



Joint Strategic Sub-Committee (Adur)
27 September 2023

ADUR & WORTHING COUNCILS

Key Decision [Yes/No]

Ward(s) Affected: All

Financial Performance 2022/23 - Capital and Projects Outturn

Report by the Director for the Director for Digital, Sustainability & Resources

Executive Summary

1. Purpose

- 1.1 This report outlines the financial monitoring position for the end of the 2022/23 financial year for capital schemes included in the capital programmes of the Joint Strategic Committee and Adur District Council.
- 1.2 Information is also provided in respect of capital receipts for the constituent authority.
- 1.3 The following appendices have been attached to this report:

Appendix 1: Adur District Council Outturn Summary

Appendix 2: Adur District Council Sale Proceeds

Appendix 3: Invest to save scheme - final position

2. Recommendations

- 2.1 The Joint Strategic Sub-Committee is asked:

- i) Note the outturn position for 2022/23

- ii) To **recommend** that Adur District Council at its Council meeting on 19th October 2023:
 - (a) To note the overall capital final outturn for 2022/23.
 - (b) Agree the net carry over of General Fund Capital underspends for Adur District Council as detailed in paragraphs 5.4.
 - (c) Approve the financing of the Adur District Council 2022/23 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.1 and 5.2.
 - (d) Approve the carry forward of Council resources underspends to fund budget pressures as detailed in paragraph 4.2.2. and summarised in paragraph 5.4.
- iii) To note the final projected benefit from completed invest to save schemes as outlined in Appendix 3.

3. CONTEXT

- 3.1 The monitoring of capital budgets has been reported to the Joint Strategic Sub-Committee three times during the year.
- 3.2 In accordance with the Councils' Capital Strategy, the Joint Capital Working Group oversees the development, implementation and progress of both Councils' Capital Investment Programmes.
- 3.3 Full summaries of the outturn of all the schemes in the 2022/23 Capital Investment Programmes are available from the Councils' Joint Intranet and highlight:

Schemes not progressing satisfactorily or where there are financial issues	Red
Schemes where progress is being closely monitored	Amber
Schemes progressing well	Green
Schemes where progress is beyond officers' control	#
Schemes with financial issues	£
Schemes where progress has improved	↑
Schemes where progress has deteriorated	↓

4. 2022/23 Outturn

- 4.1 Overall performance against the programme can be summarised as follows:

Capital Outturn - Summary of Progress:	Adur	Status
Schemes where the Councils have experienced significant challenges or where financial issues have been identified	1	Red
Schemes where progress is being closely monitored	14	Amber
Schemes progressing well	46	Green
Schemes completed	17	
Total Schemes:	78	

4.2 Successes and challenges in the 2022/23 programme

4.2.1 A number of significant schemes have been delivered this year, with real and visible impact across our area.

Again, the programme has been delivered successfully last year with less than 2% of schemes presenting any significant issues. Highlights include:

Joint initiatives:

- i) Grants for disabled adaptations were awarded to 96 households in Adur.
- ii) WorkspacesAW, a programme of works to refurbish the Town Hall in Worthing, improve facilities in Portland House and improve our IT infrastructure began in 2020/21. The initiative has rationalised our use of office accommodation enabling the Councils to share space with NHS partners. This project when completed will save the Council £405,000 per year in property costs before debt charges. Efficiency works were also completed to windows to reduce energy wastage and reduce the Council's carbon footprint. Appendix 3 contains details of the final position on the project.
- iii) **Information and Communications Technology - Digital Programme**

The Joint Services Digital Programme has progressed well and the following projects are close to completion for 2023/24 as the timescales have extended slightly due to the nature of IT works;

CRM System
Ultrafast Network / Gigabit Project
Wifi Upgrade / Network Refresh
Cloud Migration

Adur District Council schemes:

- i) The redevelopment of Albion Street to provide 49 new affordable homes progressed. The contractor is on site with works expected to finish in September 2023.
- ii) The hidden homes scheme to replace disused garage spaces with affordable homes is underway with the majority of sites to be completed in 2023/24 and all sites are expected to be completed in 2024/25.
- iii) A housing development scheme to build new temporary accommodation at the South Street Car Park site is underway with planning and procuring stages to be completed in 2023/24 with an anticipated completion date in 2024/25.

