



ADUR & WORTHING COUNCILS

Joint Strategic Committee
7 July 2020
Agenda Item 9

Key Decision [~~Yes~~/No]

Ward(s) Affected: All

Financial Performance 2019/20 - Capital and Projects Outturn

Report by the Director for the Director for Digital & Resources

Executive Summary

1. Purpose

- 1.1 This report outlines the financial monitoring position for the end of the 2019/20 financial year for capital schemes included in the capital programmes of the Joint Strategic Committee, Adur District Council and Worthing Borough Council.
- 1.2 Information is also provided in respect of capital receipts for the 2 constituent authorities.
- 1.3 The following appendices have been attached to this report:

Appendix 1: Adur District Council Outturn Summary

Appendix 2: Worthing Borough Council Outturn Summary

Appendix 3: Adur District Council Sale Proceeds

Appendix 4: Worthing Borough Council Sale Proceeds

2. Recommendations

- 2.1 The Joint Strategic Committee is asked:

- i) Note the outturn position for 2019/20

- ii) To **recommend** that Adur District Council at its Council meeting on 16th July 2020:
 - (a) Note the overall capital final outturn for 2019/20.
 - (b) Agree the net carry over of General Fund Capital underspends for Adur District Council as detailed in paragraphs 5.3.
 - (c) Approve the financing of the Adur District Council 2019/20 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 and a contingency budget as detailed in paragraph 4.2.2. and summarised in paragraph 5.6.
- iii) To **recommend** that Worthing Borough Council at its Council meeting on 14th July 2020:
 - (a) Note the overall capital final outturn for 2019/20.
 - (b) Agree the net carry over of General Fund Capital underspends for Worthing Borough Council as detailed in paragraph 5.10.
 - (c) Approve the financing of the Worthing Borough Council 2019/20 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.7 and 5.8.
 - (d) Approve the carry forward of Council resources underspends to fund budget pressures as detailed in paragraph 4.2.2. And to fund a contingency budget as detailed in paragraph 5.13 and summarised in paragraph 5.14.
 - (e) Approve the use of capital receipts to fund redundancy costs associated with the Environmental Services restructure and the resulting Capital Flexibilities Strategy as detailed in paragraph 5.9.

3. CONTEXT

- 3.1 The monitoring of capital budgets has been reported to the Joint Strategic 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 2019/20 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. 2019/20 Outturn

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

Capital Outturn - Summary of Progress:	Adur	Worthing	Status
Schemes where the Councils have experienced significant challenges or where financial issues have been identified	2	3	Red
Schemes where progress is being closely monitored	15	24	Amber
Schemes progressing well	20	30	Green
Schemes completed	23	33	
Total Schemes:	60	90	

4.2 Successes and challenges in the 2019/20 programme

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

Again, the programme has been delivered successfully year with less than 5% of schemes presenting any significant issues. Highlights include:

Joint initiatives:

- i) Grants for disabled adaptations were awarded to 64 households in Adur and 144 households in Worthing.
- ii) Both Councils invested in new commercial property to provide sustainable income for the future.

Adur District Council schemes:

- iii) The construction of a new office block on the old Civic Centre car park site commenced in 2018/19 and completed April 2019. This provides 25,000 sq m of new office accommodation to provide high quality employment space in the local area.
- v) The redevelopment of Albion Street to provide 44 new affordable homes progressed. Discussions are ongoing with the preferred building contractor with a view to agreeing a final contract sum. Further site investigations are being completed to enable the works.
- vi) The redevelopment of Cecil Norris House has continued. There was a 3 week delay due to Covid 19 restrictions but work has now restarted on site.
- vi) 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
 - Kitchen and bathroom refurbishments
 - Smoke detector installations

Worthing Borough Council schemes:

- i) Following the demolition of the Teville Gate car park, the new surface car park works were completed early June 2019.
- ii) Worthing Borough Council purchased 2 sites for temporary and emergency accommodation in 2018/19 and refurbishment and redevelopment work is now in progress:

Downsview Road Site - Phase 1 (9 flats) construction completed May 2020 and are currently being furnished with a view to letting in June 2020. Phase 2 (8 flats) contracts have been signed with the contractor who is currently undertaking detailed design and discharging of pre-commencement conditions. Start on site is expected July 2020.

