

GF Management Accounts 2018-19
Results as at 31st December

General Fund

| | Previous Year Actuals | Latest Approved Budget | Year to Date | | Annual Total | Variances | | Comment |
|--|--------------------------|------------------------------|----------------|----------------|----------------|------------------------------|-----------------------------|---|
| | Actual £k | Budget £k | Actual £k | Budget £k | Forecast £k | Year to date Actual £k | Full Year Forecast £k | |
| | | | | | | | | |
| Income | | | | | | | | |
| Investment Income | -207 | -165 | -232 | -124 | -343 | -108 | -178 | Additional income expected in investment interest due to buoyant cash balances and the recent rates rise. The GF forecast is expected to exceed its £300k ceiling by £43k, this is to be transferred to the Contingency Reserve, a corresponding transfer has been made in the Accounting adjustments line below. |
| Recharges | -3,020 | -3,006 | | | -3,006 | | | |
| Customer & Client Receipts | -7,309 | -4,688 | -3,329 | -2,703 | -4,657 | -626 | 31 | Numerous variances. Sale of bins for new developments (£20k), (£33k) Commercial Waste Income from increased customer base, offset by corresponding disposal costs in Supplies & Services below. Planning Fee Income and Advice is currently anticipated to exceed budget by (£82k) due to large applications and National Strategic Infrastructure Projects (NSIPs). There are anticipated income shortfalls in recycling income £63k, due to low prices for recyclates, £29k from private lifeline payers while the service is in transition to trial new service delivery, £40k Assets Team Trading due to staff shortages and Civic Centre Rental income £33k due to loss of hot desk income and delay in the Police Co-location project. |
| Government Grants | -15,673 | -17,793 | -10,793 | -11,413 | -17,650 | 620 | 142 | Housing Benefit Admin Grant continues to reduce annually, this is partially offset by various smaller DWP new burdens grants grant £124k, including verification of earning and pension alerts, welfare reform changes and Universal Credit Admin changes. There is also £18k shortfall of Lifeline Support Grant due to the withdrawal of funding reported to the Executive in August. |
| Other Government Grant | -2,137 | -1,541 | -1,312 | -1,156 | -1,561 | -156 | -20 | DCLG Property Searches Grant |
| Other Grants/Contributions Etc | -333 | -30 | | | -29 | | | |
| Budget Savings Required | | -358 | | | -161 | | 198 | £140k shortfall in planning saving this year. Lower asset rationalisation saving due to contact centre move still being under discussion and will not take place in the current year. These shortfalls have been mitigated by other savings across the services. |
| Total Service Income | -28,679 | -27,582 | -15,666 | -15,397 | -27,408 | -269 | 174 | |
| Expenditure | | | | | | | | |
| Employees | 8,049 | 8,910 | 4,853 | 5,315 | 8,675 | -462 | -236 | £106k GF posts, savings due to vacancies, likely to increase as impact on post freezes feed through. £130k duplicated bid no longer required. |
| Premises | 678 | 709 | 554 | 551 | 745 | 3 | 36 | £27k NNDR on corporate buildings as a result of latest RV review and various repair works on general fund property. |
| Supplies And Services | 8,634 | 11,885 | 5,844 | 5,957 | 11,729 | -113 | -157 | Forecast overspends as follows : transaction Charges for card payments £21k, Trade Waste Disposal from increase in new business £27k, upturn in the requirement for temporary accommodation £16k and costs associated with Communications support to RDC £11k. This is offset by refuse collection contract savings (£105k) across all collection services, the 18/19 budget was increased for additional rounds due to significant property growth in the district over the last 12 months, work continues with the contractor to mitigate the strain. A number of day changes / additional shifts have been undertaken in the first quarter and is likely to increase. Recycling costs are anticipated to be (£52k) below budget for disposal costs and contract fees, offset by corresponding income for the reduced value of recyclates. Demand for discretionary rate relief remains low and a saving against this budget (£71k) is anticipated, this is funded by reserves and a corresponding reduction can be seen in Accounting & non-service budgets below. |
| Transport | 164 | 147 | 120 | 94 | 144 | 26 | -2 | |
| Benefit Payments | 15,256 | 16,941 | 10,067 | 11,152 | 16,941 | -1,085 | | |
| Support Services | | | | | | | | |
| Third Party Payments | 77 | -22 | | -16 | -22 | 16 | | |
| Drainage Board Levy | 1,663 | 1,685 | 1,685 | 1,685 | 1,685 | | | |
| External Interest Payable | 100 | 75 | 38 | 56 | 75 | -19 | | |
| Contingency | | 196 | | | 196 | | | |
| Total Service Expenditure | 34,621 | 40,526 | 23,160 | 24,793 | 40,167 | -1,633 | -359 | |
| Total Accounting & Non Service Budgets | -5,942 | -12,944 | -11,549 | -11,514 | -12,829 | -34 | 114 | Corresponding reduction in reserve funding for discretionary rate relief £71k and £43k transferred to contingency reserve for investment income. |
| Net Total | | | -4,054 | -2,118 | -71 | -1,937 | -71 | |
| Forecast (Surplus) / Deficit | | | | | | -1,937 | -71 | |