iv) Improvements to Council Dwellings included:

- Boiler replacements.
- Fire Safety Works to flats front entrance doors
- Disability adaptations to provide access and improve facilities
- Major repairs to void properties to enable them to be relet
- Electrical works testing and replacements
- Smoke detector installations

v) Play area improvements have been made to the following sites:

- Lancing Manor
- Southwick Recreation Ground
- Buckingham Park
- Larkfield Play Area
- Cromleigh Park
- Adur Recreation Ground

4.2.2 However, there were some challenges faced by the Councils. The following schemes have been identified as having financial issues at 31st March 2023:

i) Lancing Manor Leisure Centre - External cladding and flat roof renewal

Tenders for the scheme have come in £260,000 above initial estimates due to rising material and labour costs. These additional costs will be funded in the 2023/24 Capital Investment Programme through a newly approved PID

4.2.3 In addition to the above schemes which have financial issues, the following schemes have provided challenges:

i) **Grants to Registered Social Landlords for the provision of affordable housing**

Officers are in constant discussion with Registered Social Landlords regarding possible contributions to housing developments although it has again proved difficult to identify developments to fund in 2022/23. One grant to Hyde Housing was agreed in 2019 and the grant payment was finally made in 2023/24.

ii) **Adur District Council Buckingham Park - Contribution to Shoreham Rugby Club to part fund a replacement pavilion**

In December 2014 the Joint Strategic Committee agreed in principle to contribute £150,000 S106 receipts and £22,000 Council resource funding to be used as match funding to help secure additional external funding to replace the existing pavilion in Buckingham Park.

The Council team are working with the Rugby Club and Cricket Club representatives to explore funding solutions. Options are currently being considered by Council Officers with a report expected in the Autumn to outline options for this important project.

iii) **Eastbrook Manor Community Centre - Building Fabric Repairs and External Improvements**

Financing issues were resolved last year but negotiations with a new proposed tenant broke down leading to delays in the project. The new plans have been considered and works are expected to begin in 2023/24.

4.3 **Adur District Council Capital Outturn – All Portfolios**

4.3.1 The capital investment programme for all Adur Portfolios was originally estimated at £87,646,020. Subsequent approvals and reprofiling of budgets to and from 2023/24 produced a total current budget of £19,733,680.

4.3.2 Actual expenditure in the year totalled £13,717,080, a variance of £6,016,600 on the current estimate, comprising of a net carried forward budget to 2023/24 of £5,879,640 and a net underspend of £136,960. Individual Portfolio expenditure was as follows:

	Current Estimate £	Actual Outturn £
General Fund and Housing Revenue Account:		
E.M. for Environment	1,076,170	624,080
E.M. for Health and Wellbeing	138,460	980
E.M. for Customer Services		
- General Fund	2,517,210	1,473,700
- Housing (HRA) Investment Programme	14,005,890	10,212,280
E.M. for Regeneration	691,590	420,980
E.M. for Resources	1,304,360	985,060
TOTAL	19,733,680	13,717,080

4.3.3 The major scheme variations are listed in Appendix 1 of this report. However, members should be aware that the main issues contributing to the level of reprofiling were:

- Reprofiling of £43.4m of the Strategic Property Investment Fund. This budget will only be spent if suitable properties for investment or development options are identified.

