000 underspend which is subject to a carry forward.

## **Compliance/Electrical Testing**

13. Electrical testing and inspection programmes were reviewed following latest Government guidance and HTS (Property and Environment) Ltd now carries out its programme of testing in accordance with Covid-19 restrictions. The compliance testing programme was up to date up to March 2021 but under the

current lock down restrictions there may be some cases where the programme has to be re-scheduled to a later date.

### **External Programme**

14. The external programme was reprofiled at quarter 2 and 3, however there is a £323,000 underspend which is subject to a carry forward request mainly due to the ongoing challenges associated with the supply chain and delays with the availability of materials post Covid 19.

### **Damp & Structural Works**

15. The damp & structural works reprogramme has underspent by £114,000 which is subject to a carry forward request. As with all other programmes the external programme has been delayed due to impact Covid-19 restrictions.

### **Energy Efficiency Work**

16. Whilst projects have been committed and orders raised to complete work, with a further project being delayed and currently in consultation. In addition, works at Risdens and Netteswellbury pipework improvements have been delayed. The energy efficiency work programme has underspent by £408,000 which is subject to a carry forward request.

### **Fire Safety – SE Ducts**

17. Works to fire safety SE Ducts has been more complex than anticipated following Government guidance and redesign of warm air systems. The budget has overspent by £28,000.

### **Housing IT Development**

18. Housing Services has a three-year ICT programme aligned to the Council's Corporate and Access Strategy. This has included the provision of digital platforms for tenants and leaseholders to access their rent and service charge accounts, report repairs, make payments and apply for council garages online. This is also open to non-council tenants. Projects have had to be re-aligned further due to Covid-19 restrictions and the availability of external suppliers on site.
19. Work has been completed to upgrade the current reporting structures in Housing. The Business Objects reporting tool has been migrated to the latest version which will improve the reporting capabilities for PI's and allow us to introduce target rent reporting for Locata Advertisements.
20. Work has now commenced on new projects such as the Asset Management model which is one of the largest upgrades to be implemented since the introduction of the Orchard Management System. This project will also run alongside an Orchard Mobile project which is a tablet version of Orchard and can be used on site visits for real time interfacing with the management system.

The project will be running in stages over the next 12 months with wider expansion expected over the next 2 years. The project will ensure valuable strategic planning and provide a full asset management functionality. This will ensure effective day-to-day management and maintenance, including current and predicted performance. The software will also provide trigger events such as fire risk assessments and upcoming service/inspection or asbestos surveys. This will result in customers experiencing less compliance issues.

21. Work has commenced to apply target rents to the rent accounting module. Testing is due to be completed in October for a Live roll out in April 2023
22. The budget has underspent by £286k which is subject to a carry forward request.

### New Build Programme

23. Set out in Table 1 the cumulative expenditure on all new build schemes up to 31 March 2022, together with the budgets for subsequent years.

**Table 1 - HCP Revised New Build Projects**

Name of Scheme	No. of Units	Approved Scheme Cost	Actual to 31/03/2022	2022/23 Budget	Later years
		£'000	£'000	£'000	£'000
Bushey Croft	16	3,200	2,747	0	0
Lister House	14	9,800	689	6,000	3,800
The Yorkes	6	2,500	74	1,600	800
4 The Hill	2	620	511	220	0
Arkwrights	8	3,000	0	1,688	1,312
Woodleys	6	2,250	0	1,286	964
Red Lion lane	3	1,250	0	500	750
Pytt Field	5	1,250	0	833	417
Sherards House	14	6,500	0	650	5,850
<b>Total</b>	<b>74</b>	<b>30,370</b>	<b>4,021</b>	<b>12,777</b>	<b>4,600</b>

24. In March 2022 Cabinet approved further re-profiling of the new build programme in the HCP. Further re-profiling is required, and the explanations are as follows:
  - a) Bushey Croft
    - i) Delayed due to installation of utilities on site have resulted in the overall programme for the development overrunning. Dates for utility connections have now been agreed and completion of the project is likely to be July 2022.

b) The Yorkes

- i) The scheme has undergone several redesigns over the financial year due to ongoing discussions with the administration as to requirements for delivery on this site. New designs have been drawn up and a planning application was submitted in May 2022.