Rowlands Road Site - Contracts have been signed to deliver 19 homes for temporary accommodation. Minor enabling and investigation works to start on 8th June 2020 with a formal start on site 20th July 2020.

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 2020:

i) **Adur District Council - Enhancements to Lower Beach Road (Riverside) Car Park**

This project was originally delayed by West Sussex County Council (WSSCC) Traffic Regulation Orders (TROs) and agreements with WSSCC. The scheme was further delayed by suspension of the final 10% of the works until the Environment Agency's Tidal Walls Coastal Protection Scheme completed.

All the car parking works finally completed October 2018 and the final lighting columns were completed by SSE in 2019/20.

However, the final Road Safety Audit has raised three issues which will need rectification before the scheme is signed off by West Sussex County Council. Liaison with WSSCC is being undertaken but it is anticipated additional works will be required in 2020/21. The estimated cost of the additional works is £30,000 which can be funded from the overall 2019/20 Capital Investment Programme underspend.

ii) **Adur District Council - Wadurs Swimming Pool extension of changing facilities**

The extension of the Swimming Pool changing rooms commenced on site in January 2020. However, during the course of the works the existing flooring was found to be defective and required new floor coverings. This resulted in a contract extension and additional costs to replace the floor estimated at £20,000.

The works were almost completed and then had to be put on hold due to the Covid 19 restrictions. The works have subsequently been completed.

In addition to the new floor costs, as a result of the financial pressures on leisure providers from the Covid 19 restrictions, it is now unlikely that the contribution of £17,000 will be received.

The total estimated shortfall in funding is now £37,000 which can be funded from the overall 2019/20 Capital Investment Programme general underspend.

iii) **Adur District Council and Worthing Borough Council Partnership Scheme - Wheeled Bin Replacements**

As previously reported to the Joint Strategic Committee in the Capital quarterly monitoring reports the change to alternate weekly collections

of refuse and recycling has increased the demand for larger refuse and recycling bins, resulting in an overspend in the Capital Investment Programmes.

The Joint Strategic Committee approved in the 2nd Quarter Monitoring Report, approved the transfer of the budget of £56,000 for one replacement ride on mower to fund the overspend. However, a review of all the Councils' vehicles resulted in this replacement now being required. However, the replacement of a street cleaning 4 tonne compact sweeper is not required and it is recommended that the budget of £69,000 is transferred to fund the final overspend on the purchase of wheeled bins, funded as follows:

	£
2019/20 Spend	121,796
Funded by:	
Transfer of compact sweeper budget	69,000
Revenue Contribution	32,796
Capital Budget	20,000

iv) **Worthing Borough Council - Fire prevention works to pier, southern pavilion and seafront amusements**

The installation of the fire main and the sewerage pipe completed in 2019/20. However, the installation of a new sprinkler system to the buildings now requires a new dedicated water supply and associated pipework which had not been included within the budget. The total cost of these works is estimated at £810,000 but the actual costs will not be known until the scheme design has been finalised and tendered.

The possible budget pressure has previously been reported and currently £50,000 has been ring-fenced from the contingency budget.

Sprinkler System:	£
Current budget	483,800
Overspend from sewerage pipe	-30,760
Ring-fenced contingency	50,000
 Total Budget Available	 <u>503,040</u>
 Current estimated scheme costs	 810,000
Current estimated shortfall	306,960

Costs are currently being compiled prior to a report being submitted for the approval of the scheme and consideration of the additional funding required.

v) **Worthing Borough Council - Richmond Room replacement of roof**

The 2019/20 Capital Investment Programme included a budget of £23,770 for the replacement of the Richmond Room roof. Since this time the extent of the work needed has been reviewed. The estimates are now out of date and current indications are that it will cost £60,000 to replace the roof, a shortfall of £36,230.

