

GF Management Accounts 2019-20
Results as at 30th June
General Fund

	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	-454	-300	-15	-15	-300			Additional allocation of Bank Charges to the HRA
Recharges	-3,024	-10,172			-10,181		-8	
Customer & Client Receipts	-6,522	-4,660	-1,519	-1,043	-4,481	-475	179	
								There are a number of income shortfalls including Commercial Waste £16k due to a number of terminated contracts at renewal time, proactive work continues to increase the customer base. Recycling income is currently forecasting a £67k shortfall due to the low rate received per tonne for recyclable materials. The Warden Lifeline Service is currently predicting a £35k shortfall in income, numbers of customers grow slowly but a marketing plan is being implemented to promote the service offer. Land charges income is anticipating a £16k shortfall, which is broadly in line with last years performance due to demand and there is an anticipated shortfall in industrial unit rents of £51k due to occupancy levels and lettable condition. Income from the sale of bins for new developments is predicted to exceed budget by (£10k).
Government Grants	-14,442	-15,930	-2,888	-3,774	-11,820	886	4,110	In conjunction with benefit payments below, lower demand for benefits and the introduction of Universal Credit continues to see a reduction in subsidy received, this is offset by reduced benefit payments below and impacts at over £4.15m. DWP new burdens grants total (£34k) including Universal Credit Admin changes.
Other Government Grant	-1,811	-1,955	-489	-489	-1,955			£17k EU Preparation funding
Other Grants/Contributions Etc	-112		-17		-17	-17	-17	
Budget Savings Required		-1,141			-830		311	
Total Service Income	-26,365	-34,159	-4,929	-5,321	-29,584	393	4,574	
Expenditure								
Employees	8,156	8,461	2,033	2,117	8,430	-84	-31	A vacancy factor of £353k was set for the 2019/20 budget. This is currently on target to be achieved.
Premises	743	764	182	192	766	-10	2	A number of small variances make up this forecasted overspend, including the costs to purchase new litter bins which will be recovered from parishes.
								Supplies & Services is made up of a number of variances, the main ones being (£26k) on the overall waste collection service, particularly from the recycling service but costs offsetting this include the costs for skips for street waste and flytipping and additional round and disposal costs, this will be closely monitored. Savings are anticipated for swipe card charges (£6k), Development Management office & specialist costs (£15k), Business Support Office costs (£9k) and partner payment to NYCC for their share of income (£24k) due to the reduced income forecasts mentioned in customer & client receipts.
Supplies And Services	8,669	10,215	2,214	2,268	10,127	-54	-88	Small saving currently anticipated on car allowances.
Transport	164	140	36	36	136		-3	There continues to be a reduction in housing benefit claims caseload as Universal Credit rolls out reducing significantly the level of payments compared to last year.
Benefit Payments	13,670	15,333	2,329	3,837	11,185	-1,509	-4,149	Impact of actual inflation on the Leisure Services contract against budgeted estimate.
Third Party Payments	149	-1	-4	-5		1	1	Inflation increases anticipated when setting the budget were higher than actual levies.
Drainage Board Levy	1,685	1,720	852	860	1,704	-8	-17	
External Interest Payable	82	75			75			
Contingency		385			385			
Total Service Expenditure	33,317	44,870	7,643	9,333	40,586	-1,690	-4,284	
Total Accounting & Non Service Budgets	-6,952	-10,712	854	867	-10,711	-13		Movement in the drawdown from reserves and capital financing costs.
Net Total			3,568	4,879	291	-1,311	291	