4.3.4 The remaining usable capital receipts held at 31st March 2023 totalled £4,027,489. To be utilised as follows:

- Ring-fenced Shoreham Renaissance Funds £95,936
- Ring-fenced for Affordable Housing (LASHG) £140,476
- Housing Revenue Account – Capital Investment £3,745,696
- Ring-fenced for Revenue funding under Flexibility Powers £38,694
- Ring-fenced Empty Property Loans and Grants £6,687

4.3.5 Proceeds from sale of assets in 2022/23 are analysed in Appendix 2.

4.3.6 HRA Right to Buy Capital Receipts

2012/13 was the first year of the significant increase in discount for tenants introduced by the government as part of reinvigorating 'Right To Buy' (RTB). In 2022/23, 7 properties were sold. The financial impact is detailed below:-

Analysis of movement in RTB receipts	£'000	£'000
Balance brought forward as at 31st March		2,773
Receipts generated in year	1,483	
Less: Administration costs deducted from the capital receipts	-11	
Net receipts generated in year	1473	
Use of receipts to finance the capital programme	-500	
Increase in receipts retained by the HRA		973
Balance carried forward as at 31st March		3,746

Analysis of RTB receipts	£'000
Capital receipts which can be used for any purpose	1,541
Capital receipts which are to be used for new affordable dwellings*.	2,205
Balance carried forward as at 31st March	3,746

* These receipts must be spent on the delivery of new affordable homes. Only 40% of the cost of any new build can be financed from these receipts, and they must be spent in a five year time frame. These receipts are currently allocated to the development at Albion Street.

5. Issues for consideration

Adur District Council:

5.1 Adur District Council capital expenditure in 2022/23 was financed as follows:

	£	£
General Fund Schemes Financing:		
Government Grants	1,021,650	
Prudential Borrowing	2,026,520	
Capital Receipts		
- General fund schemes	94,290	
- Flexible Use of receipts	165,700	
S106 Contributions	65,940	
External Contributions	100,520	
Revenue Contributions / Reserves	30,180	
TOTAL GENERAL FUND FINANCED		3,504,800
Housing Revenue Account Capital Investment Programme Financing:		
Major Repairs Reserve	3,154,030	
Capital Receipts	500,000	
Prudential Borrowing	5,552,230	
Government Grants	1,006,020	
TOTAL ADUR HOMES FINANCED		10,212,280
TOTAL OVERALL FINANCED		13,717,080

5.2 The Joint Strategic Sub-Committee is asked to recommend that the Council approve the overall financing of the 2022/23 capital programme, and the utilisation of £759,990 usable capital receipts in the funding of the 2022/23 capital programme.

5.3 The Joint Sub-Committee is also asked to recommend to Adur District Council to approve the Capital Flexibilities Strategy detailed below.

2022/23 savings programme - Project	Overall annual saving generated £	Adur District Council				Amount of capital receipts used £	Nature of expenditure
		Annual saving %	Annual saving £	Financial year			
- Accommodation project NWOW phase 2	210,000	40	84,000	2022/23 Estimate	5,840	Project management, removal and minor works costs	
- Digital rapid improvement programme	177,640	40	71,060	2022/23 Estimate	5,910	Digital systems design, development and project management	
- Organisational redesign	250,000	40	100,000	2022/23 Estimate	137,010	HR support and delivery manager (who will also support the digital improvement programme). Associated Statutory departure costs	
- Service redesign	400,000	40	160,000	2022/23 Estimate	9,980	Departure costs	

5.4 Approval is requested to carry over to 2023/24 and bring forward from 2023/24 certain budgeted expenditure where spending patterns have changed since the 3rd Quarter Monitoring, as detailed in Appendix 1.

	Carried Forward To 2023/24 £
Executive Member Environment	470,570
Executive Member for Customer Services	
- General Fund	1,332,150
- Adur Homes Capital Investment Programme	3,811,200
Executive Member for Health and Wellbeing	137,470
Executive Member for Regeneration	206,570
Executive Member for Resources	457,600
TOTAL CARRIED FORWARD TO 2023/24	6,415,560

	Brought Forward to 2022/23 £
Executive Member for Environment	11,020
Executive Member for Customer Services	348,530
- Adur Homes Capital Investment Programme	17,630
Executive Member for Resources	158,740
TOTAL BROUGHT FORWARD TO 2022/23	535,920
NET CARRIED FORWARD TO 2023/24	5,879,640

5.5 The significant budget variations and budget reprofiles in the 2022/23 capital investment programme have been detailed in Appendix 1.