HRA Management Accounts 2018-19
Results as at 31st December
HRA

Appendix A

| | Previous Year Actuals | Latest Approved Budget | Year to Date | | Annual Total | Variances | | Comment |
|--|-----------------------|------------------------|---------------|---------------|----------------|---------------------|--------------------|--|
| | Actual | Budget | Actual | Budget | Forecast | Year to date Actual | Full Year Forecast | |
| | £k | £k | £k | £k | £k | £k | £k | |
| Income | | | | | | | | |
| Investment Income | -62 | -75 | | | -148 | | -73 | Additional income expected in investment interest due to buoyant cash balances and the recent rates rise. |
| Garage Rents | -98 | -100 | | | -103 | | -3 | |
| Housing Rents | -12,025 | -11,940 | -9,039 | -8,955 | -11,893 | -84 | 47 | Deficit in rent income anticipated through a number of long term void properties. Work continues to address long term void properties to get them back in to rental including procuring contractors for specific works. Sales to date have some influence but are in line with assumptions made for the year (13 sales to date). The new development scheme at Byram is due to complete early in the new calendar and will have a positive impact on income. |
| Customer & Client Receipts | -170 | -145 | -66 | -59 | -169 | -6 | -24 | Hostel and Temp Accomodation rent income anticipated to exceed budget by (£8k), Property Recharges (£7k) and other smaller amounts including recovered legal costs, property management charges and room hire at the community centres. |
| Government Grants | -1 | -20 | | -15 | | 15 | 20 | Loss of Supporting People Homelessness funding |
| Recharges | -14 | -18 | -7 | -14 | -18 | 7 | | |
| Total Service Income | -12,370 | -12,298 | -9,111 | -9,043 | -12,331 | -69 | -33 | |
| Expenditure | | | | | | | | |
| Employees | 40 | 2 | 27 | 2 | 36 | 25 | 34 | Costs of Cleaning staff at the Community Centres - permanent budget adjustment required. |
| Premises | 747 | 806 | 453 | 496 | 785 | -43 | -21 | The main variance is for Community Centre utilities (£16k) and numerous smaller variances. |
| Supplies And Services | 1,127 | 1,060 | 595 | 611 | 1,055 | -16 | -5 | There are numerous variances, the main being Tenant Participation costs (£18k) and the use of Sub-contractors (£8k). This is offset by materials £20k due to prices and work done in-house. |
| Support Services | 2,752 | 2,806 | | | 2,806 | | | |
| Transport | 112 | 113 | 88 | 74 | 111 | 14 | -2 | Small saving on fuel and fleet running costs. |
| Debt Management Expenses | 6 | 6 | | | 6 | | | |
| External Interest Payable | 2,413 | 2,787 | 1,492 | 2,090 | 2,413 | -598 | -374 | No new borrowing anticipated for 2018/19 at this stage but interest rates rises may prompt action to increase borrowing to mitigate future interest costs. This will be kept under review during the year and forecasts will be updated if necessary. |
| Contingencies | | 75 | | | 75 | | | |
| Provision for Bad Debts | 69 | 263 | | | 263 | | | |
| Total Service Expenditure | 7,266 | 7,917 | 2,655 | 3,274 | 7,549 | -618 | -368 | |
| Total Accounting & Non Service Budgets | 5,104 | 4,380 | | | 4,380 | | | |
| Net Total | | | -6,456 | -5,769 | -401 | -687 | -401 | |

Forecast (Surplus) / Deficit

-401

SAVINGS PLAN

Indicative Cumulative Profile - GF

| Potential Saving | Sponsor | 2018/19 Target £000's | 2018/19 Forecast £000's | Q3 December 2018 | Current Risk |
|--|---------|-----------------------------|-------------------------------|--|--------------|
| Pest Control | KC | 15 | 15 | Completed | Low |
| Income generation | SR | 0 | 0 | Fees and charges are under review as part of the budget process with limited opportunities in 19/20 and further opportunities to be identified from 20/21 onwards . There will not be any additional income from fees and charges in the current year. | High |
| Process improvements /on-line transactions | JS | 70 | 42.5 | Channel shift and housing system projects have been approved. Work has been undertaken that has identified the savings and there is confidence that the target for 19/20 will be exceeded. Current year may see a shortfall due to timing in project delivery, but vacancies are being held to mitigate this in year. | Medium |
| Planning service review | JC | 200 | 60 | £60k of recurring savings have been proposed for 18/19. There are no overall savings from the planning function in the year to date due to overspends on agency staffing which are being addressed, so this has been put in amber in the forecast. There has been an increase in income this year, which will help to mitigate some of this short fall in the current year only. Potential for further savings in 19/20 looks challenging so the target in the revised budget has been reduced to £100k. | High |

SAVINGS PLAN

| | | | | | |
|-------------------------------|----|--------------|------------|--|--------|
| Asset rationalisation | JS | 90 | 28 | Ex Profiles Gym has been let to a tenant generating £28k in 18/19. The remainder of this saving is dependent upon the contact centre move from Market Cross and Police Co-location. The extension to accommodate the Police and the contact centre (telecoms) will be completed by March 2019 some changes to the Civic Centre to accommodate face to face customers will take place in April 2019. Negotiations are ongoing with the landlord of Market Cross to realise the savings in rent. The Police move will take place in April which will generate £69,000 in rent and service charges. | High |
| Commissioning & collaboration | JS | 0 | 30 | The savings expected in 2019/20 have been identified as part of the budget process. The 18/19 target will be met through the work done by another local District Council. | High |
| New SDHT Loans | DC | 17 | 18.3 | Loans currently made to the Selby District Housing Trust will generate £18.3k of interest returns in 2018/19. 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. Forecast has been retained at the level of current existing loans, but there is scope for new loans to be made during the year. | Medium |
| PFI | KI | 57 | 57 | Completed | Low |
| MRP | KI | 185 | 185 | Completed | Low |
| Pension Fund Deficit | KI | 419 | 419 | Completed | Low |
| Total Savings | | 1,053 | 855 | | |