The scheme is to be tendered to establish the costs required to replace the roof prior to approval of the scheme at which time additional resources will be requested.

It is recommended that a contingency of £36,230 is carried forward to 2020/21 to fund the estimated shortfall.

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

i) **Acquisition of Emergency Interim or Temporary Accommodation for the homeless (Invest to Save Scheme) - Adur District Council**

The 3 year Capital Investment Programme includes budgets for the purchase of new temporary and emergency accommodation for Adur District Council.

Adur District Council is actively reviewing options to acquire land within Adur for the development of temporary and emergency accommodation and is in discussion with partners such as WSCC regarding the possibility of a joint development on vacant sites, but finding suitable properties is providing a challenge.

However, the Council has agreed to refurbish the two semi-detached houses at Albion Street to provide good quality temporary and emergency accommodation in 2020/21.

ii) **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, and one grant was made to Worthing Homes to convert a property to provide 4 units. However, it has proved difficult to identify further developments to fund in 2019/20.

iii) **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 Shoreham Rugby Club have so far been unsuccessful in raising all the additional funds required to commence the project. The Club has revised the design of the new pavilion to reduce the costs, but external funding is still required. Options are now being discussed as to how this scheme is to be progressed.

4.3 Adur District Council Capital Outturn – All Portfolios

4.3.1 The capital investment programme for all Adur Portfolios was originally estimated at £36,723,620. Subsequent approvals and reprofiling of budgets to and from 2019/20 produced a total current budget of £71,972,440.

4.3.2 Actual expenditure in the year totalled £60,269,978, a variance of £11,702,462 on the current estimate, comprising of a net carried forward budget to 2020/21 of £10,748,430 and a net underspend of £954,032. Individual Portfolio expenditure was as follows:

	Current Estimate £	Actual Outturn £
General Fund and Housing Revenue Account:		
E.M. for Environment	1,497,170	1,151,371
E.M. for Health and Well-Being	222,740	123,914
E.M. for Customer Services		
- General Fund	8,161,930	7,565,792
- Housing (HRA) Investment Programme	6,080,600	3,859,549
E.M. for Regeneration	4,245,350	3,482,200
E.M. for Resources	51,764,650	44,087,151
TOTAL	71,972,440	60,269,978

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:

- Reprofitting of £6.5m of the Strategic Property Investment Fund. This budget will only be spent if suitable properties for investment are identified.
- The impact of Covid 19 on the delivery of a number of schemes within the programme.

4.3.4 The remaining usable capital receipts held at 31st March, 2020 totalled £3,454,246. To be utilised as follows:

• Ring-fenced Shoreham Renaissance Funds	£149,733
• Ring-fenced for Affordable Housing (LASHG)	£140,476
• Housing Revenue Account – Capital Investment	£3,073,830
• Ring-fenced for Housing Renewal Grants	£1,683
• Ring-fenced Empty Property Loans and Grants	£25,825

4.3.5 Proceeds from sale of assets in 2019/20 are analysed in Appendix 3.

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 2019/20, 12 properties were sold. The financial impact is detailed below:-

Analysis of movement in RTB receipts	£'000	£'000
Balance brought forward as at 31st March		2,629
Receipts generated in year	1,586	
Less: Administration costs deducted from the capital receipts	-15	
Capital receipts passed to MHCLG as part of pooling arrangement	-384	
Net receipts generated in year	1,187	
Use of receipts to finance the capital programme	-742	
Increase in receipts retained by the HRA		445
Balance carried forward as at 31st March		3,074

Analysis of RTB receipts	£'000
Capital receipts which can be used for any purpose	1,948
Capital receipts which are to be used for new affordable dwellings*.	1,126
Balance carried forward as at 31st March	3,074

- * These receipts must be spent on the delivery of new affordable homes. Only 30% of the cost of any new build can be financed from these receipts, and they must be spent in a three year time frame. These receipts are currently allocated to the developments at Albion Street and Cecil Norris House.

