

BUDGET EXCEPTIONS REPORT

April 2017 - March 2018

(APPENDICES A TO E OF EXECUTIVE REPORT 24 MAY 2018)

General Fund Income

Budget Description	Annual Budget £000's	Year -End Variance £000's	One-Off/ On-going	Comments
Investment Income	(100)	(109)	On-going	Earnings from investments are currently exceeding budget, this is due to buoyant cash balances, this will be closely monitored as current interest rate returns may not be achieved going forward.
Customer & Client Receipts	(7,232)	(97)	On-going and one-off	Recycling & Waste Collection income is a key driver of this variance due to latest forecasts on recycling activity and prices, demand for new bins for housing development sites and the continued proactive marketing of the commercial waste service (£168k). Other variances include a backdated recharge of officer time to Ryedale DC for HR support (£30k) and an unbudgeted charge for current year Marketing Support (£30k), increase in forecasted Council Tax collection court costs & summons due to current trends (£29k). There are numerous other forecasted overachievements of budget including; Licences income (£17k), Environmental Health Fees (£11k); Property Management Rent (£27k), Homelessness (£21k) and GF unallocated (£13k). This is offset by an anticipated shortfall in private payer lifeline income £44k, the service is reviewing its products and offer to customers in line with market demands in addition recruitment is being carefully managed. There is reduced income from Development Management where there has been a reduction in application fees due to the 5 year land supply partially mitigated by planning advice for larger schemes £41k, Civic Centre Rent £31k from slippage in the Police Co-location project, Groundwork recharges £51k offset by reduced salary costs, concessionary fares, offset by costs £26k, Car Parks £34k due to the theft of ticket machines and Assets Trading from take up of the service £40k.
Government Grants	(15,698)	46	One-off	This shortfall is due to the continued fall of Supporting People Grant £48k, this continued reduction from on-going assessment is not currently being met by private payers. From 1 April 2018 this funding is expected to end completely. The service is constantly looking to expand its customer base balanced with finding operating efficiencies.
Recharges	(3,009)	(25)	Ongoing	Following restructure, a full review of allocations of overheads took place resulting in a slightly higher charge to the HRA for CECs.
Total Variance - General Fund Income		(185)		

SAVINGS PLAN

Indicative Profile - GF

Potential Saving	Sponsor	2017/18 £000's	2018/19 £000's	2019/20 £000's	Original Risk	May 2018 Update	Current Risk
Pest Control	KC	15	15	15	Low	Contract completed - charge for rats passed on to customers.	Low
Income generation	SR			185	High	Proposals to be developed for additional income streams for 2019/20 and beyond - including potential opportunities to maximise income streams through better understanding of our asset base, following asset management system implementation.	High
Process improvements /on-line transactions	JS	0	70	91	Medium	Business Case for 'channel shift' project approved - implementation of first two phases scheduled for early 2018/19. Quick wins already being delivered in Revs & Bens. Implementation of Housing Management System has commenced - first module due Jan 2018. Full implementation expected by July 2019. Project brief for 'Modern Office Project' to support a more flexible and mobile workforce currently being developed.	High
Planning service review	JC	0	200	200	Medium	Planning service savings are currently under review, with proposals for delivery of £200k savings anticipated to be met through additional income and cashable postage and electronic savings.	High
Asset rationalisation	JS	26	90	140	Medium	Ex Profiles Gym has been let to a tenant which will generate £26k in the current year and £40k in future years. Options are currently being considered for the Contact Centre move to the Civic Centre, which dependent on the agreed approach could potentially complete half way through 18/19.	Medium
Commissioning & collaboration	JS	0	0	80	High	The savings expected in 2019/20 are still to be identified.	High
New SDHT Loans	DC	17	60	100	High	The first loans have been made to the Selby District Housing Trust which generated £17k of interest returns in 2017/18. A number of schemes are currently in progress, with negotiations taking place with developers with a scheme to acquire 12 S106 affordable housing properties recently agreed between SDC and the SDHT at Ulleskelf. The revised and expanded Housing Development Programme agreed by Executive in January 2018 identifies a significant role for the SDHT in delivery which will provide further loan opportunities for SDC.	High

SAVINGS PLAN

Lending to third parties	DC	0	0	40	High	This work will be considered as adoption of the Economic Development Strategy is achieved, and the Programme 4 Growth is developed.	High
Programme for Growth	DC	0	0	250	High	The current programme above indicates that approximately £3.5 of the projects (the Commercial Property Acquisition projects) will generate a direct ROI, so a direct ROI of circa 7% is required on these projects to achieve the £250k target.	High
Tax Base Growth	DC	0	0	28	Medium	As the growth agenda continues, an anticipated additional increase in the tax base of 0.5% is forecast by 19/20. This is subject to timing of development schemes completing, amongst other variables so will continue to be monitored	High
Business Rates Growth	DC	0	0	200	High	The Economic Development team will deliver the Council's Economic Development Strategy and proactively foster new inward investment and indigenous business growth.	High
PFI	KI	57	60	60	Low	Completed	Low
MRP	KI	185	185	185	Low	Completed	Low
Pension Fund Deficit	KI	406	419	433	Low	Completed	Low
Total Savings		706	1,099	2,007			
Assumed Savings Target		740	1,053	1,698			
Surplus / (Shortfall)		- 34	46	309			

NB Low risk savings assumed to be delivered at 100%

SAVINGS PLAN

Indicative Profile - HRA

Potential Saving	Sponsor	2017/18 £000's	2018/19 £000's	2019/20 £000's	Risk	October 2017 Update	Current Risk
Process improvements /on-line transactions	JS	0	5	194	Medium	Business Case for 'channel shift' project approved - implementation of first two phases scheduled for early 2018/19. Quick wins already being delivered in Revs & Bens. Implementation of Housing Management System has commenced - first module due Jan 2018. Full implementation expected by July 2019. Project brief for 'Modern Office Project' to support a more flexible and mobile workforce currently being developed.	High
Commissioning & collaboration	JS	0	0	20	High		High
Pension Fund Deficit	KI	217	226	235	Low	Completed	Low
Total		217	231	449			
Assumed Savings Target		140	148	310			
Surplus / (Shortfall)		77	83	140			