SAVINGS PLAN

| | | | |
|------------------------|--|-------|-------|
| Assumed Savings Target | | 1,053 | 1,053 |
| (Surplus) / Shortfall | | 0 | 198 |

NB Low risk savings assumed to be delivered at 100%

SAVINGS PLAN

| Indicative Cumulative Profile - HRA | | | | | |
|--|---------|-----------------------|-------------------------|--|--------------|
| Potential Saving | Sponsor | 2018/19 Target £000's | 2018/19 Forecast £000's | Q2 September 2018 | Current Risk |
| Process improvements /on-line transactions | JS | 5 | 5 | Business Case for 'channel shift' project approved - implementation of first two phases scheduled for 2018/19. Implementation of Housing Management System is on-going, full implementation expected by July 2019. Project brief for 'Modern Office Project' to support a more flexible and mobile workforce currently being developed. Work is underway as part of the budget setting process to identify where these savings will be generated from. | High |
| Pension Fund Deficit | KI | 226 | 226 | Completed | Low |
| Total | | 231 | 231 | | |
| Assumed Savings Target | | 148 | 148 | | |
| (Surplus) / Shortfall | | -83 | -83 | | |

Low risk savings assumed to be delivered at 100%

| General Fund | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|-------------------------------------|---------------|---------------------|---------------------|-----------------------|----------|-------------------|---|
| Selby Park Improvement Work | 20,888 | 15,666 | -172 | -15,838 | 20,888 | 0 | A third quotation for replacement of the lights within the park is expected imminently. The quotations received to date would result in the budget being fully spent and we are still intending to complete this work in 2018/19. |
| DIP System upgrade | 23,000 | 15,000 | 22,575 | 7,575 | 23,000 | 0 | Northgate upgrade for year completed. |
| Industrial Units - Road Adoption | 325,000 | 243,750 | 0 | -243,750 | 325,000 | 0 | Further information being sought from NYCC Highways regarding detailed specification requirements to enable formulation of an estimate of costs. Budget costings received from contractor. |
| GIS System | 65,641 | 49,231 | 9,960 | -39,271 | 35,000 | -30,641 | Budget for GIS Digitalisation project is now committed for completion by May 2019. Spend to be phased over 18/19 and 19/20. 18/19 budget required £30k, 19/20 £35k budget required to be carried forward |
| Benefits & Taxation System upgrade | 12,675 | 9,506 | 4,000 | -5,506 | 12,000 | -675 | Software upgrades for legislative changes and E-billing implementation and configuration for Annual billing process in Jan 19. Remaining budget is linked to software upgrade supporting Channel Shift Phase 1 (end date Mar 19). Expected outturn of £12k in 2018/19 although this is subject to upgrade costs for Annual Billing and Legislation changes in January 19 from Northgate. Further consultancy on ebilling required for implementation. No overspends anticipated |
| IDOX Planning System | 37,274 | 27,956 | 19,017 | -8,939 | 27,000 | -10,274 | Committed £13k for standard IDOX upgrades that are due to take place in November 18. Further commitments of £14k towards consultancy and user training on Licensing/Enterprise Planning and Maploader for ARCGIS will be made in 2018/19. Balance to be carried forward to 19/20 |
| ICT - Infrastructure Costs | 32,082 | 24,062 | 26,895 | 2,833 | 32,000 | -82 | Projects in motion for infrastructure improvements include; Upgrade to door access system, Trades team move to Vivars, Server upgrade for Northgate, Changes to GCSX mail. |
| ICT - Annual Software Licence | 85,000 | 63,750 | 0 | -63,750 | 85,000 | 0 | Soft market testing for Microsoft licences in progress. Expect full budget required in 2018/19 |
| ICT - Desktop Replacement Programme | 7,448 | 5,586 | 4,812 | -774 | 7,448 | 0 | Desktop replacements as required. Not anticipating underspends at this time |
| ICT - Software | 85,194 | 63,896 | 0 | -63,896 | 55,000 | -30,194 | Budget committed to the Digital Foundations Project. Phased spend over 18/19 and 19/20 - Microsoft £55k 18/19 - Citrix £30k 19/20 |
| Committee Management System | 18,000 | 13,500 | 15,000 | 1,500 | 18,000 | 0 | ModernGov software now live and awaiting final invoice to complete the £18k costs in 2018/19 |