## **2021/22 NHCP – Outturn**

### **Core Programme**

25. Set out in Appendix 3 is the 2021/22 NHCP final outturn statement which compares the final budget with the actual expenditure as at 31 March 2022. The statement shows all the variances between the budget and actual and set out in the following paragraphs are the explanation for those variances.

### **Environmental Health and Strategic Housing**

26. The programme of works to install disability facilities in private homes accelerated in 2021-22 after being suspended for most of last year due to Covid-19. Consequently, the budget is overspent by £148,000 however this is 100 percent grant funded.
27. There were also delays in the equipped playgrounds programme (due to ongoing supply chain issues), additional and replacement bins (caused by a better-than-expected public consultation exercise and work pressures elsewhere) and biodiversity and allotment security & infrastructure works (due to unforeseen workload above existing commitments). As a result of this budget carry forwards totalling £342,000 have been submitted.

### **Latton Bush Centre**

28. The south boiler house boiler and controls programme has slipped as project deferred due to inclusion with batched boiler replacement works. As a consequence, a £17,000 carry forward request has been submitted.

### **Community Buildings**

29. Works to a number of buildings including Osler House, Sherards Hatch & Coppice Hatch Common Rooms, The Museum and Leah manning centre have slipped mainly because of spend deferred due to a lack of staff capacity to deliver the works. As a consequence, a number of budget carry overs totalling £344,000 have been submitted.

### **Contingency and Other Public Schemes**

30. In order to reduce its net carbon emissions Members agreed to look at the feasibility of installing photovoltaic panels on all public council buildings, of which eight have been identified, within the next two years where possible. In February

2021 the Secretary of State for Business, Energy and Industrial Strategy awarded the Council a grant of £334,600 for solar PV installations. The budget was re-profiled at Quarter 3 and the grant will be carried forward into 2022/23.

### **Civic Centre**

31. In October 2020 a fire safety survey was completed for the Civic Centre. The survey recommended upgrades to the building including the replacement of fire doors, cavity barriers and dampers. The procurement process has commenced but it is anticipated that most of the safety work will now take place in 2022/23. The budget is £216,000 under spend and a budget carry forward has been submitted.

### **Garages**

32. The refurbishment of garages is an ongoing programme and delays have occurred due to the availability of sites and the pandemic. The final underspend will be included in the list of carry forward requests.

### **Community Wellbeing**

33. There have been delays to the improvements of The Playhouse due to a number of issues. The work is scheduled to be completed in 2022/23 and the project has been included on the carry forward list.
34. There have been delays to the refurbishment of "The Rows" due to the inter-dependency of funding streams and the need to demonstrate match funding for the Future High Streets and levelling up funds. It is anticipated that this project will start in 2022/23 and has been included on the carry forward requests.
35. In 2020/21 the Council received a £1 million grant to fund the Eastgate project. The procurement process started during the year. This is subject of a carry forward request when the project will be rolled forward along with the grant.
36. There have been similar delays in the Harlow Town gateway signage programme. The project has commenced, and it is likely to be fully delivered in the first two quarters of 22/23.
37. In December 2020, Cabinet approved the Town Wide paddling pools refurbishment. The procurement process was completed, and work commenced in 2021/22. Work continues in to 2022/23 to complete the projects and £431,000 carry forward into 2022/23 will be required.

### **Other Projects**

#### **Towns Fund**

38. The Council has been awarded £23.7 million grant funded in arrears. A budget carry forward request has been submitted to reflect 22/23 go live dates.

## **Enterprise Zone**

39. Cabinet approved the funding of £7.2 million over two years to develop Plot H of the Harlow Science Park into a range of 'mid-tech' units combining office, research and manufacturing/assembly space, to be known as Modus. It is anticipated that final payment in respect of the Modus project will be delayed until 2022/23 and it is for this reason that it is included on the carry forward list.

## **New Build – Elm Hatch**

40. Elm Hatch is a project to demolish a retail hatch and redevelop the site with retail and residential properties. In January 2020 Cabinet approved a total budget of £4.305 million over three years. The leasehold in respect of the remaining retail unit has been purchased and progress continues on the delivery of the scheme which is complex and has had a number of planning issues that had to be addressed causing delay.

## **IMPLICATIONS**

### **Strategic Growth and Regeneration**

None specific.

**Author: Andrew Bramidge, Director of Strategic Growth and Regeneration**

### **Finance**

As contained in the report.

**Author: Simon Freeman, Head of Finance and Property and Deputy to the Chief Executive**

### **Housing**

None specific.