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SUSTAINABILITY AND RISK ASSESSMENT

1. ECONOMIC

- The capital programme prioritisation model awards points for capital project proposals that impact positively on the economic development of our places or the economic participation of our communities.

2. SOCIAL

2.1 Social Value

- The capital programme prioritisation model awards points for capital project proposals that impact positively on our communities.

2.2 Equality Issues

- The capital programme prioritisation model awards points for capital project proposals that address DDA requirements and reduce inequalities.


3. Environmental

- The management, custodianship and protection of our natural resources are considered when capital schemes are assessed for inclusion in the Councils' Capital Investment Programme.


4. Governance

- The Councils' priorities, specific action plans, strategies or policies are considered when capital schemes are assessed for inclusion in the Councils' Capital Investment Programmes.
- The Councils' reputation or relationship with our partners or community is taken into account when capital schemes are assessed for inclusion in the Councils' Capital Investment Programmes.
- Resourcing, risk management (including health and safety) and the governance of either Council are fully considered during the preparation of the Councils' Capital Investment Programmes.


**APPENDIX 1 - ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2022/23 - CUSTOMER SERVICES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Adur Homes Capital Works Programme 2022/23 Programme of works:</p> <ul style="list-style-type: none"> i) External works programme: Beachcroft Court completed September 2022 ii) Southwick Estate Remedial Works iii) Frazor Court Roof Replacement iv) Door entry systems v) Millfield external works vi) Nelsons Close - Preparatory Works vii) Manor Court - Preparatory Works viii) General Stock Window / door replacement ix) Warren Court Balconies x) Blacksmith's crescent roof replacements xi) Essential boiler replacements ongoing. xii) Fire Safety works: Fire doors replacements, smoke detection, electrical works, general needs fire safety works and sheltered housing fire alarms ongoing and will continue in 2022/23. xiii) Responsive Capital repairs - Urgent capital repairs identified in advance of planned capital works xiv) Major repairs to void properties to enable them to be re-let have been undertaken. xv) De-carbonisation schemes <ul style="list-style-type: none"> a) Shadwells Court - Installation of solar panels b) Tollbridge House - Installation of a ground source heat pump c) Shadwells Court - Installation of a ground source heat pump 		5,487,380	3,643,184	(1,844,196)	1,844,160


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<p>Adur Homes Development of Properties</p> <p>i) Albion Street Redevelopment - Works are now on site with but have been further delayed due to material and labour shortages. Delivery now anticipated by the end of 2023/24.</p> <p>ii) Hidden Homes - The Council is progressing with 8 sites. Construction has started on 5 sites and construction is expected to begin in the near future for the remaining 3.</p> <p>iii) Ashcroft Redevelopment - Planning approval received Report to be submitted to release the full cost of the development.</p>		8,518,510	6,569,098	(1,949,412)	1,949,410
<p>Housing</p> <p>Disabled Facilities Grants</p> <p>These grants are mandatory and the Council has to approve all eligible grants. All approvals are for 12 months and works can be undertaken at any time in this period. Brought forward of £76,370 budget is requested to fund overspend at 31 March 2023. The Council has received sufficient Better Care Grant to fund all 2022/23 expenditure.</p>		442,310	518,677	76,367	(76,370)
<p>Home Repair Assistance Grants</p> <p>The scheme is demand led; grant approvals are for 3 - 12 months and can be taken up at any time in this period. Carry forward of £25,930 budget requested to fund outstanding commitments at 31 March 2023.</p>		60,210	34,274	(25,936)	25,930
<p>Community Alarms</p> <p>Project is demand led and funded by a revenue contribution</p>		60,000	144	(59,856)	-
<p>Affordable Housing Provision</p> <p>A £720,000 Grant is approved to the Hyde Group for the provision of 14 rented units. Legal preparing the agreement. Carry forward requested to fund the grant in 23/24.</p>		720,000	-	(720,000)	720,000