Low risk savings assumed to be delivered at 100%

General Fund	Annual Budget	Year End Actual	Year End Variance	Carry Forward	Final Variance	Comments
Sport Grounds Improvement Works	30,000	29,172	-828	0	-828	Scheme completed.
Selby Park Improvement Work	45,000	24,112	-20,888	20,888	0	Works to walling complete. Balance of budget required to be carried forward for lighting works.
Asset Management Plan - Leisure & Parks	2,940	0	-2,940	0	-2,940	IHL have completed inspections of the items in the planned maintenance programme for 2018/19. No items of works were required for 2017/18 as a result of the inspection.
Industrial Units - Road Adoption	325,000	0	-325,000	325,000	0	Costings are being sought for work completion in 2018/19.
Portholme Road Culvert	288,734	124,360	-164,374	164,374	0	Stage 1 complete and Stage 2 payments have been paid up to the end of March 2018. the tender process for works to commence shortly with a view to works being carried out over a 12 week period commencing June 2018. Delays were due to the complexity of location of the utilities and avoiding impacting on the Police emergency responses from the current Police Station.
Bus Station Refurbishment	53,000		-53,000	53,000	0	Quotations for 3 possible solutions secured - works not progressed as need to engage key stakeholders regarding the style of shelters to be purchased as well as ensuring the proposals dovetail with the emerging design thinking from the Town Centre Improvement Strategy which is at a very early stage.
Police Co-Location Project	229,710	0	-229,710	229,710	0	Completion of the building works delayed due to contractual negotiations between the parties.
Industrial Units Maintenance	47,000	44,479	-2,521	0	-2,521	Scheme completed.
Car Park Improvement Programme	300,000	17,624	-282,376	282,376	0	Year 1 improvement works have taken longer to come to site due to a number of factors, including consultation with key stakeholders linking in to the Town Centre Improvement Strategy. A contract to undertake work to Market Cross is scheduled to start during April and specifications are currently being finalised for South Parade and Audus Street.
Website Development (Webchat)	10,000	0	-10,000	0	-10,000	Budget rolled into Channel Shift project, bids submitted to progress in 18/19.
DIP System upgrade	20,000	0	-20,000	20,000	0	Committed £20k for Information @Work server upgrade, app upgrade and software install. Required as a platform for the Channel shift project within the Rev & Ben business unit. Delayed to roll in to channel shift programme. Once channel shift programme was agreed, DIP upgrade was then scoped accordingly to meet channel shift requirements.
GIS System	100,000	34,359	-65,641	65,641	0	Budget for GIS Digitalisation project which has started and runs to Sept 2018. Remaining budget required for scanning and indexing of property deed packets as well as improvements to GIS system and licensing. Scheme progression running to plan.
Benefits & Taxation System upgrade	75,000	0	-75,000	12,675	-62,325	Committed £4,500 for O/P Subsidy workbook. Software upgrades for legislative changes and E-billing implementation and configuration for Annual billing process. Remaining budget rolled in to channel shift projects. Forms 1st phase of channel shift and e-billing which was held up by the release of government legislation

2017/18 Selby District Council Capital Programme - To 31 March 2018

Appendix C

General Fund	Annual Budget	Year End Actual	Year End Variance	Carry Forward	Final Variance	Comments
IDOX Planning System	60,000	22,726	-37,274	37,274	0	Committed £4,400 for Licensing Consultants and £3,525 PARIS service upgrade. Further upgrades required throughout 2018/19 including Uniform and TLC. Spend can only occur when upgrades have been released by suppliers.
Committee Management System	18,000	0	-18,000	18,000	0	Committed £18k to ModernGov software. Data migration commenced in March, anticipated to go live in May.
Northgate Revs & Bens	7,730	13,405	5,675	0	5,675	Spend for required updates which included £5750 for changes to Victoria Forms and £3155 for changes to SBRR.
Electronic Payments Project	46,680	3,325	-43,355		-43,355	Budget to be rolled into Channel Shift project which will commence in 2018/19 following approval of bids.
Environmental Health System	5,000	7,800	2,800	0	2,800	Oracle patches for PSN compliance were required leading to an overspend which can be managed through savings on other IT projects.
Mobile Working Solution	249,800	0	-249,800	0	-249,800	This project will start in 2018 and forms part of the channel shift project to provide and develop digital services. These funds will be retained in the ICT reserve for alternative allocation to future projects.
ICT - Infrastructure Costs	60,000	27,918	-32,082	32,082	0	ICT infrastructure improvements for transformation projects. Projects span across digital workforce, police co-location, channel shift and disaster recovery. Delays in spend are influenced by progress on the aforementioned projects.
ICT - Desktop Replacement Programme	28,990	21,231	-7,759	7,448	-311	Budget committed to purchase replacement equipment for ICT training room.
Members IT Equipment	18,340	19,546	1,206	0	1,206	Small overspend on the purchase of HP devices, met from savings on the IT programme.
Servers - ICT Infrastructure Replacement	88,751	33,557	-55,194	55,194	0	To be used for Microsoft licensing as previously agreed, alongside the bid approved for 18/19 onwards. Linked to ICT infrastructure and Digital projects which are delayed, resulting in a carry forward. The new licences will begin the functionality of Skype, sharepoint and other MS programs.
Private Sector - Home Improvement Loans	46,500	2,235	-44,265	30,000	-14,265	Ongoing Repair Assistance Service commitments of £12k, during 2017/18 there have been a couple of successful emergency health and safety loans given to vulnerable households. Delivery of this service generally has been slow due in main to significant upheaval at the Selby Home Improvement Agency, which resulted in a slowdown of the grants and loans process. This service is now back in-house and coupled with an increase to the maximum loan to £6k in 2018/19 is expected to see an increase in the take up of Repair Assistance Service loans.

2017/18 Selby District Council Capital Programme - To 31 March 2018

General Fund	Annual Budget	Year End Actual	Year End Variance	Carry Forward	Final Variance	Comments
Disabled Facilities Grants (DFG)	573,958	179,173	-394,785	250,000	-144,785	28 DFGs completed in 2017/18 which a little down on previous years. This is due to a number of issues, including the staff restructure at the start of the year which resulted in a slow start, and staff challenges at the Home Improvement Agency over the last few months due to the ending of their DFG contract. A significant improvement in 2018/19 is expected. The DFG service is now back in-house and have made a number of policy changes to speed up the process. In addition are looking to increase in-house staff resource to support the delivery of adaptations. The NYCC Occupational Therapy service is also providing more staff resource to deal with any backlog of referrals. This has been all funded through Better Care Grant, any unspent may be subject to recovery from Central Government.
New Build Projects (Loans to SDHT)	1,987,300	276,100	-1,711,200	1,711,200	0	These are schemes delivered by SDHT through loans from SDC. Ulleskelf scheme - Still at an early stage to purchase 12 properties a 10% deposit is required by June as the developer is making good progress on site with a target of handing over the first 3 units in August. Riccall scheme started on site 12 February and is progressing well and will take approximately 32 weeks to complete. A deposit has been paid for the purchase of properties at Bridge Wharf, Ousegate.
	4,717,433	881,122	-3,836,311	3,314,862	-521,449	