2018/19 Selby District Council Capital Programme - To 30 November 2018

| General Fund | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|--|---------------|---------------------|---------------------|-----------------------|----------|-------------------|--|
| Northgate Revs & Bens | 12,000 | 11,250 | 0 | -11,250 | 12,000 | 0 | Budget anticipated to be used this year on system upgrades following legislative changes in relation to e-billing. Currently awaiting costs for the Benefits/Information@Work integration before commitment. This work will aid the channel shift project. Currently committed £950 to Northgate for HMRC Landlords extract. |
| Asset Management Plan - Leisure & Parks | 30,210 | 0 | 0 | 0 | 0 | -30,210 | IHL have completed inspections of the items in the planned maintenance programme for 2018/19. No works are required and items deferred to 2019/20. As part of the budget setting process progress is being made to develop the 2019/20 planned maintenance programme which will include a review of deferred works from 2018/19. |
| Portholme Road Culvert | 371,374 | 0 | 0 | 0 | 371,374 | 0 | Intention to award letters have been sent to the bidders following evaluation of the tender submissions. Work will commence in the new year and will take approximately 8 weeks with completion due before the end of March 2019. The pre-contract meeting took place on 27th November and agreed commencement of works in January for completion within 8 weeks |
| Bus Station Refurbishment | 53,000 | 39,750 | 0 | -39,750 | 43,000 | -10,000 | An order for replacement of the shelters has been placed and works are expected to commence in January 2019. The total order value for the shelters is circa £42,500 which would result in a saving on the budget overall. |
| Police Co-Location Project | 229,710 | 172,282 | 4,334 | -167,948 | 229,710 | 0 | Works commenced on site with a scheduled build of 19 weeks. Based on the anticipated programme, the budget should be fully spent in 18/19 although this may slip if inclement weather affects delivery over the winter months. There has been some minor delay on piling due to discovery of previously unidentified drainage pipe. NYP PM advising delay will be absorbed within existing programme. |
| Industrial Units Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | Scheme completed, accrual put through at YE for invoices not yet received. |
| Car Park Improvement Programme | 582,376 | 436,782 | 76,625 | -360,157 | 400,000 | -182,376 | Works to Market Cross Car Park now complete. To minimise income loss, improvement works to the car parks will be not be completed concurrently. Contract awarded for works to South Parade and Audus Street. Works are currently scheduled to commence on 7th January 2019 although this may be slightly delayed due to pre-works required by Northern Power Grid. Total contract costs for improvement works is £204,754. Design works on Micklegate and Back Micklegate Car Parks are progressing in parallel and will be finalised in February. As the funding is for a programme of improvement works across the district's car parks, any funding remaining in 18/19 will be rolled to 19/20. |
| ICT - Channel Shift 1 Website & Intranet | 50,000 | 37,500 | 10,500 | -27,000 | 25,000 | -25,000 | Channel Shift Phase 1 solution for Revs and Bens to be implemented across years 18/19 & 19/20. Following market testing and software demonstrations - funds to be reviewed along with Phase 1 and Phase 2 implementation with associated budget for 19/20 spend. |
| ICT - Channel Shift 2 Website & Intranet | 18,000 | 0 | 0 | 0 | 0 | -18,000 | Budget committed to the Channel Shift Phase 2 Project in relation to Customer Portal - however as project target completion date is Mar 2020 this will be carried forward. |

2018/19 Selby District Council Capital Programme - To 30 November 2018

| General Fund | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|--|---------------|---------------------|---------------------|-----------------------|-----------|-------------------|--|
| ICT - Channel Shift 3 Website & Intranet | 18,000 | 0 | 0 | 0 | 0 | -18,000 | Budget committed to Channel Shift Phase 3 Project in relation to Housing Management system, project completion date Mar 2020 so this budget will be carried forward to next year. |
| ICT - Disaster Recovery Improvements - Software / Hardware | 41,500 | 31,125 | 0 | -31,125 | 41,500 | 0 | Project started but progress slow, but anticipate being committed before January 19. Project documentation being developed for approvals - £15k Back up solution - £25k Remote Access Solution - £1500 Firewall |
| ICT - End User Devices - Software / Hardware | 96,000 | 27,000 | 9,005 | -17,995 | 50,000 | -46,000 | Budget committed to the Digital Workforce Project, project documentation being developed. Actual spend will follow the Microsoft procurement and will be phased over 18/19 and 19/20 Phased spend forecasts for new end user devices rollout 18/19 £50k 19/20 £46k roll over |
| ICT - Digital Workforce - Telephones - Mobile Working | 40,000 | 30,000 | 0 | -30,000 | 35,000 | -5,000 | Budget committed to the Digital Workforce Project. Project documentation being developed. Actual spend will follow the Microsoft procurement and will be phased over £30k 18/19 to support officers skills to ensure they can work from mobile locations and £10k 19/20 for technical solutions to improve mobile working |
| New Build Projects (Loans to SDHT) | 6,619,900 | 280,000 | 373,052 | 93,052 | 2,491,970 | -4,127,930 | These are schemes delivered by SDHT through loans from SDC. Ulleskelf scheme - Handover has taken place on phase 1 - 6 properties, the remaining 6 properties to be completed by March 2019. Riccall scheme is now complete and handover to the Trust has taken place, project is under budget (awaiting final confirmation and final account due September 2019 Exchange has taken place for the purchase of 12 properties at Bridge Wharf, Ousegate and are expected to be complete by January 2019. Further work is to be done on costings on packaging up smaller sites for development to deliver value for money. |
| Private Sector - Home Improvement Loans | 60,000 | 45,000 | -9,564 | -54,564 | 20,000 | -40,000 | The Repair Loan is a reactive service which is more popular during the last 6 months of the financial year. Much of the funding provides emergency repairs to vulnerable private sector owner occupiers. These repairs (such as boiler and heating replacements) tend to be more apparent during autumn/winter months. Based on last year's Q4 spend the forecast has been reduced. |
| Disabled Facilities Grants (DFG) | 596,960 | 447,720 | 204,851 | -242,869 | 354,000 | -242,960 | Includes C/Fwd. of £250k for Better Care Fund money. 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. By delivering in-house work is on-going to encourage more applications by working with the Lifelines Team. Work also continues to utilise funding on our own homes and also to speed up the overall process including OT sign off and procurement of the work. Currently in 18/19 40 DFG adaptations have been approved totalling £212k As at 13/12/18 the Government have confirmed another £46k made available in 18/19 on DFG therefore the forecast outturn has been adjusted. |
| | 9,531,232 | 2,090,312 | 770,890 | -1,319,422 | 4,713,890 | -4,817,342 | |