HRA Management Accounts 2019-20
Results as at 30th June
HRA

	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	-163	-135			-135			
Garage Rents	-102	-103			-104		-2	
Housing Rents	-11,891	-11,840			-11,835		5	Deficit in rent income is 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 (4 sales against 20 estimated).
Customer & Client Receipts	-173	-147	-24	-16	-142	-8	6	Hostel and Temp Accommodation rent income anticipated to be below budget by (£5k), due to occupancy levels at Ousegate Hostel.
Recharges	-9	-18	-5	-5	-18			
Savings		-214			-19		195	£12k planned savings identified in supplies & services for the NY Procurement Partnership and £7k on maintenance savings from the new housing system. Remainder of savings anticipated in 2019/20.
Total Service Income	-12,338	-12,457	-29	-20	-12,253	-8	204	
Expenditure								
Employees	36	38	10	9	40		2	
Premises	684	826	131	159	830	-28	4	Small overspend anticipated on the running costs of the peroperty service depot at the Vivars.
Supplies And Services	1,031	1,058	280	279	1,036		-22	Resource Accounting saving including annual purchase of the HRA Business Plan Model.
Support Services	2,814	2,840			2,840			
Transport	114	113	26	25	113	1		
Debt Management Expenses	6	6			6			
External Interest Payable	2,413	2,713	286	286	2,413		-300	Until schemes are finalised for the housing development programme, no new borrowing will be taken. Interest rates rises may prompt action to increase borrowing to mitigate future interest costs.
Contingencies		75			75			
Provision for Bad Debts	107	260			260			
Total Service Expenditure	7,205	7,929	731	758	7,613	-27	-316	
Accounting & non service budgets								
Depreciation & Impairment Loss	1,262	1,260			1,260			
Transfer to MRR	4,134	3,219			3,219			
Transfer to / (from) Reserves	-1,062	50			50			
Pension Adjustments		-1			-1			
HRA Budgeted Surplus / Deficit	799							
Total Accounting & Non Service Budgets	5,133	4,528			4,528			
Net Total			703	738	-112	-35	-112	

Savings Plan

Strategic Category	General Fund - Potential Saving	Original Risk in Budget	2019/20 Target £000's	Forecast £000's	2019/20 Remaining Target £000's	Update/Comments
Growing resources	Income generation	High	12	0	12	At the current time, income streams have not been increased beyond inflation and no new income streams have been introduced. This will be kept under review, and options where additional income can be generated will be considered.
Growing resources	Asset rationalisation	Medium	76.5	20	56.5	Additional income has been generated from Align, registrars and meeting room bookings. The remainder of this saving however is dependent upon the move from Market Cross. The move of the contact centre is anticipated to happen in the near future, but the negotiations on the lease at Market Cross are still ongoing and other alternatives such as sub-letting are being considered.
Growing resources	New SDHT Loans	High	100	100	0	In 19/20 loans include Riccall, Ulleskelf, and Ousegate, all of which contribute towards this target. 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, although the timing of these new opportunities will only become clearer as the programme progresses. Targets will be updated as new loans are approved.
Growing resources	Commercial property acquisition	High	50	0	50	The current programme for growth has £3.5m earmarked for commercial property acquisition which will generate a direct return on investment. To date this has been used to acquire two vacant former banks, but these are not expected to make an ongoing revenue stream in the current financial year. There have been no further acquisitions at this stage, this will be updated as and when new acquisitions occur.
Growing resources	Property Fund Investment		200	200	0	An investment was made in October 2018 into 2 property funds with an estimated net return of 4% per annum. At the end of Q1, this investment has made this return but actual returns for the full year are subject to fund performance.
Growing resources	Increase cap on investment income - NEW		50	50	0	£300k cap included in MTFS - potential to reassess and increase if outlook for interest rates remains high but reducing balances will counteract so this brings some risk. Balances and expected rates for 2019/20 suggest that this is low risk for that year. Thereafter this will be kept under review and confirmed as cashflow forecasts are updated and interest rates are known.

Strategic Category	General Fund - Potential Saving	Original Risk in Budget	2019/20 Target £000's	Forecast £000's	2019/20 Remaining Target £000's	Update/Comments
	Total Growing Resources	0	488.5	370	118.5	
Transforming	Process improvements /on-line transactions	Medium	200	137	63	The Channel shift project is currently being delivered and savings from this are starting to be recognised. There have been savings made through natural turnover where the benefits of digitalisation have lead to increased efficiency plus additional savings generated from reduction in paper and postage as a result of increased usage of IT. Further benefits from this are expected to be achieved as the projects continue to roll out, but some of this will be in the next financial year.
Transforming	Planning service review	Low	100	40	60	A review is currently taking place. The current expectation is that £40k of efficiencies can be found in the service and this will be updated once the review is completed. The review is being undertaken with a view to maximising efficiency whilst ensuring no detriment to service delivery, and the final confirmed saving achieved will reflect this aim.
	Total Transforming	0	300	177.032	122.968	
Commissioning	Environmental contract	Medium	40	0	40	The environmental saving target of (£40k) is now unlikely to be delivered in year. However it will be tied in with the investment in a standard rear loading collection fleet and area based working. and a range of opportunities to increase the efficiency of contract delivery which are being explored currently. There is potential to exceed the target in future years through This provides the opportunity to maximise maximising operational efficiencies which will be captured as part of the formal contract variation to deliver cashable savings in 2020/21 and beyond.
Commissioning	Procurement partnership	Low	12	12	0	Selby has exited from the North Yorkshire Procurement Partnership in April 2019, which will achieve £12k saving. Approved by the Executive 4/10/2018.
Collaboration	Work carried out for third parties	High	30	0	30	This work with another District Council has now ceased. There are no current third party support provided to others.
Commissioning	Contract renewals	Medium	10	10	0	A saving is still expected from this, and a clearer picture will be available as these contract renewals are completed.
	Total Collaboration & Commissioning	0	92	22	70	
Technical/housekeeping	Remove contributions to pension reserve - NEW	Low	100	100	0	This mitigates above inflationary rises in future pension contributions - risk to be managed within base budget from 2019/20.