2017/18 Selby District Council Capital Programme - To 31 March 2018

Housing Revenue Account	Annual Budget	Year End Actual	Year End Variance	Carry Forward	Final Variance	Comments
Kitchen Replacements	140,000	144,719	4,719	0	4,719	Programme completed for 2017/18
Housing & Asset Management System	511,780	249,698	-262,082	262,082	0	The contract with Civica was signed September 2017. The first stage payment has been made and a full project plan has been agreed. Training began in January to support the project work involved in implementation.
Pointing Works	807,994	261,594	-546,400	546,400	0	Contract let over three years for ongoing pointing programme and associated works delayed due to complexities of contract requirements. Failure to secure the funds in 2018/19 will result in significantly less properties being improved under the programme; with potential impact on the weather tightness of our housing stock. Weather tightness is a key criteria under the Housing Health and Safety Rating System and failure to address such requirements could open SDC to claims of disrepair.
Electrical Rewires	240,000	241,135	1,135	0	1,135	
Bathroom Replacements	30,000	140	-29,860	29,860	0	A programme of bathroom replacements has been issued with works scheduled to commence April 18. Held up to join up with the 18/19 programme to make a viable contractor proposition.
Asbestos Surveys	30,000	16,851	-13,149	13,232	83	A significant level of surveys were required in order to ensure SDC fully complies with its obligations under H&S legislation which has impacted on the implementation of the new Keystone Asbestos module as part of the Housing System. This is now gone live in April following delays.
External Cyclical Repairs (Painting & Windows)	160,000	-93	-160,093	160,000	-93	Contract now let over three years for ongoing external cyclical repairs and associated works programme identified. Weather tightness is a key criteria under the Housing Health and Safety Rating System and failure to address such requirements could open SDC to claims of disrepair. Complex programme to put together has resulted in delays in the contract process.
Central Heating System Replacements	545,000	254,338	-290,662	0	-290,662	Failure rates on systems lower than anticipated resulting in significant savings in year. It is anticipated that there will be a spike in replacements around 2020, that will require current savings to be re-invested in boiler replacements.
Roof Replacements	532,650	11,014	-521,636	521,636	0	The tender for the work to replace the roofs at the Hillside estate has recently been received and SDC are now in consultation with leaseholders on the estate and this has been a lengthy process. The need to undertake consultation and the sensitivities around this have resulted in delays to progressing these works.

2017/18 Selby District Council Capital Programme - To 31 March 2018

Appendix C

Housing Revenue Account	Annual Budget	Year End Actual	Year End Variance	Carry Forward	Final Variance	Comments
Damp Works	220,000	133,941	-86,059	0	-86,059	Savings achieved for the year driven by demand and using alternative solutions to damp courses.
Disabled Adaptation Work	46,000	47,813	1,813	0	1,813	Programme complete to install wet rooms.
External Door Replacements	130,000	23,949	-106,051	106,051	0	A contract has recently been let and works are scheduled to commence in June. Funds required to upgrade the external doors to our properties without such will result in potential water ingress, possible structural damage and ultimately greater costs. In addition, insecure external doors may lead to increased levels of burglary resulting in potentially increased void costs, rent loss and ultimately reputational damage for SDC. This scheme is linked to cyclical repairs contract.
Void Property Repairs	65,000	65,000	0	0	0	Void programme completed for the year
Fencing Programme	50,232	47,411	-2,821	2,821	0	Contract let over three years to upgrade fencing to the Council's housing stock. Year one of the programme has been successfully completed. Works for completion on Year two of the programme have been identified and the additional funding will enable more properties to be completed.
St Wilfrid's Court	13,000	0	-13,000	13,000	0	Budget relates to works required to upgrade lifeline equipment and is to be undertaken as part of wider improvement of the property for which funds have been secured in 2018/19.
Laurie Backhouse Court	28,000		-28,000	28,000	0	Works to replace the lift are ongoing, delayed due to establishing project managers for the scheme before moving forward with the tender process. Tenders have been received - contract preparation in progress. Failure to replace the lift could lead to increased repair costs
Environmental Improvement Plan	182,555	32,067	-150,488	150,488	0	Works to develop projects with local stakeholders has resulted in delivery being slower than anticipated. The first 2 significant projects for funding have been received and tenders sought for the completion of the works.
Housing Development Project	53,180	34,747	-18,433	0	-18,433	Savings from the Byram Park Road Flats site clearance
Garage Sites	20,000	11,428	-8,572	8,572	0	Works required are influenced by which sites are identified for potential housing development.
Ousegate Hostel	60,000	501	-59,499	59,499	0	Programme has been delayed due to the occupancy of the flats requiring work. Funding is required in 2018/19 in order to ensure the planned improvements can proceed once the various flats become vacant
Footpath Repairs	30,000	17,763	-12,237	12,237	0	Programme has been agreed and work to secure contractor are underway. In order to maximise value for money, the contractor will be linked to the car park programme which has changed the timing of delivery of this project..
Estate Enhancements	133,000	27,885	-105,115	0	-105,115	Balance of funding offered as saving in current year as projects did not come forward to progress. Plans for the 18/19 funding are being developed.
Phase 1 Hsg Dev. Byram / Eggborough Bungalows	981,640	948,908	-32,732	0	-32,732	Scheme complete and a small saving achieved. Retention of £45,908.45 to be paid June 2018, but accounted for in the 17/18 year.
Phase 2 Hsg Dev. Byram Park Road	1,612,000	158,289	-1,453,711	1,455,711	2,000	13 property site scheme progressing well and foundations have been excavated, initial issues with boundaries and encroachment have been resolved which delayed the scheme along with planning issues. Scheme anticipated to complete by January 2019.
Total Capital Programme	11,339,464	3,610,220	-7,729,244	6,684,451	-1,044,793	