| Housing Revenue Account | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|--|---------------|---------------------|---------------------|-----------------------|----------|-------------------|--|
| Kitchen Replacements | 130,000 | 97,500 | 1,321 | -96,179 | 2,000 | -128,000 | Tender documentation currently being prepared pending issue to market. ITT documentation currently being reviewed and updated to reflect indicative approval of capital bid for 19/20 onwards. Tender likely to be issued in January 2019 with a view to commencing works in April 2019. Budget for 18/19 to be rolled forward to 19/20 |
| Housing & Asset Management System | 262,083 | 196,562 | 29,248 | -167,314 | 218,083 | -44,000 | Forms part of the Housing software replacement project that will continue throughout 2018/19 2018/19 Amount committed will be approx. £218k. A total of £44k will be committed in 2019/20 |
| Pointing Works | 846,400 | 634,800 | 199,895 | -434,905 | 664,000 | -182,400 | The contractor commenced work 1st October and the programme is expected to be complete by the end of March. Committed approximately 75% of the available budget to the programme as the remaining 25% is being held back to address pointing and wall tie mapping works associated with the Hillside project. Given the position on the latter however, it is envisaged this will need to be rolled forward to 19/20. |
| Electrical Rewires | 240,000 | 180 | 94,366 | 94,186 | 240,000 | 0 | This budget is used as and when upgrades and partial re-wires are required |
| Bathroom Replacements | 59,860 | 44,895 | 8,279 | -36,616 | 59,860 | 0 | Programme commenced as scheduled and is now complete, currently awaiting final account. |
| Asbestos Surveys | 13,232 | 9,924 | 12,951 | 3,027 | 13,232 | 0 | A programme of works in line with capital projects is on-going. As the capital programme begins to ramp up, this budget will be fully committed and spent before the end of 18/19. |
| External Cyclical Repairs (Painting & Windows) | 320,000 | 240,000 | 20,441 | -219,559 | 70,000 | -250,000 | Contractor pricing of properties surveyed to date received on 31/10. Currently assessing information pending issue of programme of works. As anticipated, the level of works required exceeds the budget available in 18/19. Additional funds sought for window and door replacement works from 19/20 onwards. We have now committed to replacing a small number of doors and windows prior to Christmas, with the bulk of the programme commencing late February/early March 2019 and running through in to 19/20. This will dovetail with the increased capital bid approved by the Executive (subject to Council approval). A carry forward will be submitted for the committed funds in due course |
| Central Heating System Replacements | 295,000 | 221,250 | 105,236 | -116,014 | 222,000 | -73,000 | Currently identifying systems which are nearing the end of their economical lifecycle with a view to implementing a replacement programme early in the new year. Based on previous year's it is anticipated that there will be an underspend on this budget of circa 25% which we will seek to roll forward as in previous years. Looking at the current asset profile, it is envisaged there will be a peak in spend in 22/23. We are seeking to smooth this spike through proactive replacement. |

2018/19 Selby District Council Capital Programme - To 30 November 2018

| Housing Revenue Account | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|----------------------------|---------------|---------------------|---------------------|-----------------------|----------|-------------------|--|
| Roof Replacement | 741,636 | 556,227 | 19,508 | -536,719 | 20,000 | -721,636 | Currently undertaking additional investigation and survey works resulting from the Section 20 consultation process and a report is to be provided to SDC by 21/12/18. Progression of works to replace the roofing across the scheme will be subject to the findings and recommendations of the report. It is unlikely any works will be undertaken in 2018/19 and therefore the funding will need to be rolled to 19/20. A carry forward request will be completed in due course. |
| Damp Works | 220,000 | 165,000 | 52,709 | -112,291 | 110,000 | -110,000 | The contract for damp remediation works is now fully complete. A contract mobilisation meeting is currently being scheduled with a view to contract 'go live' from January 2019. Due to the reactive nature of the works it is difficult at the current stage to accurately predict outturn although based on previous year's it is currently predicted to underspend by circa 50%. This will be kept under review and refined through quarter 4. |
| External Door Replacements | 226,051 | 169,538 | 21,341 | -148,197 | 0 | -226,051 | Programme to work in conjunction with the External Cyclical Repairs Programme. The approved capital bids for 2019/20 seek to amalgamate the various budgets for these works and will be required to be carried forward. |
| Void Property Repairs | 145,000 | 108,750 | 65,908 | -42,842 | 145,000 | 0 | 2 additional staff members allocated to working specifically on voids, full year budget anticipated to be spent by the year end. |
| Fencing Programme | 42,821 | 32,116 | -6,375 | -38,491 | 42,821 | 0 | Phase 1 of the programme completed on time and in budget. Budget maintained at this stage to address any potential issues resulting from winter weather. Phase two programme issued to contractor for completion by end of 18/19. Currently anticipate budget being fully spent. |
| St Wilfrid's Court | 13,000 | 9,750 | 0 | -9,750 | 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 currently seeking an updated fire risk assessment for the building, the findings of which will inform the works required. It is anticipated the assessment will be completed in January 2019 and funds committed to the required improvements thereafter. |
| Laurie Backhouse Court | 28,000 | 21,000 | -10,231 | -31,231 | 43,000 | 15,000 | Original quotations to replace the lift exceeded the available budget by circa £15k. Additional funds will need to be secured in order to complete these works. Additional forecast updated pending Virement signoff Due to the time which has elapsed since the initial tender process was completed, updated pricing to be obtained from the market prior to commissioning the works. It is expected this will be received in January 2019 and an order issued shortly thereafter. The works are currently envisaged to be completed in 18/19. A virement form to cover the expected shortfall in funding will be submitted once the revised pricing is received. |