**Author: Andrew Murray, Director of Housing**

### **Communities and Environment**

None specific.

**Author: Jane Greer, Director of Communities and Environment**

### **Governance and Corporate Services**

None specific.

**Author: Simon Hill, Director of Governance and Corporate Services**

## **Appendices**

Appendix 1 – Housing Capital Programme – Outturn Statement 2021/22

Appendix 2 – Housing Capital Programme Carry Forward Requests

Appendix 3 – Non-Housing Capital Programme Outturn Statement 2021/22

Appendix 4 – Non-Housing Capital Programme Carry Forward Requests.

Appendix 5 – Retained Right to Buy Receipts



## **Background Papers**

None.

## **Glossary of terms/abbreviations used**

HCP – Housing Capital Programme

HRA – Housing Revenue Account

NHCP – Non-Housing Capital Programme

Appendix 1 HCP 2021/22 Outturn

Housing Capital programme 2021/22 Outturn

Schemes	2021/22 Approved Budget	Previous Cabinet Decisions	Proposed Carry Forwards	Final Budget	Actual outturn 2021/22	Variance
	£	£	£	£	£	£
<b>EXPENDITURE</b>						
Internal Works CDM	50,000	23,967	0	73,967	85,612	11,645
HTS - Internal Works (ASC)	1,056,299		0	1,056,299	1,056,299	0
HTS - Internal Works (Compliance)	2,421,624	-1,045,215	-284,804	1,091,605	1,091,605	0
HTS - Internal Works (Energy Efficiency)		53,592	-53,592	0	0	0
HTS - Internal Works (Aids and Adaptations)	900,000	-36,727	-154,889	708,384	708,384	0
HTS - Internal Works (Environment)		17,091	-1,270	15,821	15,821	0
HTS - Internal Works (Internal)	2,015,000	193,809	-391,688	1,817,121	1,817,122	1
HTS - Garage Refurbishment	487,320	174,592	-328,755	333,157	333,157	0
HTS - Sumners Farm Close	220,044	-178,044	0	42,000	99,944	57,944
HTS - External Works		686,791	-129,228	557,563	557,563	0
Fire Safety - SE Ducts Tower Blocks	911,217	904,537	0	1,815,754	1,843,673	27,919
External Works	4,247,744	-1,157,202	-322,956	2,767,586	2,767,586	0
Damp & Structural Works	1,100,000	295,787	-113,500	1,282,287	1,282,287	0
Other Works	100,000	212,463	0	312,463	340,395	27,932
Compliance & Electrical Upgrade	2,738,752	-642,386	-48,034	2,048,332	2,376,344	328,012
Energy Efficiency Work	1,855,000	-1,168,192	-407,814	278,994	278,995	1
Acquisitions (incl relevant void works)	0	383,617	0	383,617	390,471	6,854
New Build Developments	7,767,000	-4,673,475	-239,268	2,854,257	2,966,261	112,004
Housing IT	450,000	-130,000	-285,940	34,060	34,061	1
Prentice Place	0	476,697	0	476,697	476,697	0
<b>TOTAL HOUSING CAPITAL PROGRAMME</b>	<b>26,320,000</b>	<b>-5,608,298</b>	<b>-2,761,738</b>	<b>17,949,964</b>	<b>18,522,277</b>	<b>572,313</b>
<b>FINANCED BY</b>						
Direct Revenue Contribution	6,559,000	-2,125,961	-124,495	4,308,544	4,880,857	572,313
Major Repairs Reserve	10,786,000	1,524,000	183,662	12,493,662	12,493,662	0
1-4-1- Receipts Used		224,040	-32,979	191,061	191,061	0
Other Capital Receipts		1,178,926	-1,178,926	0	0	0
Right to Buy receipts arriving in year	1,200,000	249,000	-1,449,000	0	0	0
Other grants and contributions		640,000	-160,000	480,000	480,000	0
POD/GAF Grant funding of Prentice Place		476,697		476,697	476,697	0
Borrowing	7,775,000	-7,775,000		0		0
<b>TOTAL FINANCING</b>	<b>26,320,000</b>	<b>-5,608,298</b>	<b>-2,761,738</b>	<b>17,949,964</b>	<b>18,522,277</b>	<b>572,313</b>