General Fund Revenue Carry Forwards				
Description	Purpose of Carry Forward	17/18 Current Budget	Remaining Budget	Carry Forward Request
Planning Policy - Neighbourhood Plans	Received £40k of grants through DCLG - No further grants will be paid unless NP reach adoption, therefore these funds need to be retained to cover the costs of any future referendums and any other potential costs	40,000	31,647	31,647
Dev Policy Serv (PLAN Selby)	Budget approved to support the preparation of Sites Allocations Local Plan and PLAN Selby, Work will continue over the next financial year and the remaining budget is required to facilitate this work	565,760	424,360	424,360
Central CEF	Required to support the CEF in 18/19. During 2017/18 the CEFs have committed to funding more projects and proactively spent balances built from previous years. The carry forward request will be used to support the community development plan for the area and applications.	36,978	14,671	14,671
Western CEF	Required to support the CEF in 18/19. During 2017/18 the CEFs have committed to funding more projects and proactively spent balances built from previous years. The carry forward request will be used to support the community development plan for the area and applications.	37,938	12,656	12,656
Eastern CEF	Required to support the CEF in 18/19. During 2017/18 the CEFs have committed to funding more projects and proactively spent balances built from previous years. The carry forward request will be used to support the community development plan for the area and applications.	34,636	7,219	7,219
Southern CEF	Required to support the CEF in 18/19. During 2017/18 the CEFs have committed to funding more projects and proactively spent balances built from previous years. The carry forward request will be used to support the community development plan for the area and applications.	33,689	3,163	3,163
Pollution Management / Air Quality	Ongoing work associated with the action plan in accordance with the prescribed DEFRA process, will entail costs and along with any remedial action or funding of expected survey work will require the additional budget requested. The action plan and implementation is due to go to Executive for approval in June 18	6,500	5,588	5,588
Business Transformation Staffing	2 salary underspends. 1 x 4a - Business Transformation Officer, funded from GF £35,444, 1 x 4c - Business Transformation & ICT Manager, funded from Reserves £42,899. Neither post recruited in 17/18 due to lack of suitable candidates and projects not being ready. Money will be used to fund a combination of : short term project managers, external consultants and backfilling officers from elsewhere in the business	234,594	89,463	80,000
Benefits & Taxation - local Welfare Assistance	Funding has been received in 17/18 to support Universal Credit (UC) claimants, but due to the delay of full service the budget has not been fully used yet. The budget is required as the costs will increase significantly as demand increases across the district. This will ensure there are enough resources to support new claimants as Universal Credit is fully rolled out	33,707	21,658	21,658
HR - Short Courses fees	To pay for Investors in People Assessment. First part (Staff survey) actually delivered in 2017 but wont be billed until after the full assessment in late April 2018	25,580	8,585	7,500
HR Corp Training Course fees	To contribute to funding Learning Zone in 2018	11,000	4,163	4,000
HR Staffing	Underspend in 2017/18 partially due to non-recruitment of Lead Officer HR. Lead Officer HR has responsibility for OD strategy. OD strategy not progressed until 2017/18 due to lack of capacity/timing. To be used to buy in expertise from NYCC to deliver OD strategy as a defined project	136,419	62,263	15,000
Tadcaster and Villages CEF	Unspent Tadcaster and Villages CEF Budget. Money was split across 2 budget lines (SD0504 3535) - now combined for future use	59,779	24,007	24,007
Benefits & Taxation - NYBTG	Monies are held on behalf of 8 NY authorities, for the purpose of NY Benefits training Group, therefore do not belong to SDC	18,907	8,407	8,407
Data and Systems - Agency staffing	Forms part of the Housing software replacement project that will continue throughout 2018/19	130,000	130,000	130,000
CS - partnerships contributions	Made up of grant awarded from OPCC cannot be taken back as a saving. Commitment to North Yorkshire Police for £1250 not yet paid due to Police payment system. A delivery plan is in place for 2018-19 that this money will support.	5,500	4,649	4,649

General Fund Revenue Carry Forwards				
Description	Purpose of Carry Forward	17/18 Current Budget	Remaining Budget	Carry Forward Request
Local Authority Prevent Duty	Funded by OPCC in 2016 to support the delivery of Prevent Duty. Remaining balance will support the Prevent Bronze Group to raise awareness of radicalisation and develop tools for communities to use. A work plan is in place for 2018/19 and SDC is working with NYCC Community Safety officers to provide a consistent and effective programme throughout the year.	1,896	1,642	1,642
Partnership development	£9k committed to Abbots Staith and will contribute to building repairs work agreed in 2017/18. Work will commence in June 18. Commitment for a shared admin role with NY Police for Safer Selby Hub. Due to time delays in commencing the post the 2017/18 contribution will need to be paid in 2018/19. Current subscription to grantfinder is based on a potential discounted 3 year deal. Currently monitoring 1st year effectiveness - if effective, will require funding for remaining 2 years £9265	43,000	31,045	31,045
Homeless persons	Funding has not been used in 17/18 due to delays in receiving the MHCLG guidance document for the new legislation. Plans have now been finalised for spending the 2017/18 funding but will not conclude until 2018/19. Funding will support a number of initiatives : extra staff resource : provide IT support to deliver new legislation : develop correspondence tools : support the development of new tenancy incentives. A further c/fwd will be required for the 2018/19 funding and then the 2019/20 funding to ensure the support is spread over a 3 yr. period as intended	113,244	81,686	70,180
District election	Budget is for the NYCC election which was held in 2017 - needs to be carried forward to resolve any outstanding queries		6,011	6,011
Chairman's allowance	Chairman's budget to be carried forward	5,910	1,863	1,863
Better Together	Due to delays in shared ICT projects the final £50k SDC contribution was not required for 2017/18	50,000	50,000	50,000
Data and systems staffing	To cover ongoing staffing costs in 2018/19 following recruitment	201,440	53,869	53,869
Contingency	Carry forward to support Commissioning Contingency £150,000 and Operational £1,670 (to make up to £150k).	346,277	346,277	151,670
		2,172,754	1,424,892	1,160,805