Strategic Category	General Fund - Potential Saving	Original Risk in Budget	2019/20 Target £000's	Forecast £000's	2019/20 Remaining Target £000's	Update/Comments
Technical/housekeeping	Reduce contingencies - NEW	Low	160	160	0	£260k is included in the revenue budget to cover unforeseen items - £110k for operational items and £150k for additional commissions from the Executive. This option would reduce the operational contingency to £100k (the minimum advisable for operational purposes) and draw down funding from the Contingency reserve for additional Executive Commissions as part of the annual budget process. The Contingency reserve would be topped up through windfalls/in-year surpluses.
Total Technical/Housekeeping		0	260	260	0	
To be delivered not budgeted		-	1,141	829	311	

Strategic Category	HRA - Potential Saving	Risk	2019/20 Target £000's	Forecast to Achieve Q1 £000's	2019/20 Remaining £000's	Update/Comments
Transforming	Process improvements /on-line transactions	Medium	194	7	187	The new housing/asset management system is in the process of being implemented. There have been delays in the development of the new software modules by the supplier which has resulted in phase 2 (where most savings are expected to be implemented) slipping into early 2020/21. The savings that will be recognised this year related to the saving on maintenance costs.
Commissioning	Commissioning & collaboration	High	8	0	8	Opportunities will continue to be considered for savings on contracts, but there is no current view on where this saving may be generated from.
Commissioning	NYCC Procurement Partnership	Low	12	12	0	Selby has exited from the North Yorkshire Procurement Partnership in April 2019, which will achieve £12k saving. Approved by the Executive 4/10/2018.
To be delivered not budgeted		-	214	19	195	

General Fund	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
Transforming Customer Services	110,000	27,500	0	-27,500	110,000	0	final designs from NHS still to be approved by HoS. expected outturn on budget.
Selby Park Improvement Work	21,060	5,265	14,114	8,849	21,060	0	Work to complete the upgrade to the lighting provision within the park is well underway. Installation of the new lighting has however identified a fault in a section of underground cabling which will need to be addressed. We are currently seeking quotations for completion of this work.
Industrial Units - Road Adoption	325,000	325,000	0	-325,000	325,000	0	Further information being sought from NYCC Highways regarding detailed specification requirements and contribution to enable formulation of an estimate of costs. Budget costings received from contractor. This budget has been rolled forward for a number of years and a decision is now required as to whether to invest in upgrading the highway provision to adoptable standard.
GIS System	37,131	9,283	0	-9,283	37,000	-131	19/20 £37k budget to be used to cover the business case of an upgrade to the GIS system. The upgrade will allow for seamless data available in the field and enable mobile working around site planning visits. This will maximise the benefits of the digitalisation project.
Benefits & Taxation System upgrade	8,675	2,169	2,000	-169	7,500	-1,175	This budget is linked to software upgrade supporting Channel Shift Phase 1. Carry forward to be used for Software upgrades for legislative changes and E-billing implementation delayed from 18/19
IDOX Planning System	13,728	3,432	6,130	2,698	13,000	-728	To support the IDOX suite of software applications for upgrades and patches as part of the IDOX Roadmap. This will ensure that we remain PSN compliant throughout 2019/20. Also this will support the software recommendations that form part of the Planning Service Review currently ongoing throughout 2019/20.
ICT - Infrastructure Costs	4,597	1,149	0	-1,149	4,597	0	To be used for improvements to the ICT Infrastructure in respect of projects in the digital strategy.