4.4 Worthing Borough Council Capital Outturn – All Portfolios

4.4.1 The Worthing capital investment programme for all Portfolios was originally estimated at £32,203,430. Subsequent approvals and reprofiling of budgets to and from 2019/20 produced a total current budget of £66,389,870.

4.4.2 Actual expenditure in the year totalled £64,485,698 a reduction of £1,904,172 on the revised estimate, comprising of a net carry forward of £1,604,330 and a net underspend of £299,842. Individual Portfolio expenditure was as follows:

	Revised Estimate £	Actual Outturn £
General Fund Other Services:		
E.M. for Customer Services		
- Housing	3,954,570	3,460,938
- Other Schemes	325,950	170,620
E.M. for Environment	3,524,320	2,422,644
E.M. for Health and Well-Being	126,640	63,479
E.M. for Regeneration	2,766,360	2,383,605
E.M. for Resources	55,692,030	55,984,413
TOTAL	66,389,870	64,485,698

4.4.3 The major scheme variations are listed in Appendix 2. Covid 19 contributed this year to the level of reprofiling identified.

4.4.4 The remaining usable capital receipts held at 31st March, 2020 totalled £2,183,301. To be utilised as follows:

- Ring-fenced for Coast Protection £88,800
- Ring-fenced for Affordable Housing (RTB Clawback Receipts) £1,724,331
- Ring-fenced for Empty Property grants and loans £12,187
- Ring-fenced for the flexible use of capital receipts. £357,982

4.4.5 The balance on the General Fund Capital Expenditure Reserve at 31st March, 2020 is £29,658.

4.4.6. Proceeds from the sale of assets in 2019/20 are analysed in Appendix 4.

5. Issues for consideration

Adur District Council:

5.1 Adur District Council capital expenditure in 2019/20 was financed as follows:

	£	£
General Fund Schemes Financing:		
Government Grants	7,749,091	
Prudential Borrowing	44,967,428	
Capital Receipts		
- General fund schemes	52,946	
S106 Contributions	288,911	
Other Contributions	3,284,719	
Revenue Contributions / Reserves	67,334	
TOTAL GENERAL FUND FINANCED		56,410,429
Housing Revenue Account Capital Investment Programme Financing:		
Major Repairs Reserve	2,018,185	
Capital Receipts	742,339	
S106	176,550	
Prudential Borrowing	191,225	
Government Grants	731,250	
TOTAL ADUR HOMES FINANCED		3,859,549
TOTAL OVERALL FINANCED		60,269,978

- 5.2 The Joint Strategic Committee is asked to recommend that the Council approve the overall financing of the 2019/20 capital programme, and the utilisation of £795,285 usable capital receipts in the funding of the 2019/20 capital programme.
- 5.3 Approval is requested to carry over to 2020/21 and bring forward from 2020/21 certain budgeted expenditure where spending patterns have changed since the 3rd Quarter Monitoring, as detailed in Appendix 1.