## Appendix 2 HCP Carry Forward Requests 2021/22

PROJECT AREA	Variance £'000	Carry Forward Request £'000	Reason for the Carry Forward Requests
HTS - Internal Works (Compliance)	285	285	HTS Business Case Compliance Programme 2021/22 Programmes was previously been delayed due COVID 19 2020-21 which has impacted on the completion of the current programme
HTS - Internal Works (Energy Efficiency)	54	54	HTS Business Case Energy Efficiency Delays with Planning and manufacturing of the windows due to type of property
HTS - Internal Works (Aids and Adaptations)	155	155	HTS Business Case Aids and Adaptations 2021/22 Programme was previously been delayed due COVID - 19 2020-21 which has impacted on the completion of the current programme
HTS - Internal Works (Environment)	1	1	HTS Business Case Environmental Estate Works Programme complete with underspend monies to be vired to support Garage Programme
HTS - Internal Works (Internal)	391	391	HTS Business Case Internals Programme 2021/22 Programmes was previously been delayed due COVID 19 2020-21 which has impacted on the completion of the current programme
HTS - Garage Refurbishment	329	329	HTS Business Case Housing Garage Programme 2021/22 Programme was previously been delayed due COVID - 19 2020-21 which has impacted on the completion of the current programme
HTS - External Works	129	129	HTS Business Case Externals Programme 2021/22 Programme was previously been delayed due COVID - 19 2020-21 which has impacted on the completion of the current programme
External works	22	22	Works have be requested awaiting for them to be completing
External works	21	21	HTS Business Case Water Tanks Programme 2021/22 Programme was previously been delayed due COVID - 19 2020-21 which has impacted on the completion of the current programme
External works	137	137	Externals Refurbishment Works Programmes was previously been delayed due COVID 19 2020-21 which has impacted on the completion of the current programme
External works	34	34	Mill House FRA Works - Quill Construction Programme was delayed
External works	109	109	Roof Replacement Programme - It's a reactive programme awaiting planning and Consulations periods
Damp & Structural Works	18	18	Works have be requested awaiting for them to be completing
Damp & Structural Works	95	95	Works have be requested awaiting for them to be completing

Other Works	23	23	Work has been instructed to contractors and PO raised to complete adaptations
Compliance & Electrical upgrade	6	6	H&S Works have be requested awaiting for them to be completing
Compliance & Electrical upgrade	42	42	Programme delays due to detailed specification by specialist contractors currently being procured
Energy Efficiency Work	152	152	Energy Efficiency Projects have been comitted and orders raised to complete work, with a further project being delayed and currently in consultation.
Energy Efficiency Work	255	255	Risdens and Netteswellbury Pipework improvements, programme delayed start.
New Build Developments - Bushey Croft	191	191	Bushey Croft Development Scheme Delays due to installation of utilities on site have resulted in the overall programme for the development overrunning. This is out of Harlow Council and the contractors control. Dates for utility connections have now been agreed and completion of the project is likely to be c. June 2022.
New Build Developments - The Yorkes	25	25	The Yorkes Development Scheme The scheme has undergone several redesigns over the the financial year, due to ongoing discussions with the administration as to requirements for delivery on this site. New designs have been drawn up and a planning application is due to be submitted in May 2022.
Housing IT	286	286	IT Improvement Projects have been deylayed with the Testing stage and are due to resume in April
<b>TOTAL HCP</b>	<b>2,760</b>	<b>2,760</b>	