2018/19 Selby District Council Capital Programme - To 30 November 2018

| Housing Revenue Account | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|---|---------------|---------------------|---------------------|-----------------------|-----------|-------------------|---|
| Environmental Improvement Plan | 150,488 | 112,866 | 1,579 | -111,287 | 75,000 | -75,488 | No further progress is anticipated, the reduced forecast reflects current proposed projects. Virement form to be completed to move fund to SZ5021 where overspends are forecasted Awaiting updated pricing prior to completing request for virement. Work on environmental improvement works expected to be completed in 18/19. An underspend is forecast due to a lack of viable projects being identified for investment. |
| Housing Development Project | 1,200,000 | 0 | 0 | 0 | 0 | -1,200,000 | Programme for the development of up to 10 HRA properties on small sites, Starts on these sites is not anticipated until September 19. Work including asbestos surveys and garage clearance is being progressed. |
| Garage Sites - improvements to property | 18,572 | 13,929 | 8,160 | -5,769 | 18,572 | 0 | Works required are influenced by which sites are identified for potential housing development. This budget will be fully committed and spent during 18/19. |
| Ousegate Hostel | 59,499 | 44,624 | 1,080 | -43,544 | 59,499 | 0 | Quotation for works to Units 1 and 5 received on 31/10. Currently assessing information pending works. A revised Fire Risk Assessment for the building was undertaken on 30/11/18 and are currently awaiting the report with findings. Previously identified re-modelling works have been out on hold pending the outcome of the assessment. It is expected all funds will be committed in 18/19 |
| Phase 1 Hsg Dev. Byram / Eggborough Bungalows | 0 | 0 | 740 | 740 | 0 | 0 | Project is now complete |
| Phase 1 Hsg Dev. Byram Park Road | 1,455,711 | 1,091,783 | 533,939 | -557,844 | 1,426,929 | -28,782 | Good progress is being made on site. The project will reach Practical completion in Feb 2019. |
| Footpath Repairs | 12,237 | 9,178 | 55 | -9,123 | 12,237 | 0 | Issue of ITT to market delayed until January. Now expecting contract award towards end of January 2019 and commencement of works late February 2019. This budget element will be fully spent on urgent, smaller scale works which will be completed prior to commencement of the contract. |
| Estate Enhancements | 133,000 | 99,750 | 8,588 | -91,162 | 133,000 | 0 | Links to the above footpath repairs budget. The contract for the work to be let towards the end of January 2019 specifically for footpaths on our estates. |
| Community Centre Refurbishment | 48,000 | 0 | 0 | 0 | 0 | -48,000 | Works on hold pending formal Fire Risk Assessment. Capital bid submitted for FRA programme to commence in 19/20. This programme of assessments will identify and inform the works required at this site. On this basis, funds will need to be rolled from 18/19 to 19/20. |
| Sheltered homes adaption | 180,000 | 135,000 | 34,439 | -100,561 | 42,000 | -138,000 | Specification being put together for both this and the aids & adaptation budget and DFG. To cover installation of wet rooms in suitable void properties. Based on the current spend profile, it is anticipated the outturn position on the budget will be circa £42k although as this is effectively a reactive budget, this may fluctuate based on the voids which come through. |

2018/19 Selby District Council Capital Programme - To 30 November 2018

| Housing Revenue Account | Annual Budget | Year to date Budget | Year to Date Actual | Year to date Variance | Forecast | Forecast Variance | Comments |
|--|-------------------|---------------------|---------------------|-----------------------|------------------|-------------------|--|
| Empty Homes Programme - Improvements to Property | 600,000 | 450,000 | 880 | -449,120 | 200,000 | -400,000 | This is to enable RTB buy backs and the compulsory purchase of properties that will be brought back in to the HRA. Currently looking at 1 CPO. Progressing with the CPO to be on the Executive Agenda in Q3. Valuations will be obtained but because of the time it takes to progress a CPO it is unlikely this spend will occur until Q4 at the earliest. At this stage we have not identified any suitable RTB buy backs. Expected outturn in 18/19: 3,000-200,000. We will request for the remainder to be carried forward to 19/20 to allow the continuation of the Empty Homes Programme. |
| Aids and adaptations programme | 125,000 | 93,750 | 127,002 | 33,252 | 127,002 | 2,002 | Links to sheltered homes. |
| | 7,565,590 | 4,558,372 | 1,331,059 | -3,227,313 | 3,957,235 | -3,608,355 | |
| Total Capital Programme | 17,096,822 | 6,648,684 | 2,101,949 | -4,546,735 | 8,671,125 | -8,425,697 | |