General Fund Capital Carry Forwards				
Description	Purpose of Carry Forward	17/18 Current Budget	Remaining Budget	Carry Forward Request
Portholme Road collapsed culvert	Stage 1 complete and Stage 2 payments have been paid up to the end of March 2018. the tender process for works to commence shortly with a view to works being carried out over a 12 week period commencing June 2018.	288,734	164,374	164,374
Planning System software	Committed £4,400 for Licensing Consultant x 4 days - £3,525 PARIS service upgrade v3.0.3.3. Upgrades required throughout 2018/19 - Uniform 10.3.1, TLC 10, PA 3.1, DES 10.4.1	60,000	37,274	37,274
DIP System software	Committed £20k for Information @Work server upgrade, app upgrade and software install. Required as a platform for the Channel shift project within the Rev & Ben business unit	20,000	20,000	20,000
Benefits & Taxation System software	Committed £4,500 for O/P Subsidy workbook. Software upgrades for legislative changes and E-billing implementation and config for Annual billing process	15,000	12,675	12,675
Committee Management System software	Committed £18k to ModernGov software. Completed by end of April 2018	18,000	18,000	18,000
Police Co-location Project	Completion of the building works delayed due to contractual negotiations between the parties. Failure to secure the funds in 2018/19 will result in the project not progressing: leading to significant reputation damage for SDC and potentially claims for breach of contract	229,710	229,710	229,710
Bus station refurbishment	Quotations for 3 possible solutions secured - works not progressed as need to engage key stakeholders. Failure to secure funding will result in works not progressing which may impact efforts to improve the town centre offer and visitor economy	53,000	53,000	53,000
Car Park Improvement Programme	Year 1 improvement work have taken longer to come to site due to a number of factors. A contract to undertake work to Market Cross - work scheduled to start 9/4/18. Failure to secure the outstanding budget will significantly impact our ability to deliver the improvement programme across the 9 identified areas. Accrual submitted for £3,656.57 to cover minor works undertaken 2017/18	300,000	286,033	282,376
Selby Park	Remainder of budget required in 2018/19 to upgrade the lighting throughout the park area. Quotations for 3 possible solutions secured - works not progressed as need to engage key stakeholders. Failure to secure funding will result in works not progressing which may impact efforts to improve the town centre offer and visitor economy	45,000	45,000	20,888
Desktops	Used to purchase replacement equipment for ICT training room. Equipment has been purchased and will be received and invoiced in April 2018	17,500	7,448	7,448
ICT Infrastructure	ICT infrastructure improvements for transformation projects. Projects span across digital workforce, police colocation, channel shift and disaster recovery	60,000	33,207	32,082
Servers	To be used for Microsoft licensing as previously agreed, alongside the bid approved for 18/19 onwards. Linked to digital workforce as well as ICT infrastructure. The new licences will begin the functionality of Skype, sharepoint and other MS programs	88,751	55,194	55,194
Software/Hardware	Budget for GIS Digitalisation project which has started and runs to Sep 2018. Remaining budget required for scanning and indexing of property deed packets as well as improvements to GIS system and licensing	100,000	65,641	65,641
Industrial Unit Road adoption	Failure to secure the funding in 2018/19 will result in the required improvements to bring the road up to adoptable standard not progressing. This will result in additional liability for SDC in the future as the current road deteriorates	325,000	325,000	325,000
Private Sector Housing Renewal - Home improvement loans	Ongoing RAS commitments of £12k, also recycled loan funds of £6290 which relate to previous Regional Housing board funding which must be used for Private Sector Housing initiatives. RAS loan limit increased from £4k to £6k in 2018/19. Grants and loans service has returned in-house to SDC from April 18 and therefore is likely to be a more focused approach to supporting vulnerable homeowners with emergency repairs	46,000	43,504	30,000
Disabled Facilities Grant	This is Better Care Fund money. On-going DFG commitments (Approved but not Completed) total £107,000. In addition, new initiatives aimed at increasing take-up of DFG have been approved as part of the Private Sector Housing Assistance Policy 2018. Also, there are on-going discussions regarding the expansion of the adaptations service. The budget should therefore be carried forward to support both committed DFG's and potential increased future demand.	573,958	393,958	250,000
Housing Development Schemes	Loans to SDHT - To continue to fund schemes for Riccall and Ousegate.	1,987,300	1,711,200	1,711,200
		4,227,953	3,501,218	3,314,862

Programme for Growth Revenue Carry Forwards				
Description	Purpose of Carry Forward	17/18 Current Budget	Remaining Budget	Carry Forward Request
P4G Open for business projects fund	Linked to paid-for advertising. Final part of the agreed P4G campaign - this covers March 18 - June 18, using the remaining amount	57,914	18,108	18,108
P4G3 Access to Employment	Required to fund a response and private sector contributions to address the severity of labour market challenges particularly in Sherburn in Elmet.	100,000	100,000	100,000
P4G3 Church Fenton Studios	Carry forward required as liaison is ongoing with the site owners, key regional stakeholders and potential investors as to the site's future. Until these discussions have concluded, the scope of any potential project cannot be clarified.	300,000	300,000	300,000
P4G3 Growing Enterprise (1)	Carry forward to support small business activity, an SME support programme is being developed.	35,000	32,734	32,734
P4G3 Growing Enterprise (2)	As above	50,000	47,027	47,027
P4G3 Business Space and Accommodation Review	Carry Forward required to support the commission of specialist advice on any gaps in the provision for key sectors.	30,000	17,152	17,152
P4G Healthy Living Concepts	Fund expected to be spent across 2017-19 in line with health strategy action plan due to be delivered in 2017-18 in conjunction with IHL and NYCC Public Health. Health Action plan runs until 2020, funds have accrued until Action plan is signed off	50,213	47,176	47,176
P4G3 Stepping-up Housing Delivery	Carry forward to allow further work to be undertaken on how the Council could step-up its strategic enabling role in housing delivery including exploring options for investment in market housing to rent and for sale.	50,000	49,862	49,862
P4G3 Olympia Park	Going forward funding required to provide ongoing legal, property and delivery strategy advice and technical studies to support the strategic allocation in the Local Plan.	200,000	195,000	195,000
P4G Retail Experience STEP	Pop up realm work commissioned in Q1 of 2018/19 for delivery Q2 - work ongoing to develop the medium to long term support and development in the town centre. Links are being made between the STEP work, the Visitor Economy Action Plan and the Station Master Plan work	123,700	108,340	108,340
P4G Retail experience	Tadcaster Riverside Project is an agreed P4G project that is to be delivered. Due to the restructure, team capacity and Environment Agency works in the area, the project was delayed and paused during 2017/18. Work has begun again and the project is set to be delivered in Q3 2018/19	180,000	160,003	160,003
P4G Empty homes	This budget is to cover aspects of work generated through the empty homes project. The budget should be used to pay for the Empty Homes Officer and to support other Empty Homes initiatives. It should be noted that this is revenue funding. There is no capital funding for Empty Homes loans and therefore we may wish to consider if it is possible to capitalise any of this budget to support the loans and grants programme.	115,475	115,475	115,475
P4G3 Green Energy	The ED team only came up to full strength at the beginning of 2018 - as a result certain core projects have not been started or fully implemented. Now involved in specific activities that require funding for the next financial year	50,000	50,000	50,000
P4G Strategic Dev Sites & P4G Strategic Sites masterplan	The budget supports the progression of strategic development sites such as Olympia Park, Cross Hills and other Council assets such as Bondgate and Portholme Road. The fact that the Housing and Regeneration and Economic Development Teams were not established until the autumn of 2017, and the Council has been successful in securing external funding has contributed towards the underspend	391,755	253,387	246,613
P4G Housing Trust	The budget related to the previous structure whereby a Development Officers time was split between working on HRA and SDHT projects. Under the new structure the Housing and Regeneration Team is funded from the P4G Programme	30,000	15,800	15,800
P4G3 Towns Regeneration	Carry forward to allow the development of business cases to fund specific regeneration plans and projects in the towns.	150,000	150,000	150,000
P4G3 Tourism & Culture & Tour De Yorkshire	To be carried forward to allow some early win projects in the action plan to be delivered.	287,130	82,193	82,193
P4G Salaries - Various	To carry forward budget to support posts that have not yet been recruited to or employment commenced partway through the year.	1,102,450	434,859	434,856
		3,303,637	2,177,116	2,170,339