2019/20 Selby District Council Capital Programme - To 30 June 2019

Appendix C

General Fund	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
ICT - Annual Software Licence	170,000	42,500	0	-42,500	85,000	-85,000	To be used to purchase Microsoft Licenses in 19/20. Procurement was delayed whilst soft market testing was undertaken and agreement found with NYCC. £62k has now been committed to Microsoft Enterprise Licence Agreement July 2019, this is expected to increase up to £85k for year end once all licence requirements have been identified. This will then be a recurring cost for 3 years.
ICT - Servers	25,000	6,250	0	-6,250	25,000	0	Servers are being upgraded to align to Microsoft licencing requirements before year end.
ICT - Software	85,194	21,298	0	-21,298	85,000	-194	Budget committed to the Digital Foundations Project. The procurement of a Microsoft Partner was delayed whilst soft market testing was undertaken and agreement found with NYCC. A partner, Phoenix, is now being contracted and the project has started with the design stages in progress - these stages will inform the software implementation requirements.
Committee Management System	3,000	750	0	-750	3,000	0	ModernGov software now live as of April 19, £3k carry forward requested to cover final costs
Cash receipting System	36,100	9,025	0	-9,025	36,100	0	Income Management Software replacement project, a Business Case has been written and is awaiting approval from LT before commencement.
Northgate Revs & Bens	40,075	10,019	13,697	3,678	40,000	-75	Budget required for system upgrades following legislative changes in relation to e-billing. Currently awaiting costs for the Benefits/Information@Work integration before commitment. Scanstation to be delivered in Q2 19/20.
Asset Management Plan - Leisure & Parks	19,002	4,751	0	-4,751	19,002	0	Work will be commencing shortly on the landlord planned maintenance works. In addition, additional works have been identified and completed at Selby Park as a result of a recent asbestos survey.
Committee Room Microphone system	40,000	10,000	0	-10,000	40,000	0	This project requires a Business Case report and approval from LT
Portholme Road Culvert	419,141	104,785	7,672	-97,113	419,141	0	The programme of works was scheduled for 9 weeks but will be delayed a further 3 weeks due to issues with utilities which have been discovered during excavation of the road. Further delays may occur if there are similar issues further into the site.

2019/20 Selby District Council Capital Programme - To 30 June 2019

Appendix C

General Fund	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
Police Co-Location Project	41,334	10,334	0	-10,334	59,000	17,666	The works to complete the Police Co-Location programme are complete (snagging to be concluded). The outturn is expected to be over budget by £17k due to delays in starting the works leading to additional unbudgeted inflation. The overspend is in line with the Financial Rules governing Capital Projects.
Industrial Units Maintenance	50,000	12,500	0	-12,500	50,000	0	A formal report to Executive is required before any funds from this budget can be committed. It is currently anticipated that such report will be presented to the September Executive meeting.
Car Park Improvement Programme	727,987	181,997	61,828	-120,169	727,987	0	Work to South Parade car park is currently underway following completion of Audus Street in May. A decision regarding the future direction of improvements for Back Micklegate and Micklegate car parks is still awaited.
ICT - Channel Shift 2 Website & Intranet	57,500	14,375	0	-14,375	57,000	-500	Channel shift Phase 2 (Customer portal) project which is due to be delivered in 19/20 as per the business case and project plan.
ICT - Channel Shift 3 Website & Intranet	18,000	4,500	0	-4,500	18,000	0	Channel shift Phase 3 (Housing management CX integration) project which is due to be delivered in 19/20 as per the business case and project plan. this will follow the implementation of Channel shift phase 2 (Customer portal project) 19/20
ICT - Disaster Recovery Improvements - Software / Hardware	47,688	11,922	0	-11,922	35,000	-12,688	Design changes have enabled lower costs for this project. The Microsoft project will drive further Disaster Recovery improvements and these will be identified by Q3.
ICT - End User Devices - Software / Hardware	126,995	31,749	0	-31,749	126,995	0	Budget is assigned to purchasing replacement hardware in relation to the digital workforce strand of the digital strategy. Spend forecast in Q2 and Q3.