## Appendix 3 NHCP 2021/22 Outturn

### Non Housing Capital programme 2021/22 Outturn

Schemes	2021/22 Approved Budget	Previous Cabinet Decisions	Proposed Carry Forwards	Final Budget	Actual outturn 2021/22	Variance
	£	£	£	£	£	£
<b>EXPENDITURE</b>						
Latton Bush Centre	505,690	-288,562	-17,465	199,663	218,307	18,644
Comercial Properties	698,517	-497,538	-187,460	13,519	8,987	-4,532
Highways and Car Parks	146,310	755	-42,700	104,365	85,565	-18,800
Drainage Works	40,000	78,080		118,080	136,989	18,909
Community Buildings	711,491	-124,805	-344,249	242,437	214,391	-28,046
Other Public Schemes	518,252	-121,375	-66,661	330,216	300,972	-29,244
Civic Centre	236,000	199,848	-216,375	219,473	218,719	-754
Garages	156,000	154,488	-31,112	279,376	279,376	0
Contingency	50,000	-37,751		12,249	0	-12,249
<b>TOTAL FINANCE ASSET MANAGEMENT</b>	<b>3,062,260</b>	<b>-636,860</b>	<b>-906,022</b>	<b>1,519,378</b>	<b>1,463,306</b>	<b>-56,072</b>
Environmental Place Services	900,000	318,141	-341,893	876,248	1,009,926	133,678
Governance	30,000	22,730	-10,904	41,826	41,826	0
Finance	176,000	54,881		230,881	228,771	-2,110
Community Wellbeing	1,080,778	1,229,770	-710,800	1,599,748	1,652,198	52,450
<b>OTHER SERVICES</b>	<b>2,186,778</b>	<b>1,625,522</b>	<b>-1,063,597</b>	<b>2,748,703</b>	<b>2,932,721</b>	<b>184,018</b>
Enterprise Zone	3,360,000	1,212,007	-1,489,222	3,082,785	3,082,785	0
Town Regeneration Partnership	5,000,000	-5,000,000	0	0	0	0
<b>OTHER SCHEMES</b>	<b>8,360,000</b>	<b>-3,787,993</b>	<b>-1,489,222</b>	<b>3,082,785</b>	<b>3,082,785</b>	<b>0</b>
GF New Build	4,210,976	-4,105,976	-60,099	44,901	44,901	0
<b>NEW BUILD</b>	<b>4,210,976</b>	<b>-4,105,976</b>	<b>-60,099</b>	<b>44,901</b>	<b>44,901</b>	<b>0</b>
Towns Fund	0	783,750	-783,750	0	0	0
<b>TOWNS FUND</b>	<b>0</b>	<b>783,750</b>	<b>-783,750</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL NON-HOUSING CAPITAL PROGRAMME</b>	<b>17,820,014</b>	<b>-6,121,557</b>	<b>-4,302,690</b>	<b>7,395,767</b>	<b>7,523,713</b>	<b>127,946</b>
Programme of Development	0	0	0	0	162,066	162,066
<b>TOTAL ALL NON-HOUSING CAPITAL PROGRAMME</b>	<b>17,820,014</b>	<b>-6,121,557</b>	<b>-4,302,690</b>	<b>7,395,767</b>	<b>7,685,779</b>	<b>290,012</b>
<b>FINANCED BY</b>						
Capital Receipts	1,913,000	-650,339	-870,266	392,395	392,395	0
Asset Disposal		650,000		650,000	650,001	1
Direct Revenue Contribution	361,767	-13,489	341,253	689,531	689,531	0
Earmarked Reserves	486,000	222,420	-708,420	0	0	0
Other grants and contributions	3,860,000	2,435,725	-2,249,962	4,045,763	4,207,829	162,066
Loans	5,000	0	-1,150	3,850	3,850	0
Borrowing	11,194,247	-8,765,874	-814,145	1,614,228	1,742,173	127,945
<b>TOTAL FINANCING</b>	<b>17,820,014</b>	<b>-6,121,557</b>	<b>-4,302,690</b>	<b>7,395,767</b>	<b>7,685,779</b>	<b>290,012</b>