Housing Revenue Account Capital Carry Forwards				
Description	Purpose of Carry Forward	17/18 Current Budget	Remaining Budget	Carry Forward Request
Ousegate Hotel	Programme has been delayed due to the occupancy of the flats requiring work. Funding is required in 2018/19 in order to ensure the planned improvements can proceed once the various flats become vacant	60,000	59,499	59,499
Laurie Backhouse	Works to replace the lift are ongoing. Tenders have been received - contract preparation in progress. Failure to secure the funds will mean the lift cannot be replaced, leading to potentially increased repair costs	28,000	28,000	28,000
Footpath repairs	Programme has been agreed and work to secure procured contractor are underway. Securing the underspend in 2017/18 will enable a greater works of improvement to be carried out in 2018/19. Failure to secure the funding will result in fewer repairs being completed with may potentially result in increased compensation claims to the Council due to personal injury or property damage	30,000	12,237	12,237
Bathroom replacements	A programme of bathroom replacements has been issued with works scheduled to commence April 18. Failure to secure the funding will result in a reduction in the number of bathrooms which will be replaced and impact the repairs and/or voids.	30,000	29,860	29,860
Environment Improvement plan	Works to develop projects with local stakeholders has resulted in deliver being slower than anticipated. The first 2 significant projects for funding have been received and tenders sought for the completion of the works. Failure to secure the funding will result in the projects not proceeding and may result in reputational damage.	182,555	150,488	150,488
St Wilfrid's Court	Budget relates to works required to upgrade lifeline equipment and is to be undertaken as part of wider improvement of the property for which funds have been secured in 2018/19. Failure to carry forward the funding will impact our ability to undertake the upgrade works, which may result in units within the property being harder to let	13,000	13,000	13,000
Garage Sites	Works ongoing - funding is required to ensure work continues in 2018/19. Failure to carry forward will impact our ability to undertake the upgrade works required, with further dilapidation of the sites likely, leading to increased rent loss and anti-social behaviour	20,000	8,572	8,572
Fencing Programme	Contract let over three years to upgrade fencing to the Council's housing stock. Year one of the programme has been successfully completed (accrual submitted for majority of remaining budget). Works for completion on Year two of the programme have been identified and the additional funding will enable more properties to be completed.	50,232	9,783	2,821
External Door replacements	A contract has recently been let and works are scheduled to commence in June. Failure to secure the funds in 2018/19 will severely restrict SDC's ability to upgrade the external doors to our properties resulting in potential water ingress, possible structural damage and ultimately greater costs. In addition, insecure external doors may lead to increased levels of burglary resulting in potentially increased void costs, rent loss and ultimately reputational damage for SDC.	130,000	106,051	106,051
External Cyclical Repairs	Contract let over three years for ongoing external cyclical repairs and associated works programme. Failure to secure the funds in 2018/19 will result in significantly less properties being improved under the programme; with potential impact on the weather tightness of our housing stock. Weather tightness is a key criteria under HHSRS and failure to address such requirements could open SDC to claims of disrepair.	160,000	160,000	160,000
Asbestos Surveys and removal	Implementation of the new Keystone Asbestos module has highlighted significant gaps in the current survey information available. This will necessitate a significant level of surveys in order to ensure SDC fully complies with its obligations under H&S legislation. Failure to secure the funding in 2018/19 will severely impact SDC's ability to deliver the increased level of surveys necessary and potentially leave us exposed to prosecution under the aforementioned legislation. Penalties for failure to adhere to H&S legislation are severe with imprisonment and unlimited fines possible.	30,000	13,232	13,232
Pointing Programme	Contract let over three years for ongoing pointing programme and associated works. Failure to secure the funds in 2018/19 will result in significantly less properties being improved under the programme; with potential impact on the weather tightness of our housing stock. Weather tightness is a key criteria under HHSRS and failure to address such requirements could open SDC to claims of disrepair.	807,994	546,400	546,400
Roof replacements	The tender for the work to replace the roofs at the Hillside estate has recently been received and SDC are now in the process of completing the Section 20 consultation process with leaseholders on the estate. The need to undertake a full Section 20 consultation and the sensitivities around this have resulted in delays to progressing these works. The roofs are in desperate need of replacement having reached the end of their useful asset lifespan and failure to secure these funds in 2018/19 will mean the programme cannot proceed. This will lead to cost pressures on the repairs budget and may ultimately lead to structural failure of the properties.	532,650	521,636	521,636
PH 1 HSG Dev Byram / Egg 15	As a result of the recruitment of the Housing Regeneration Team not being finalised until October 2017, the expenditure on this project has been lower than projected. However, the scheme is now on site and will reach practical completion in January 2018	1,612,000	1,455,711	1,455,711
Asset Management system	Forms part of the Housing software replacement project that will continue throughout 2018/19	511,780	262,083	262,083
		4,198,211	3,376,552	3,369,590