2019/20 Selby District Council Capital Programme - To 30 June 2019

Appendix C

General Fund	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
ICT - Digital Workforce - Telephones - Mobile Working	100,000	25,000	0	-25,000	100,000	0	Budget is assigned to purchasing replacement hardware in relation to the digital workforce strand of the digital strategy. Spend forecast in Q3 and Q4.
South Millford Retaining Wall	15,000	3,750	0	-3,750	15,000	0	We are currently trying to establish with the parish priest whether approval for the improvement works to the wall will need to go through a Faculty application (similar to Listed Building Approval). Once this position has been confirmed we will be better placed to advise on likely timescales for completion of the works.
New Build Projects (Loans to SDHT)	12,690,612	3,172,653	1,059,670	-2,112,983	12,690,612	0	These are schemes delivered by SDHT through loans from SDC. Tadcaster scheme - Delivered 5 properties. Ulleskelf scheme - Handover has taken place in 18/19 on 12 properties. Riccall scheme - Handover has taken place in 18/19 on 5 properties. Ousegate, Selby scheme - Handover of all 12 properties has taken place in 19/20. 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	42,407	10,602	7,380	-3,222	42,000	-407	We are expecting to fully spend the RAS budget this year. Additional applications relating to defective boilers are expected due to changes in funding available through the Better Homes energy efficiency service. The year to date spend has already surpassed last year's total spend. This is a repayable loan and any repayments received throughout the year are recycled and offsets some of the spend.
Disabled Facilities Grants (DFG)	630,445	157,611	-21,884	-179,495	499,580	-130,865	QTR1 approved spend is £124,896 annual forecast outturn £499,580 leaving £130,865 unallocated. This year's allocation from Government was £443,595 with a carry forward from previous years of £228,110. The team are working closely with NYCC OT service to improve referral and approval process to reduce the time from referral to completion. NYCC have a backlog of referrals that have to be assessed before SDC can process the application. OTs are aware of ambition to allocate 100% of budget within the financial year. The income is held in advance as a client's contribution to their DFG. SDC will pay the client's contribution once the work is signed off by the client and technical officer as complete
	15,905,671	4,220,169	1,150,607	-3,069,562	15,691,574	-214,097	

Housing Revenue Account	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
Kitchen - Decent Homes	305,076	76,270	0	-76,270	305,076	0	Currently working with QS/M&E consultants to update SDC performance specification prior to re-tendering programme of works. Kitchen programme will be packaged with bathroom, rewires and CO detection programmes to provide more attractive proposition to the market at tender. Currently anticipating works on site will commence early September 2019.
Housing & Asset Management System	132,375	33,094	6,522	-26,572	130,000	-2,375	Forms part of the Housing software replacement project that will continue throughout 2019/20 Awaiting confirmation of the implementation plan and spend profile.
Pointing Works	575,461	143,865	231,122	87,257	575,461	0	Phase 3 of the pointing programme has recently commenced on site. Works to the value of circa £295,000 have been commissioned with the remaining budget held back as in previous years for pointing works associated with the leaseholder roofing scheme at Hillside, Tadcaster.
Electrical Rewires	240,000	60,000	21,558	-38,442	240,000	0	Currently working with QS/M&E consultants to update SDC performance specification prior to re-tendering programme of works. Rewire programme will be packaged with kitchen, bathroom and CO detection programmes to provide more attractive proposition to the market at tender. Currently anticipating works on site will commence early September 2019.
Bathroom Replacements	134,400	33,600	2,573	-31,027	134,400	0	Currently working with QS/M&E consultants to update SDC performance specification prior to re-tendering programme of works. Bathroom programme will be packaged with kitchen, rewires and CO detection programmes to provide more attractive proposition to the market at tender. Currently anticipating works on site will commence early September 2019.
Asbestos Surveys	120,000	30,000	-1,135	-31,135	120,000	0	Asbestos surveys have been commissioned for all properties identified for inclusion within the pointing, kitchen, bathroom and rewire programmes. Further work is required to identify properties for inclusion within window and door programmes which will then also be added to the asbestos survey programme. Updated asbestos survey information is also being requested for all void properties, as well as properties requiring heating installation and upgrade.
External Cyclical Repairs (Painting & Windows)	418,966	104,743	52,694	-52,049	418,966	0	Work to complete phase 1 of the window and door replacement programme is progressing well. The team are now working to identify properties for inclusion within Phase 2 of the programme to ensure a continuous programme of works for our contract partner.
Central Heating System Replacements	601,773	150,443	88,932	-61,511	601,773	0	Work is currently underway to identify properties for inclusion within the central heating upgrade programme. The focus of the programme will be on 'just in time' replacement of systems which are approaching the end of their lifecycle; although we are also taking advice from our contract partner as to replacement of any models where parts are becoming difficult to obtain. It is anticipated works on the replacement programme will commence in early July.