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CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget €	2022/23 Spend €	2022/23 (Under-spend)/Overspend €	Budget C/F (Budget B/F) €
<p><i>Redevelopment of properties for emergency and temporary accommodation for the homeless</i></p> <p>i) Refurbishment of 2 properties in Albion Street The project is now complete. Requested brought forward from the unallocated housing development budget to fund the overspend.</p> <p>ii) Development of land at North Road Works in progress to finalise the design to RIBA Stage 2/3 to enable finalisation of the development costs for the full development. currently options are being assessed and completion is still scheduled to finish in 23/24</p> <p>iii) Development of South Street Car Park The planning approval has been granted and is the in planning and procurement stage</p>		548,370	820,521	272,151	(272,160)
		186,320	12	(186,308)	186,300
		500,000	100,075	(399,925)	399,920
TOTAL - Customer Services		16,523,100	11,685,986	(4,837,114)	4,777,190


**APPENDIX 1 - ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2022/23 - ENVIRONMENT
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget	2022/23 Spend	2022/23 (Under-spend)/ Overspend £	Budget C/F (Budget B/F) £	
Car Parks Vehicle Incursion Measures - At the procurement stage with works begun early 23/24.		65,000	-	(65,000)	65,000	
Grounds Maintenance a) Equipment b) Vehicles and Large equipment		116,640	73,653	(42,987)	42,980	
Parks and Open Spaces Buckingham Park a) Fencing, footpaths and disability access adaptations - The fencing is now complete, delays in footpaths due to delivery lead times. b) Hard standing area and equipment - The scheme is now complete		68,660	41,882	(26,778)	34,360	
Play Area Improvements a) Replacement equipment b) Replacement of signage c) Replacement fencing and ground works d) Landscape adaptations		486,550	345,123	(141,427)	124,250	
Southwick Football Club Rectification of defects to buildings, floodlighting and walling. Demolition complete, external funding being sort for building works		100,000	3,797	(96,203)	96,200	
Wadurs Swimming Pool DDA accessible entrance doors Works to begin and complete in 2023/24.		33,600	-	(33,600)	33,600	
Completed schemes and Miscellaneous Minor Variations		205,721	159,620	(46,101)	63,160	
TOTAL - Environment			1,076,171	624,076	(452,095)	459,550


**APPENDIX 1 - ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2022/23 - HEALTH AND WELLBEING
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget	2022/23 Spend	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
Eastbrook Community Centre Multi Use Games Area and Fabric works	#	55,000	-	(55,000)	55,000
Shoreham Centre Accessible Toilets - Project tendered and works expected to begin shortly		50,000	-	(50,000)	50,000
Completed schemes and Miscellaneous Minor Variations		33,460	981	(32,479)	32,470
TOTAL - Health & Well-Being		138,460	981	(137,479)	137,470


**APPENDIX 1 - ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2022/23 - REGENERATION
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget	2022/23 Spend	2022/23 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Coast Protection Works					
i) Strategic monitoring project for the South East - Partnership scheme administered by New Forest District Council		87,080	25,272	(61,808)	-
ii) Shoreham Harbour Walls Project - Final costings and tendering due early 2023/24. Report to be taken to JSC prior to public consultation		388,160	265,200	(122,960)	122,960
Land Drainage					
Realignment of the ditch and stabilization of banks in the vicinity of Larkfield Playing Field, Lancing - Complete		50,100	52,056	1,956	-
Public Realm Improvements					
i) Southwick Square improvements. Works underway, completion expected 2023/24.		161,250	78,455	(82,795)	78,610
ii) Monks Rec Railings - Complete					
iii) Sompting and Lancing Dog Agility Park. Majority of works complete. However, issues with supplies have delayed the signage install.					
iv) Sompting Public Space improvements Phase 2. Scheme initially delayed by WSCC licensing but signage and benches to be installed in 2023/24.					
Completed schemes and Miscellaneous Minor Variations		5,000	-	(5,000)	5,000
TOTAL - Regeneration		691,590	420,982	(270,608)	206,570