#### Appendix 4 NHCP Carry Forward Requests 2021/22

PROJECT AREA	Variance £'000	Carry Forward Request £'000	Reason for the Carry Forward Requests
Latton Bush Centre - South Boiler House Boiler and Controls	17	17	Project deferred due to inclusion with batched boiler replacement works.
Commercial Properties - Asbestos Removal	23	23	Spend deferred due a lack of staff capacity to deliver the works.
Commercial Properties - Netteswellbury Farm	51	51	Spend deferred due a lack of staff capacity to deliver the works.
Commercial Properties - Water Treatment	6	6	Spend deferred due a lack of staff capacity to deliver the works.
Commercial Properties - Ladyshot Pavilion	3	3	Spend deferred due a lack of staff capacity to deliver the works.
Commercial Properties - Hatches Windows and Doors	7	7	Spend deferred due a lack of staff capacity to deliver the works.
Commercial Properties - Mead Park Depot Boiler Replacement	11	11	Project deferred due to inclusion with batched boiler replacement works.
Commercial Properties - Cannons Cottages	116	116	Project deferred to be batched with similar Housing improvement works planned for 2022/23.
Commercial Properties - Pypers Hatch Yard Resurfacing	21	21	Project slipped into 2022/23 due to deferred contractor start date.
Commercial Properties - Barrows Farm Cottages - Boiler	29	29	Project deferred to be batched with similar Housing improvement works planned for 2022/23.
Highways & Car Parks - Unadopted Street Lighting	7	7	LED Lighting Upgrade town wide 2. To upgarded identified light according to the tender excersie. Works half done a tree need to eb cut back by HTS to complete the remainign Half. Invoice half paied.
Highways & Car Parks - Townwide Unadopted Highways & Pavi	36	36	Emergancy works to rear of The Tudors. Works have just started and have been furthur delayed due t consultant delays. These works were tendered for and are in progress.
Community Buildings - Sherards Hatch Comon Room	11	11	Spend deferred due a lack of staff capacity to deliver the works.
Community Buildings - Coppice Hatch Comon Room	10	10	Spend deferred due a lack of staff capacity to deliver the works.
Community Buildings - Osler House - Reroofing	80	80	Project planning tool longer than anticipated, therefore works slipped into 2022/23.
Community Buildings - Osler House - Internal refurbishment	146	146	Project planning tool longer than anticipated, therefore works slipped into 2022/23.
Community Buildings - Museum - Garden irrigation, electricity & lighting, website and display stands	6	6	Due to the ongoing impact of Covid-19, capital works to the museum have been delayed, resulting in works to appoint consultants and contractors being commissioned late in the financial year.
Community Buildings - Museum - Walled gardens	2	2	Spend deferred due a lack of staff capacity to deliver the works and time required to secure listed building consent.
Community Buildings - Leah Manning Centre - Lighting	10	10	Lighting
Other Public Schemes - PV Panels	62	62	Project works are still ongoing and likely to complete June 2022
Other Public Schemes - Railway Bridge	5	5	Spend deferred due a lack of staff capacity to deliver the works.
Civic Centre - External Works Including Windows	5	5	Money was held back in 2021/22 for project planning, however that didn't progress in year.
Civic Centre Fire Safety	212	212	Project planning tool longer than anticipated, therefore works slipped into 2022/23.
Garages	31	31	HTS Business Case Non Housing Garage Programme 2021/22 Programme was previously been delayed due COVID -19 2020-21 which has impacted on the completion of the current programme

Environmental - Town Park Entrance Improvement & Tree Survey	1	1	Tree condition survey for southern area of the Town Park, PO 30438947. Service pressures and effects of winter storm damage have delayed these works
Environmental - Equipped Playgrounds (19-009)	50	50	Unspent budget and outstanding orders for playground repair works that have been delayed due to ongoing supply chain issues (Brexit & Covid) which has caused longer leadtimes and delayed these works.
Environmental - Equipped Playgrounds (20-007)	141	141	Unspent budget and outstanding orders for playground upgrade works that have been delayed due to ongoing supply chain issues (Brexit & Covid) which has caused longer leadtimes and delayed these works.
Environmental - Additional dual use bins	130	130	Budget is for additional dual use bins. Delay was caused by a later than expected public consultation exercise and work pressures elsewhere delaying the analysis of the information and determination of suitable locations
Environmental - Replacement litter bins	9	9	Budget was for new dual use bins to replace end of life bins. Underspend due to work pressures elsewhere leading to a lack of time to determine and order the work
Environmental - Biodiversity security & infrastructure	6	6	Biodiversity improvements underspend affected by unforeseen workload above existing commitments, placing this service under pressure. Projects have been identified and currently being costed and prioritised.
Environmental - Allotment security & infrastructure	5	5	Allotment Site Security & Infrastructure underspend. This is due to unforeseen workload above existing commitments, which has put this service under pressure. This has resulted in time diverted away from identifying, prioritising and arranging for contracted capital improvements.
Governance - Electoral Services - Tablets	5	5	Whatever is left is needed to fund equipment for the elections.
Governance - Human Resources - New HR/Payroll system	6	6	Capital underspend required as a carryover to support continued delivery and system change from the HR/Payroll system
Community - Paddling Pools	431	431	Paddling Pool Refurbishment Programme - Staple Tye Delayed Start date for programme, works have started with completion due June 2022
Community - Community Safety - CCTV Underpass	4	4	Police funding - late notice
Community - Playhouse - Refurbishment	17	17	Replacement of Rear Shutter on stage due to existing one being deemed unsafe. Order raised in November but supply issues have resulted in long lead in times.
Community - Playhouse - Refurbishment	3	3	New access equipment for circle front IWB. Several options had to be explored as to the most appropriate method of access. A bespoke item has to be made for this. Order raised in February.
Community - Playhouse - Refurbishment	5	5	Replacement radios, batteries and chargers. To ensure cost effectiveness we conducted a usage and condition exercise on existing equipment. Programming of equipment is being discussed and this order will be fulfilled shortly. Order has been raised.
Community - Playhouse - Refurbishment	11	11	Increase in distribution of power and data in Theatre 1 due to ever developing new technologies and procurement of new equipment for the theatre. There are delays in supply at present and installation has to work around show programme. Order has been raised.
Community - Playhouse - Refurbishment	5	5	Installation of new working and emergency lighting in Studio 2. New lighting had to be designed for the space and installation has to take place when this busy studio is not in use. This work is booked in for August. Order raised.