	Carried Forward To 2020/21 £
Executive Member Environment	419,990
Executive Member for Customer Services	
- General Fund	729,640
- Adur Homes Capital Investment Programme	2,221,040
Executive Member for Health and Wellbeing	30,360
Executive Member for Regeneration	768,680
Executive Member for Resources	6,618,690
TOTAL CARRIED FORWARD TO 2020/21	10,788,400

	Brought Forward to 2019/20 £
Executive Member for Resources	39,970
TOTAL BROUGHT FORWARD TO 2019/20	39,970
NET CARRIED FORWARD TO 2020/21	10,748,430

- 5.4 The significant budget variations and budget reprofiles in the 2019/20 capital investment programme have been detailed in Appendix 1.
- 5.5 In addition to the carry forward of existing budgets to finish approved projects in 2020/21, permission is also sought to utilise the capital resources from the overall underspend in the 2019/20 Capital Investment Programme

to fund budget pressures in 2020/21 as detailed in paragraph 4.2.2. and summarised below:

- 5.6 It is also recommended that the remaining Council capital resources funding underspend, after funding of the above budget pressures, of £67,650 is carried forward to 2020/21 as an additional contingency for:
- i) High priority capital expenditure identified which cannot wait for the next bidding round for inclusion in the 3 Year Capital Investment Programme.
 - ii) Budget pressures that emerge as capital schemes progress. This could be due to additional works being identified as the work is evaluated or in progress.

Lower Beach (Riverside) Car Park – Enhancements	£ 30,000
Wadurs Swimming Pool - Extension of changing rooms and replacement of boiler and plant	37,000
C/f for unforeseen overspends and priority unbudgeted schemes	67,650
Total proposed c/f from underspend	134,650

Worthing Borough Council

- 5.7 Worthing Borough Council capital expenditure in 2019/20 was financed as follows:-

	£	£
Usable Capital Receipts		
- Housing	1,964,835	
- Other General Fund	260,045	
- Flexible Use of Capital Receipts	22,093	
		2,246,973
Prudential Borrowing	59,555,246	
Grants and Contributions	2,486,278	
Revenue Contributions	197,201	
		62,238,725
TOTAL CAPITAL FINANCED		64,485,698

- 5.8 The Joint Strategic Committee is asked to recommend that the Council approve the overall financing of the capital programme and the utilisation of £2,246,973 usable capital receipts in the funding of the 2019/20 capital programme.
- 5.9 The Joint Committee is also asked to recommend to Council to approve the Capital Flexibilities Strategy which includes details of the use of capital receipts to fund the redundancy costs associated with the Environmental Services redesign.

Project	Overall annual saving generated £	Worthing Borough Council				Nature of expenditure
		Annual saving %	Annual saving £	Financial year	Amount of capital receipts used £	
Environmental Services Redesign	336,670	62.09	209,040	2018/19	164,432	Redundancy costs and pension strain
				2019/20	22,300	
				2020/21	22,300	
Total	336,670		209,040		209,040	

- 5.10 Approval is requested to carry over to 2019/20 and bring forward from 2019/20 certain budgeted expenditure where spending patterns have changed since the 3rd Quarter Monitoring, as detailed in Appendix 2.

	Carried Forward To 2020/21 £
Executive Member Environment	1,091,840
Executive Member for Customer Services	855,480
Executive Member for Health and Wellbeing	69,350
Executive Member for Regeneration	679,990
Executive Member for Resources	161,700
TOTAL CARRIED FORWARD TO 2020/21	2,858,360

	Brought Forward to 2019/20 £
Executive Member for Customer Services	91,250
Executive Member for Environment	57,240
Executive Member for Regeneration	534,640
Executive Member for Resources	570,900
TOTAL BROUGHT FORWARD TO 2019/20	1,254,030
NET CARRY OVER TO 2020/21	1,604,330

5.11 The significant budget variations and budget reprofiles in the 2019/20 capital investment programme have been detailed in Appendix 2.

5.12 In addition to the carry forward of existing budgets to finish approved projects in 2019/20, permission is also sought to utilise the Councils resources overall underspend in the 2019/20 Capital Investment Programme to fund budget pressures as detailed in paragraph 4.2.2.

5.13 It is also recommended that the remaining Council capital resources funding underspend, after funding of the above budget pressures, of £119,710, is carried forward to 2020/21 as an additional contingency for:

- i) High priority capital expenditure identified which cannot wait for the next bidding round for inclusion in the 3 Year Capital Investment Programme.
- ii) Budget pressures that emerge as capital schemes progress. This could be due to additional works being identified as the work is evaluated or in progress.