2019/20 Selby District Council Capital Programme - To 30 June 2019

Housing Revenue Account	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
Roof Replacement	1,111,805	277,951	2,195	-275,756	1,111,805	0	Following completion of the Section 20 consultation process for the replacement of the roofs on the Hillside estate, SDC were notified by one of the leaseholders of a potential issue not covered within the scope of works. We have commissioned an independent survey of the property in question and surveys of one property of each design type. This will confirm changes in the scope of the work. The contract prices received will need to be updated once this work is complete
Damp Works	348,110	87,029	7,425	-79,604	348,110	0	We are working with our contract partner to deliver improvements to properties as they are identified.
External Door Replacements	354,263	88,567	94,133	5,566	354,263	0	Work to complete phase 1 of the window and door replacement programme is progressing well. The team are now working to identify properties for inclusion within Phase 2 of the programme to ensure a continuous programme of works for our contract partner.
Window replacements	333,300	83,325	203	-83,122	333,300	0	Work to complete phase 1 of the window and door replacement programme is progressing well. The team are now working to identify properties for inclusion within Phase 2 of the programme to ensure a continuous programme of works for our contract partner.
Void Property Repairs	145,000	36,251	44,268	8,017	145,000	0	Although difficult to predict when void properties requiring major elemental replacement will come in, there are already a number of such properties within the team's void programme currently.
Fencing Programme	60,830	15,209	7,855	-7,354	60,830	0	Phase 3 of the fencing programme has been issued to the contractor and we are currently awaiting confirmation of their programme.
St Wilfrid's Court	113,000	28,250	0	-28,250	113,000	0	A meeting to agree the scope of the works to be undertaken as part of this refurbishment programme has been arranged for 5th July 2019. Once the scope of work is known, detailed specification for the programme will be developed prior to tender. It is currently anticipated work will commence on site in early January 2020.
Laurie Backhouse Court	38,231	9,558	17,312	7,754	38,231	0	Work to replace the life carriage is currently underway and anticipated to be complete by the end of July 2019.

2019/20 Selby District Council Capital Programme - To 30 June 2019

Housing Revenue Account	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
Environmental Improvement Plan	145,710	36,428	2,884	-33,544	145,710	0	Work to deliver the environmental improvement at St Wilfrids Court are progressing well and are scheduled to be complete by the end of June 2019. Once complete, the contractor will move their focus to the improvements agreed for Prospect Palce, Wistow. Further details of the project identified by colleagues in the Contracts team are awaited to enable accurate forecasting of the balance of spend.
Housing Development Project	3,479,400	869,850	2,982	-866,868	3,479,400	0	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.
Ousegate Hostel	55,804	13,951	795	-13,156	55,804	0	The fire risk assessment completed at the property in February 2019 identified significant issues in terms of compartmentation works which need to be addressed. Three quotations for the works identified as part of the assessment have now been received and we are currently working with the lowest priced contractor to agree a programme for delivery. It is anticipated these works will be completed by the end of August 2019.
Footpath Repairs	184,062	46,016	0	-46,016	184,062	0	This budget / contractor is linked with Estates Enhancements Following the withdrawal of the original winning contractor, we have now secured alternative provision. Contract documentation is currently in the process of being signed and we are anticipating commencement of works on site at the end of July 2019.
Estate Enhancements	224,412	56,104	0	-56,104	224,412	0	Linked to the foot path repairs programme. Following the withdrawal of the original winning contractor, we have now secured alternative provision. Contract documentation is currently in the process of being signed and we are anticipating commencement of works on site at the end of July 2019.
Community Centre Refurbishment	78,000	19,501	0	-19,501	78,000	0	This budget is to be used to fund a programme of fire safety improvements identified as part of the fire risk assessment programme. Three quotations for the works required at Grove House have now been secured and the contractor instructed to proceed. We are currently awaiting confirmation of their programme for completion.
Sheltered homes adaption	249,799	62,450	22,665	-39,785	249,799	0	This funding is used to support a programme of installation of wet rooms in appropriate void properties. Due to the nature of the works however it is impossible to predict when works will be required.