**APPENDIX 1 - ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2022/23 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Administration Buildings					
<i>Commerce Way</i> Female showers - Work under way to be completed early 2023/24 Refurbishment of offices - Complete		125,000	101,042	(23,958)	23,950
<i>Shoreham Centre</i> Installation of Air Source Heat Pumps - Main works approaching completion. Completion due in 2023/24. <i>Town Hall and Portland House</i>		232,130	163,310	(68,820)	68,820
New ways of working almost complete with staff relocated to the town hall and Portland house excess space rented out to the NHS.		209,610	187,922	(21,688)	21,680
Information and Communications Technology					
<i>Digital Strategy</i> i) Corporate ICT hardware and infrastructure replacement programme - Complete. ii) Environmental Health System - Invoice to be received 2023/24 iii) Google migration - Servers moved the cloud, further migration to continue in 2023/24. iv) Cloud hosting environments set up. Complete. v) COSSH Management System - To be purchased in 2023/24.		208,420	162,726	(45,694)	45,690
<i>Extension of Ultrafast Fibre Network</i> Fibre rollout to homes continues to be delivered but the progress to Adur and Worthing sites (including Public Sector Network sites) is slower than expected due to City Fibre delays in planning routes and then obtaining the appropriate permits and wayleaves. The Fibre Exchange is waiting on a 2nd backhaul circuit to provide resilience. There are also delays to procurement of firewalls due to global supply chain issues for network components. This has resulted in an underspend on the forecast spend for 2022/23 and request for carry forward of budget to complete the project. Timescales are now extended and the project is expected to complete June 2023.		269,170	130,008	(139,162)	139,160

**APPENDIX 1 - ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2022/23 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under-spend)/ Overspend £	Budget C/F (Budget B/F) £
<p>Network Refresh Project This is a very complex programme of work with a number of dependencies on other projects and involving multiple suppliers. Equipment purchased in 2021/22 and installed 2022/23. Council wifi connection changed to the Gigabit. Project close to completion and will be completed in 2023/24</p>		98,460	72,487	(25,973)	25,970
<p>Flexible Powers Funding for revenue expenditure Breakdown as listed in the report and to be finance by capital receipts</p>		-	158,741 -	158,741	(158,740)
<p>Completed schemes and Miscellaneous Minor Variations</p>		161,570	8,821	(152,749)	132,330
TOTAL - Resources		1,304,360	985,057	(319,303)	298,860
TOTALS - ALL EXECUTIVES		19,733,681	13,717,082	(6,016,599)	5,879,640

FINAL ACCOUNTS 2022/23		
Analysis of Capital Receipts		
	£	£
A. GENERAL FUND		
1. Grant Repayments:		
Housing Renewal Grants	1,863	
2. Equipment Sales:		
Sale of Equipment and Vehicles	15,628	
		17,491
B. HOUSING REVENUE ACCOUNT		
1. Council House Sales:		
Houses and Flats	1,465,700	
Lease Extensions	17,446	
2. Less Admin Fees:	(10,427)	
		1,472,719
TOTAL CAPITAL RECEIPTS		1,490,210

Invest to save schemes - Completed schemes

The Joint Strategic Committee approved an invest to save scheme to release space at Portland House which would then be rented to NHS partners enabling the Council to reduce its accommodation footprint and associated costs.

Phase 1 of the refurbishment project completed in January 2023, this was then extended to phase 2 which created additional space for our partners.

As part of the overall project the Council also undertook a number of energy efficiency measures designed to improve the carbon footprint of both buildings. These were part-funded by a grant from the Public Sector Decarbonisation Fund.

Overall the refurbishment cost £3.1m

	£
Total cost	3,120,400
Funded from:	
Grants	198,000
Contribution from tenant	234,000
Capital receipts	146,570
Borrowing	2,541,830

The investment generated a net savings of £357,000 which was marginally more than the original amount expected of £400,290.

	£
Rental income	281,290
Net saving in building costs	304,800
Overall saving in accommodation costs	586,090
Less: Financing costs	-170,510
Less: Room booking system	-10,000
Net annual saving	405,580

The saving was allocated as follows between the two Councils:

- Adur £162,230
- Worthing £243,350