5.14 In summary the following approvals are sought:

	£
Richmond Room - Replacement roof	36,230
Seafront fire prevention works	50,000
Contingency for overspends and inflation	119,710
Total allocations requested within this report	205,940

6. Engagement and communication

- 6.1 The purpose of this report is to communicate with stakeholders on the outturn of the Adur District Council and Worthing Borough Council 2019/20 Capital Investment Programmes. Officers of the Council have been consulted with on the progress of the schemes which they are responsible for delivering. The overall progress of the programmes have been considered by the Capital Working Group

7. Financial implications

- 7.1 There are no further financial implications arising from this report as the financing of the Adur District Council and Worthing Borough Council original 2019/20 Capital Investment Programmes was approved by the Councils in December 2018. Subsequent changes have been reported to and approved by the Joint Strategic Committee. The issues considered in this report can all be funded from existing resources.

8. Legal implications

- 8.1 Local Authorities have a statutory duty under section 28 of the Local Government Act 2003, to monitor their income and expenditure against their budget, and be ready to take action if overspends or shortfalls in income emerge.
- 8.2 Section 151 of the Local Government Act 1972 requires the Councils to make arrangements for the proper administration of their financial affairs.
- 8.3 The Secretary of State for Ministry of Housing Communities and Local Government has issued a direction under the Local Government Act 2003 sections 16(2)(b) and 20: treatment of costs as capital expenditure which gives local authorities the continued freedom to use capital receipts from the sale of their own assets (excluding Right to Buy receipts) to help fund the revenue costs of transformation projects and release savings.

Background Papers

- Investing for the future: Capital Programme 2020/21 to 2022/23 - Report to the Joint Strategic Committee dated 3rd December 2019
- Becoming financially sustainable - Capital Strategy 2020/21 - Report to the Joint Strategic Committee dated 9th July 2019.
- Reinvigorating Right to Buy and One for One Replacement - Information for Local Authorities - DCLG
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5937/2102589.pdf

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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 the either Council are fully considered during the preparation of the Councils' Capital Investment Programmes.

**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2019/20 - HEALTH AND WELLBEING
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**


 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2019/20 Current Budget	2019/20 Spend	2019/20 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>DDA Act Improvements <i>Extension of the coastal footpath linking the existing access points along the Shoreham Beach frontage to enable disabled access on to the beach</i> All works have now completed at a contract price lower than originally estimated.</p> <p>Asbestos Management <i>Asbestos surveys and removal from Council Buildings</i> Surveys completed in 2019/20 are being reviewed for any remediation works required to the Council's buildings in 2020/21</p>		170,690	102,223	(68,467)	-
		52,050	21,691	(30,359)	30,360
TOTAL - Health & Well-Being		222,740	123,914	(98,826)	30,360

WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2019/20 - CUSTOMER SERVICES

CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS

<div>  <div> <div>WORTHING BOROUGH</div> <div>COUNCIL</div> </div> </div> <div>Scheme</div>	Scheme Progress	2019/20 Current Budget £	2019/20 Spend £	2019/20 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
Housing <i>Acquisition and development of temporary accommodation for the homeless</i> <p>Downsview Road Site - Phase 1 (9 flats) construction completed 14th May 2019 and the flats are currently being furnished with a view to letting in June 2020.</p> <p>Downsview Road Site - Phase 2 (8 flats) contracts have been signed with the contractor currently undertaking detailed design and discharging of pre-commencement conditions. Start on site is expected in July 2020.</p> <p>Rowlands Road Site - Contracts have been signed to deliver 19 homes for temporary accommodation. Minor enabling and investigation works to start on 8th June 2020 with a formal start on site on 20th July 2020.</p> <p>Sites under negotiation</p>		1,410,000	1,473,934	63,934	(63,930)
<i>Disabled Facilities Grants</i> <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. Carry forward of budget requested to fund outstanding commitments at 31st March 2020. The Council has received sufficient Better Care Grant to fund all 2019/20 expenditure and commitments.</p>		847,500	172,905	(674,595)	674,600
<i>Home Repair Assistance Grants</i> <p>The scheme is demand led; grant approvals are for 3 - 12 months and can be taken up at any time in this period. The discretionary grants have been less in demand due to the new Discretionary Safe and Warm Grant for vulnerable people, which provides the same function but uses Better Care Grant Funding. Carry forward of budget requested to fund outstanding commitments at 31st March 2020.</p>		-	27,315	27,315	(27,320)
		1,428,060	1,561,008	132,948	480,630
		79,010	35,777	(43,233)	6,990

WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2019/20 - CUSTOMER SERVICES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2019/20 Current Budget £	2019/20 Spend £	2019/20 (Under-spend)/ Overspend £	Budget C/F (Budget B/F) £
Assembly Hall Health and Safety Works <p>Condition surveys revealed that urgent health and safety works were required to the Council's Theatres. The following projects were added to the Capital Investment Programme in December 2019. Works have commenced and will complete in 2020/21.</p> <p>i) Asbestos removal</p> <p>ii) Balustrade and walkway railing replacement</p> <p>iii) New carpets</p> <p>iv) Roof access</p>					
		12,750	1,781	(10,969)	10,970
		21,080	-	(21,080)	21,080
		20,000	-	(20,000)	20,000
		25,000	-	(25,000)	25,000
Pavilion Theatre Health and Safety Works <p>Condition surveys revealed that urgent health and safety works were required to the Council's Theatres. The following projects were added to the Capital Investment Programme in December 2019. Works have commenced and will complete in 2020/21.</p> <p>i) Refurbishment of stage winches</p> <p>ii) Roof access</p> <p>iii) Ventilation fans replacement</p>					
		40,000	14,700	(25,300)	25,300
		10,000	-	(10,000)	10,000
		13,130	-	(13,130)	13,130
Richmond Room Replacement Roof <p>The costs have been reviewed and it is estimated that the work will now cost £60,000, a shortfall of £36,230 on the budget estimated 3 years ago.</p>	£	5,000	1,234	(3,766)	40,000
Completed schemes and Miscellaneous Minor Variations		368,990	342,904	(26,086)	8,410
TOTAL - Customer Services		4,280,520	3,631,558	(648,962)	1,244,860

Adur District Council - Sale Proceeds

FINAL ACCOUNTS 2019/20		
Analysis of Capital Receipts		
	£	£
A. GENERAL FUND		
1. Grant Repayments:		
Housing Renewal Grants	1,683	
2. Equipment Sales:		
Sale of Vehicles	9,644	
3. Land Sale:		
Hayley Road	53,055	
		64,382
B. HOUSING REVENUE ACCOUNT		
1. Council House Sales:		
Houses and Flats	1,581,500	
Lease Extension	4,943	
2. Less Pooling Requirement :	(383,756)	
3. Less Admin Fees:	(15,600)	
		1,187,087
TOTAL CAPITAL RECEIPTS		1,251,469

Worthing Borough Council - Sale Proceeds

FINAL ACCOUNTS 2019/20		
Analysis of Capital Receipts		
	£	£
A. GENERAL FUND		
1. Sales of Land and Other Assets:		
Durrington Car Park - 2 spaces	22,000	
Sale of vehicles	14,722	
		36,722
B. HOUSING RECEIPTS (RINGFENCED)		
2. Worthing Homes:		
Right to Buy Receipts	335,703	
3. Loan Repayments:		
Council House Mortgages	148	
4. Empty Property Grants		
Repayments	6,588	
		342,439
TOTAL CAPITAL RECEIPTS		379,161