Programme for Growth 2018/19 Financial Year Project Updates**Multi Year schedule for the project lifespan pending amendments for the EDF Action Plan**

| Project | Lead Officer | Original Budget £ | Revised Budget £ | Position @ 31 December 2018 | | | Update |
|---|------------------|-------------------|------------------|-----------------------------|------------|---------------------|---|
| | | | | Spend to date £ | Forecast £ | Forecast Variance £ | |
| Healthy Living Concepts Fund | Angela Crossland | 82,176 | 82,176 | 385 | 82,176 | 0 | The project has now been initiated with North Yorkshire County Council (NYCC) to develop Local Cycle and Walking Infrastructure Plans for the 3 towns. Project will be delivered over 2018-19/2019-20. Sustainable Travel Packs and cycle maps also being developed in 2018-19. The remaining £27,000 is earmarked for projects related to Selby Health Matters Action Plan (3 year plan). A Workshop with Inspiring Healthy Lifestyles (IHL) and NYCC Public Health will take place in January 2019 which should support identification of further potential IHL initiatives. |
| Visitor Economy (Tourism & Culture) | Angela Crossland | 542,193 | 542,193 | 37,466 | 542,193 | 0 | This is a multi-year fund covering 3 years of projects to deliver the Visitor Economy Strategy & Action Plan agreed by Executive in March 2018. The staffing is now in place and a 3 year costed work plan has been finalised. We are currently looking at commissioning baseline activity data. |
| Celebrating Selby 950 | Angela Crossland | 200,000 | 50,000 | 551 | 50,000 | 0 | The contract for a 950 Co-ordinator/Curator is in place and will result in be a spend of £5k in this financial year. The second part of this contract will begin in April 2019. The remaining £45k will be carried into 2019/20 as match funding for bids to the Art Council and Heritage Lottery Fund to deliver a dynamic and exciting programme of events. |
| Retail Experience - Tadcaster Linear Park | Angela Crossland | 160,003 | 160,003 | 9,150 | 160,003 | 0 | Moving to final design and costing. Draw down of YorVenture grant expected early 2019 to support Final scheme design checks underway. |
| Growing Enterprise | Iain Brown | 111,761 | 76,761 | -2,984 | 76,761 | 0 | Phase 2 of Ad: Venture and Digital Enterprise match-funded fees results in forecast expenditure of £55K in Q4. Selby District Business Week may now be funded by Leeds City Region (LCR) Growth Service giving a forecast revised down to £1K in Q4. Final payment on CoStar license is £4K in Q3 with contract terminating in Oct '19. £35k has been approved to be re-allocated to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |
| Marketing Selby's USP | Mike James | 78,108 | 78,108 | 27,853 | 78,108 | 0 | We have invested in creating new material to tell the story of our strategic big development sites, which will be ready to share from the New Year. This now includes a focus on material that can tell the positive benefits of growth for people already living and working in the area e.g. access to higher skilled jobs and a wider range of employment opportunities. Meanwhile we have continued our engagement with LCR LEP to ensure that Selby's story is included in the regional campaign in the lead-up to MIPIM 2019. |
| Tour De Yorkshire | Angela Crossland | 0 | 150,000 | 0 | 150,000 | 0 | Selby town is hosting the SDC to host the finish of the first stage of Tour de Yorkshire (TdY) in May 2019, which will give the town a massive publicity boost in the year of the Abbey's 950 celebrations |
| Retail Experience - STEP | Angela Crossland | 108,340 | 108,340 | 30,176 | 108,340 | 0 | The Pop-up installations have now been moved to other locations in the town centre to complement/test the ideas proposed for the car park refurbishment project. A networking/membership drive event for the Selby Town Enterprise Partnership (STEP) is proposed for March 2019. There is a re-focusing of STEP priorities to align with the Tourism and Culture and Towns Regeneration work streams. |
| Towns Masterplanning (Regeneration) | Angela Crossland | 150,000 | 120,000 | 0 | 120,000 | 0 | Brief in draft for approval to for next stage of work. Brief to include 2 phases of approach. Phase 1 - stakeholder and literature review of previous work/data. Phase 2 will be a deliverables plan for each town centre. An internal Project Delivery scoping meeting is scheduled for early in the New Year and it will be aligned to work around potential Future High Street Fund bids. It is anticipated that the project will split into separate work streams for each town and across financial years. It has been approved that £30k is will be re-allocated to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |

| Project | Lead Officer | Original Budget £ | Revised Budget £ | Spend to date £ | Forecast £ | Forecast Variance £ | Update |
|--------------------------------|----------------------------------|-------------------|------------------|-----------------|------------|---------------------|---|
| Strategic Sites Masterplanning | Iain Brown | 246,613 | 200,613 | 4,486 | 200,613 | 0 | Funded due diligence work on Olympia Park, Portholme Road, Edgerton Lodge and Selby Station Masterplan. Likely future projects will include strategic infrastructure response to Sherburn Employment sites, improvements to the area around the railway station in Selby and the Crosshills site. Planned Q4 expenditures include £30K consultant work on Station Cycle and walk ways to support a future Transforming cities Fund bid; £25K funding for Church Fenton to jointly commission a detailed business plan for the Create Yorkshire film and creative industries hub. £46k is approved to be re-allocated to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |
| Access to Employment | Iain Brown | 100,000 | 40,000 | 0 | 40,000 | 0 | 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. Through collaboration managed by the Economic Development team between Arriva, WYCA, and Sherburn based businesses, we are close to a transport solution to improve scheduled public transport services. The option for Selby District Council to underwrite short term risk using P4G funding is being considered if necessary to achieve a collective agreement between all stakeholders. Forecast spend - £25k in Q4. £60k has been approved to be re-allocated to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |
| Empty Homes | June Rothwell Simon Parkinson | 115,475 | 115,475 | 15,427 | 115,475 | 0 | Overall the project is progressing well and there have been some good early results and the Empty Homes Officer has directly helped bring empty homes back into use by offering advice and assistance to owners. Homes England Grant funding has been secured to support the options of voluntary and compulsory purchase. A total of £390,000 has been secured, subject to individual business cases for the properties, to purchase and repair the empty homes, bringing them to a habitable standard. This indicative funding is to bring back in to use 10 empty properties up to 2020, providing up to £39,000 per property. We are currently pursuing our first Compulsory Purchase Order and a report will be taken to executive in December 2018. The process can be long and quite complex but a successfully CPO will send the message that this is a priority for us. We can also use the funding to purchase 'right to buy' buy backs and this is something we will consider on a case by case basis. |
| Selby District Housing Trust | Iain Brown | 38,300 | 38,300 | 1,000 | 38,300 | 0 | This fund is to support SDHTs role in the more ambitious HDP approved by Executive in January 2018 a new post of Trust Housing officer has been established but is currently unfilled. The post will be advertised again in the New Year. |
| Stepping Up' Housing Delivery | Iain Brown | 49,862 | 24,862 | 11,045 | 24,862 | 0 | The Project will support the implementation of the Housing Development Programme approved by the Executive in January 2018. It has been approved to reallocate £25K to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |
| Olympia Park | Iain Brown | 435,000 | 435,000 | 81,424 | 435,000 | 0 | The majority of the surveys and reports have now been completed on the site, and the lead developer is using these to inform the a review of the potential viability of alternative engineering design solutions to address the flood and ground condition issues identified through this up to date survey work. This will inform the creation of a comprehensive masterplan for the development of the whole site. This evidence base and masterplan will support the submission of a planning application. The Council has a dedicated project manager to lead the delivery of this key site. We are also continuing to work with our legal and property advisers to explore strategies for the delivery of the site, ensuring we maintain a number of options. The Council has secured £8.878m Housing Infrastructure Funding and is now progressing discussions with Homes England regarding the agreement of grant conditions and drawdown of the Housing Infrastructure Fund investment. |
| Making our Assets work | Iain Brown | 230,000 | 180,000 | 7,907 | 180,000 | 0 | The budget is targeted at funding due diligence work to bring the Council's assets to the market. These include small garage sites, Portholme Road, Edgerton Lodge, Barlby Road depot and Bondgate. The Executive has recently authorised the former Barlby Road Depot site to be marketed for employment use. £1.7k valuation fees for Barlby Depot during Q4. It has been approved to reallocate £50K to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |

| Project | Lead Officer | Original Budget £ | Revised Budget £ | Spend to date £ | Forecast £ | Forecast Variance £ | Update |
|--------------------------------------|------------------|-------------------|------------------|-----------------|------------------|---------------------|--|
| Commercial property acquisition fund | Iain Brown | 3,500,000 | 3,500,000 | 453,640 | 3,500,000 | 0 | Two additional units are under review and are subject of discussions around developing a business case. £650K planned to cover further potential acquisition |
| High Street shop fronts | Angela Crossland | 100,000 | 100,000 | 0 | 100,000 | 0 | Scope in place and workshop arranged with Historic England to explore heritage development initiatives. This initiative is also interdependent with the Towns Masterplanning project. Funds are allocated to be spent within next 2 financial years and as such £50k is to be carried forward to support year 2. A project officer has now been assigned to lead this from within the Communities and Partnerships team. |
| New lane - Public Realm | Iain Brown | 230,000 | 200,000 | 0 | 200,000 | 0 | This project has been delayed and new timelines are to be determined because of current capacity issues at both SDC and NYCC. The design work will be completed in 2018/19. No expenditure anticipated in 18/19. It has been approved to reallocate £30k to the Staffing resources budget to fund staffing as set out in the January 2019 report to Executive on the EDF. |
| | | 6,844,983 | 6,201,831 | 677,526 | 6,201,831 | 0 | |

| P4G Budget Position | | £'000 |
|---|--|---------------|
| P4G Investment Fund Fund - Per MTFS | | 10,934 |
| Less Spend to Date | | -666 |
| | | 10,268 |
| Existing P4G & Carried Forward Projects | | 6,202 |
| HDP Feasibility & SDHT Support Post | | 251 |
| Balance Before Salaries | | 3,815 |
| P4G Salaries 17/18 | | 635 |
| P4G Salaries 18/19 (Forecast) | | 988 |
| Additional Staffing Resources | | 643 |
| Remaining Salaries | | 1,377 |
| P4G Contingency | | 172 |