Programme for Growth 2017/18 Financial Year Project Updates - To 31 March 2018

Project	Lead Officer	Budget £	Position @ 31 March 2018		Year-end Update	Carry- over into 18/19?
			Year End Spend £	Year End Variance £		
Towns Masterplanning	Angela Crossland	150,000	0	-150,000	<p>Project paused as part of the review of existing P4G3 projects. A proposal will be brought back to re-focus the project onto specific known regeneration priorities and projects in the town centres rather than broader strategy development.</p> <p>Request to carry-over funding to allow us to develop Business Cases to fund specific Regeneration plans and projects in the towns:</p> <ul style="list-style-type: none"> * Selby Heritage Action Zone bid proposed for October 2018 linked to Selby Abbey HLF bid and Selby 950 Celebrations * Tadcaster Heritage-led Regeneration masterplan - potential HLF bid and Heritage England collaboration to address known issues to help Tadcaster reach its potential. * Sherburn Infrastructure-focussed review - to better understand gaps to delivery 	Yes
Visitor Economy	Angela Crossland	287,130	204,938	-82,193	<p>Tour de Yorkshire Tadcaster project successfully delivered. Make it York successfully completed their commission to produce the Visitor Economy Strategy and Action Plan. This was agreed by Executive in March 2018 including a £460k delivery pot for the first phase of work to support Visitor Economy Strategy and Action Plan delivery. The remaining £66k in this Visitor Economy project should be carried forward to allow some early win projects in the Action Plan to be delivered.</p>	Yes
Stepping Up' Housing Delivery	Chris Kwasniewski	50,000	138	-49,862	<p>Brief developed. Project superseded by significant work on the Council's new Housing Development Programme approved by Executive in January 2018.</p> <p>Carry forward to allow further work to be undertaken on how the Council could step-up its strategic enabling role in housing delivery including exploring options for investment in market housing to rent and for sale.</p>	Yes
Olympia Park	Chris Kwasniewski	200,000	5,000	-195,000	<p>The Council was successful in securing circa £9m funding from Homes England through their 'Housing Infrastructure Fund'. This means significant work is now required to complete 'due diligence' to unlock the HIF funding and prepare for the case to prove deliverability for the Site Allocation Local Plan (summer 2018) and planning application (December 2018). HIF and the landowners will fund the majority of work going forward but we need funding to provide ongoing legal, property and delivery strategy advice and technical studies to support the strategic allocation in the Local Plan.</p>	Yes

Project	Lead Officer	Budget £	Year End Spend £	Year End Variance £	Year-end Update	Carry- over into 18/19?
Strategic Sites Masterplanning	Chris Kwasniewski	391,755	145,142	-246,613	Funded due diligence work on Olympia Park, Portholme Road, Edgerton Lodge, Selby Station Masterplan and Kellingley Colliery. Likely future projects will include strategic infrastructure response to Sherburn Employment sites, Gascoigne Wood Strategic Rail Freight Interchange, and enabling work to help deliver our strategic housing and employment sites.	Yes
Access to Employment	Iain Brown	100,000	0	-100,000	Liaison with local businesses has emphasised the increasing severity of labour market challenges at Sherburn-in-Elmet. This will likely be exacerbated by the impending development of S2. A Business Forum has been established by the Council's new Senior Inward Investment Officer to fully understand the scope of the issue - this project will then fund a response (along with, it is envisaged, private sector contributions). No spend forecast for 17/18.	Yes
Green Energy	Iain Brown	50,000	0	-50,000	Further diligence work on project to be undertaken to produce robust cost/benefit analysis. This was to enable Burn Airfield to be connected to the national grid network so that renewable energy generation could be promoted once the tariffs allow us to achieve grid parity. Burn is a strategic acquisition for Selby District for the next Local Plan period (post 2027) and there is a proposed new P4G project to consider future development options for any new development. Ensuring sustainable energy supply will be a key consideration so it is proposed to carry this funding over to allow further work to be carried out. No spend forecast in 17/18.	Yes
Growing Enterprise	Iain Brown	85,000	5,239	-79,761	Match funding contributions paid to EU Leeds City Region business support programmes - AD:Venture & Digital Enterprise. This project will fund small business support activity. An SME Support Programme is being developed, in close consultation with the portfolio holder, by the Council's Senior Business Advisor which will set out the scope of the project in detail. The project is also seeking to develop income streams from support provision, which may mean that delivery from this project can extend into the next financial year. EDF conference and Launch fees covered from this budget.	Yes

Project	Lead Officer	Budget £	Year End Spend £	Year End Variance £	Year-end Update	Carry- over into 18/19?
Church Fenton Studios	Dave Caulfield / Iain Brown	300,000	0	-300,000	Liaison is ongoing with the site owners, key regional stakeholders and potential investors as to the site's future. Until these discussions have concluded, the scope of any potential project cannot be clarified. Positive progress has been made, with a planning application for the 'Create Yorkshire' site submitted, and currently there is no indication that public money will be required to bring the scheme forward (pending further discussions). Expecting to make partnership contribution to Business Plan work and specialist industry advice for the scheme.	Yes
Business Space & Accommodation Review	Iain Brown	30,000	12,848	-17,152	CoStar software has been purchased that provides live commercial data around the District's available/soon-to-be-available commercial stock. Advanced nature of software means that analysis can be undertaken as a project by a member of the Council's graduate programme, reducing overall project costs significantly. May also need to commission specialist advice to advise on any gaps in provision for key sectors.	Yes
Healthy Living Concepts Fund	Angela Crossland	50,213	3,037	-47,176	Park Run initiated and now sustained. Drafts for Active Travel projects due. A multi-agency Health Action Plan is almost completed and this will identify specific projects that may need funding. Potential commission for an active travel project of £25k factored in to expected outturn.	Yes
Marketing Selby's USP	Mike James	57,914	39,806	-18,108	Working directly with our businesses, we've created a series of case studies that tell the story of investment the district. These stories are told by businesses themselves and cover the key business assets for the area – for example road and rail connectivity, affordability of business space and quality of life to attract the best staff. These are the issues that businesses themselves have told us are selling points for the district. During the second half of the year we worked with the business community and partners such as the LEAs to push out this material using a wide variety of channels. The remaining funding – brought forward to 2018/19 - is being used to fund targeted regional and national advertising. We've negotiated with a number of publications and online platforms to create paid-for material supported by 'free' editorial. These are all now set up for the period up to September 2018. All of the remaining project fund has been allocated to this final priority of maximising the reach of the material we've been producing throughout the project.	Yes
Retail Experience - Tadcaster Linear Park	Angela Crossland	180,000	19,997	-160,003	This project has now been paused until early 2018 subject to Environment Agency work and current winter season.	Yes