Community - Playhouse - Refurbishment	12	12	Installation of new advertising screens in Theatre bar. Several options were explored to ensure most appropriate option was taken to enable increased POS marketing for bar, café and productions. Installation has to work around show and bar use. Order raised.
Community - Playhouse - Refurbishment	8	8	Anglia Fire. Significant delay on practical completion of a Fire Alarm System installation due to contractor delays. Therefore, unable to issue practical completion certificate and associated payments at expected dates. Anglia Fire have completed practical installation and we are only awaiting paperwork/certification.
Community - Playhouse - Refurbishment	7	7	Replacement section of flyfloor due to structural damage, and replacement 2 nr yard ramps that are rotting. Damage was noticed late 2021, structural reports carried out, budget prices and quotes now obtained. Budget figures are above this amount. Further funding will be required.
Community - Eastgate	97	97	Committed works will not be funded and the council would have to find the funding from within it's own budgets.
Community - 21 The Rows - Refurbishment	35	35	Project delayed due to it's interdependency with external funding streams and need to demonstrate match funding for Levelling Up Fund, in addition works to East Gate have delayed this project.
Community - Town Centre Improvements	76	76	Project delayed due to COVID-19, however works have started and the project likely to be fully delivered in the first two quarters of 22/23
Enterprise Zone - Nexus	188	188	Previous delays in grant agreement execution from central government have continued to have a knock on effect, combined with material delays and the ongoing impact of the Covid-19 pandemic have resulted in overall scheme delivery delays and an underspend of budget.
Enterprise Zone - Modus	1,300	1,300	Previous delays in grant agreement from central government have continued to have a knock on effect combined with delays due to sourcing materials and the impacts of the Covid-19 pandemic have resulted in delays delivering the cafe, resulting in an underspend of budget.
New Builds	60	60	Underspend in Elm hatch budget
Towns Fund	784	784	Expenditure has currently been coded to revenue as per the capacity funding whilst the business cases are prepared for sign off by the Growth Board and submitted to government. Once the schemes become live, funds will be transferred to the capital codes accordingly.
<b>TOTAL NHCP</b>	<b>4,303</b>	<b>4,303</b>	



## Appendix 5 - Retained Right To Buy Receipts

Year	Quarter	Balance Brought Forward	Receipts Retained	Receipts Used	Balance Carried Forward
		£	£	£	£
2017/18	Qtr 2		837,094		837,094
2017/18	Qtr 3	837,094	1,226,277		2,063,371
2017/18	Qtr 4	2,063,371	1,553,847		3,617,218
2018/19	Qtr 1	3,617,218			3,617,218
2018/19	Qtr 2	3,617,218			3,617,218
2018/19	Qtr 3	3,617,218			3,617,218
2018/19	Qtr 4	3,617,218		45,741	3,571,477
2019/20	Qtr 1	3,571,477	1,900,339	33,866	5,437,950
2019/20	Qtr 2	5,437,950	553,213	62,432	5,928,731
2019/20	Qtr 3	5,928,731	1,181,154	42,028	7,067,857
2019/20	Qtr 4	7,067,857	1,844,361	68,393	8,843,825
2020/21	Qtr 1	8,843,825	533,187	50,187	9,326,825
2020/21	Qtr 2	9,326,825	365,286	23,847	9,668,264
2020/21	Qtr 3	9,668,264	308,288	2,335,028	7,641,524
2020/21	Qtr 4	7,641,524	662,671	1,404,924	6,899,271
2021/22	Full Year	6,899,271	6,309,718	191,061	13,017,928