2019/20 Selby District Council Capital Programme - To 30 June 2019

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	1,300,000	325,001	0	-325,001	750,000	-550,000	This supports the Empty Homes Programme and is available to purchase Empty properties that will be brought back in to use and let through the HRA. This is part of a 3 year programme to fund the purchase of 20 properties and includes S106 and Homes England Grant funding. We aim to purchase 6 properties in 2019/2020. We are currently progressing with the Compulsory Purchase of a long term empty property and are considering a number of voluntary purchase options. Following Executive approval we can also use the funding to buy back properties sold through the Right to Buy and expect to complete the first purchase in Q3.
Aids and adaptations programme	0	0	3,398	3,398	0	0	As with Sheltered homes, this funding is used to support a programme of aids and adaptations in appropriate void properties.
Fire Risk Assessments	100,000	25,001	0	-25,001	100,000	0	A contract for provision of fire risk assessments for all our communal areas and industrial stock has now been let. A joint visit with the provider has taken place to a number of sites and our contract partner is now working up a programme for completion. It is currently anticipated all assessments will be completed by the end of Spetember 2019.
Co Detection Programme	226,600	56,651	0	-56,651	226,600	0	Currently working with QS/M&E consultants to update SDC performance specification prior to re-tendering programme of works. CO detection programme will be packaged with kitchen, bathroom and rewire programmes to provide more attractive proposition to the market at tender. Currently anticipating works on site will commence early September 2019.
Communal Area Refurbishment	230,000	57,500	0	-57,500	230,000	0	Currently working with QS/M&E consultants to agree specification prior to enable programme of works to be tendered. Currently anticipating works commence on site mid-September 2019.
Energy Efficiency Programme	150,000	37,500	0	-37,500	150,000	0	Currently working with QS/M&E consultants to agree specification prior to enable programme of works to be tendered. Currently anticipating works commence on site mid-September 2019.
Sewage Pump replacement programme	120,000	30,000	0	-30,000	120,000	0	Currently working with QS to identify appropriate specialist engineering advice to enable development of appropriate solutions for each site. We are currently anticipating works to commence on site at the beginning of October 2019.
	11,576,377	2,826,608	608,381	-2,079,075	10,197,402	-552,375	
Total Capital Programme	27,482,048	7,046,777	1,758,988	-5,148,637	25,888,976	-766,472	

Programme for Growth 2019/20 Financial Year Project Updates

Multi Year schedule for the project lifespan

			Position @ 30 June 2019			Update
Project	Lead Officer	Multi-Year Project Budget	In Year Spend 19/20	Forecast	Forecast Variance	
Healthy Living Concepts Fund	Angela Crossland	116,791	23,750	116,791	0	The Selby Health Matters group have now finalised a 3 year action plan to support delivery of local initiatives for which this fund will support. 2019/20 P4G allocation is the final year contribution to this fund. Current projects underway are the Local Cycling and Walking Infrastructure Plan which has a committed amount from the fund of £47.5k. The work commenced in Dec 2018 and is due to conclude by end Sept 2019. Current work with Selby Health Matters and IHL to determine use of outstanding fund allocation. This will be focused on active travel and tackling childhood obesity.
Visitor Economy (Tourism & Culture)	Angela Crossland	483,029	23,295	483,029	0	Budget represents a 3 year programme which will be complete by 1/10/22. Year 1 was about creating the foundations. Whilst the initial period has seen very little expenditure, the foundations for delivery have been put in place, including quality officers being recruited into the delivery posts. These are helping with the delivery of the two major cycle races. The team have also led on securing funding to support some of the Selby 950 celebrations (see project below) and in delivering the programme. The emphasis of the work to date has been on: <ul style="list-style-type: none"> • Developing baseline and evaluation data to build a picture of what events and activities bring to local business and audiences. • Establishing strong business and community relationships to continue activity, strengthen visitor products and build legacy partnerships and capacity in the district's visitor, heritage and creative sectors; • Establishing baseline data on audiences, visitors and how these demonstrate the strength and response to our district offer. It is anticipated that the 2019/20 financial year will see a sustained period of delivery. It is anticipated that expenditure will include £32,905 on data capture, monitoring & evaluation (including social and economic impact studies for Selby 950); £6000 on business events and networking; £20,000 on Visitor Economy place branding and marketing; £1500 to service the Tourism Advisory Board; £7500 on our partnership with Visit York to ensure Selby District businesses receive maximum benefit; £3000 to test Visitor Information Points and £5000 for niche trail maps.
Celebrating Selby 950	Angela Crossland	62,949	(32,576)	62,949	0	The budget represents SDC's contribution to the major programme of events to celebrate Selby 950 being led by SDC in partnership with other key stakeholders in the town and is also partially funded by external funders. Match funding has successfully been awarded by ACE (£70k), HLF (£45k) and Drax Group plc (£20k) which has enabled an exciting and engaging programme of work to be delivered in 2019/20. Successful events such as Selby Sings (involving 250 school-children singing in the Abbey) and the St Germain parade (involving 450 in its preparation and many more watching in the town) have generated significant regional and local media coverage and positive local feedback. Most of the artists contracts are in place, now that permission has been given by the funders and is expected to be complete by February 2020. The in year spend of (£32k) is as a result of grant funding being received in advance of contractor payments.
Retail Experience - Tadcaster Linear Park	Angela Crossland	150,273	0	150,273	0	The Tadcaster Riverside Park project is a long running project currently at design and costings phase with Amey Enterprises. Recent work has been to finalise the design costings. Phase 2 is to put the contract and operational arrangements in place to deliver the project in 2019.
Growing Enterprise	Iain Brown	62,550	(127)	62,550	0	Budget to support one of the 10 priorities in Economic Development Framework (EDF) 2 year delivery programme as approved at the January 2019 Executive. It helps to match-fund small business support with the Leeds City Region LEP and unlock support for small businesses through the Ad:Venture and Digital Enterprise.