Project	Lead Officer	Budget £	Year End Spend £	Year End Variance £	Year-end Update	Carry- over into 18/19?
Retail Experience - STEP	Angela Crossland	123,700	15,360	-108,340	Grants given to support Selby Arts Festival and Selby Food Festival. Small Business Saturday and Shop Local initiatives delivered Christmas 2017. Heart of Yorkshire Book retailing well. Commission in place to develop public realm work. Due for completion Summer 2018. Developing business case for town centre coordination role. Budget reprofiled with the partnership to span a 2 year initiative.	Yes
Empty Homes	June Rothwell / Simon Parkinson	115,475	0	-115,475	The Council has adopted the York and North Yorkshire Empty Homes Strategy 2017-2020 and A Selby District Empty Homes Action Plan which we are currently delivering. A full data base of Empty Home has been developed. All owners of empty properties have been contacted. The Empty Homes Officer has provided advice and assistance to owners of empty properties, and what enforcement action we will consider. The Executive has approved a new Housing Assistance Policy, which includes a scheme to provide grants and loans to enable empty property to be brought back into use. During 2017/18 18 Empty Homes have been brought back into use, exceeding the target of 12.	Yes
Selby District Housing Trust	Julie Slatter / Chris Kwasniewski	30,000	14,200	-15,800	This fund previously paid for half of the Housing Development Manager post, which has now been deleted from the new corporate structure. A revised resource request from the P4G was included within the Council's newly adopted Housing Development Programme. Underspent but discussions required with SDHT to support SDHT's role in the more ambitious HDP approved by Executive in January 2018.	Yes
Sherburn All-Weather Pitch	Angela Crossland	200,000	200,000	0	Project completed.	n/a
		2,401,187	665,705	-1,735,483		

General Fund Expenditure

Budget Description	Annual Budget £000's	Year -End Variance £000's	One-Off/ On-going	Comments
Employees	8,102	(149)	On-going and one- off	Savings on salaries across the Council due to recruitment of the new structure during the year, natural turnover of staff resulting in vacancies and staffing levels being carefully managed to mitigate service risks such as the lifeline service. There are also savings here on Groundwork staff but this is offset by the reduction in income for this as it is a pass through cost. This is partly offset by increased pressure on the Development Management Team who have needed to use agency support to help cover vacancies to manage large scale complex planning applications and a large amount of appeals relating to the 5 year housing land supply. It is proving difficult for all Local Planning Authorities to recruit staff with the relevant experience to tackle the workload of this nature hence agency staff are used at a premium.
Premises	686	(8)	On-going	Various over and underspends the most significant being NNDR savings from Leasing out the former Profiles Gym Building (£11k).
Supplies & Services	8,526	116	On-going and one- off	There are numerous variances that make up this shortfall, the biggest being £148k from the use of specialist advice to support the volume and complex nature of planning applications and in part due to the pressure on the team through vacancies. There are other costs incurred including £42k on Counter Fraud services which is partly offset by £26k of staff savings, Bank Charges in relation to the volume of card payments made to the authority and historical issues resolved through the bank rec and IT systems annual management and maintenance costs £33k. There are savings on Climate Change (£21k), Concessionary Fares (offset by income (£20k), Environmental Services pollution and monitoring costs (£10k), Planning Policy (£19k) and GF Housing (£21k) on private sector housing, Night Stop and Mediation services.
Benefit Payments	15,281	(25)	Ongoing	Overall benefits saving generated from lower than anticipated overpayment debtors adjustments and lower rent allowance payments.
Transport	155	10	On-going	

Budget Description	Annual Budget £000's	Year -End Variance £000's	One-Off/ On-going	Comments
Third Party Payments	82	(5)	one-off	Small saving on the annual contribution to the Home Improvement Agency.
Drainage Board Levy	1,667	(4)	one-off	Small saving from lower than anticipated inflation increases.
Budget Savings Required	(424)	47	One-off and On- going	Small shortfall in the planned savings target, asset rationalisation will not achieve its target for the year due to the Contact Centre move still being under consideration. The interest from loans made to Selby District Housing Trust is lower than anticipated as these loans were made later in the year than expected.
Contingency	346	(195)	One-off	Unspent in the year - drawdowns for support not required.
Other		(16)	One-off	Several small variances including improvement and other grants.
Total Variance - General Fund Expenditure		(229)		
Total Variances - General Fund		(414)		

Housing Revenue Account Income

Budget Description	Annual Budget £000's	Year -End Variance £000's	One-Off/ On-going	Comments
Investment Income	(25)	(37)	On-going	Earnings from investments are currently exceeding budget, this is due to buoyant cash balances, this will be closely monitored as current interest rate returns may not be achieved going forward.
Housing Rents	(12,070)	45	On-going	The outturn shows a shortfall position over budget. The variance is driven by worse void turnover times than budgeted and one additional right to buy sale (21 in 2017/18) than was assumed in the budget.
Customer & Client Receipts	(143)	(27)	On-going	Improved position has been achieved on Pumping Station Recharges (£9k), Community Centres including room hire (£7k) and Legal Costs recovered (£6k).
Government Grants	(20)	20	On-going	Withdrawal of supporting people funding for HRA Homeless services.
Total Variance - HRA Income		1		

Housing Revenue Account Expenditure

Budget Description	Annual Budget £000's	Year -End Variance £000's	One-Off/ On-going	Comments
Employees	0	38	One-Off	Community Centre Cleaner Costs, offset by CEC savings.
Premises	797	(50)	On-going	Saving on Painting as delivered through capital programmed works (£30k). There are savings on the utility and running costs of hostels (£12k).
Supplies and Services	1,099	28	On-going	£50k spent on subcontractors covering vacancies in the trades team due to difficulties in recruitment. This is offset by savings in septic tank emptying (£8k) and HRA systems (£13k)
Transport	117	(5)	On-going	
Support Service Recharges	2,760	(8)	On-going	
Provision for Bad Debts	124	(55)	One-Off	A nominal 1% provision against rents is made in the budget, arrears calculations have not suggested an increase is required yet although the wider roll out of universal credit may have an influence, Non-rent debtors have been maintained at the same levels as 2016/17.
External Interest Payable	2,638	(225)	One-Off	This saving is due to no external borrowing taken out for new developments within the HRA this financial year, the use of internal borrowing (using cash reserves) has been used rather than PWLB borrowing in the short term and this will be kept under review as interest rates rise over the coming months and years.
Pension deficit reduction	77	(77)	On-going	The pension deficit reduction was budgeted to still be a cost of £77k but the full pay down of the pension deficit at the end of 2016/17 resulted in no payment being required in the year.
Movements to / from reserves	3,494	(309)	One-Off	Slightly lower estimate transfers to the Major Repairs Reserve to fund costs of the capital programme over the year. This is as a result of lower than anticipated capital spend, in particular on central heating systems. This saving will be reinvested in future programmes.
Contingency	75	(75)	One-Off	Unspent contingency in the year.
Other	(115)	3	On-going	
Total Variance - HRA Expenditure		(735)		
Total Variances - HRA		(734)		