Project	Lead Officer	Multi-Year Project Budget	In Year Spend 19/20	Forecast	Forecast Variance	Update
Marketing Selby's USP	Mike James	34,895	6,372	34,895		<p>This is the final stage of the 18-month Place Branding project. The project objectives are to support investment and jobs by telling a positive story of the district as a place to do business. We've been delivering this through a series of stories - relating back to our Economic Framework objectives - and working with others, such as the LEPs, to maximise the reach of our material to the relevant audiences. We undertook a full project review following the election and have an updated delivery plan to take us to the end of December 2019.</p> <p>During the first quarter the following has been completed:</p> <ol style="list-style-type: none"> 1. Procurement for specialist support to create a new business-specific website for the district. 2. Procured a series of media partnerships to tell a positive story of doing business in the district to regional and local audiences. 3. Re-instigated a business communications group, encompassing a range of large and small business representatives from across the district. 4. Started the process of creating some new case study material (words, images and films) linked back to the major themes of the Economic Development framework.
Tour De Yorkshire	Angela Crossland	149,954	133,896	149,954		<p>SDC contribution to hosting the finish of the first stage of Tour de Yorkshire (TdY) in May 2019 in Selby Town. This will give the town a massive publicity boost in the year of the Abbey's 950 celebrations. The Leeds City Region Business Rates Pilot Pool has agreed to fund the £100k start fee for the Selby event in line with the funding provided for other starts and finishes across the LCR. **KI to confirm.</p>
Retail Experience - STEP	Angela Crossland	78,148	(72)	78,148		<p>New work has been commissioned by SDC to develop a town centre strategy and action plan (see below) and this aligns well with the work STEP are doing. Final plans to deliver street scene priorities identified by STEP are due to be implemented in late 2019/20. Spend heavily reliant on partnership engagement and influence on project delivery. There is potential to match fund projects if we are successful with our Heritage Action Zone bid. We will know this by Autumn 2019.</p>
Towns Masterplanning (Regeneration)	Angela Crossland	119,727	7,442	119,727		<p>Work has been commissioned in 2019/20 from the People and Places consultancy (Chris Wade) to develop town centre revitalisation plans and prepare for Future High Streets Fund applications throughout 2019 (£15k commission) The first stage of work has been completed in 2019/20 including significant survey and engagement work in Selby Town centre.</p> <p>Further work on this across the three towns will continue into Summer/Sept 2019. Work will identify where match fund and further commission is needed and establish the further multi-partner governance model needed to deliver the strategies and action plans for each town centre.</p>
Strategic Sites Masterplanning	Iain Brown	153,317	(39,952)	153,317		<p>Funded due diligence work on Olympia Park, Portholme Road, Edgerton Lodge and Selby Station Masterplan. Future projects will include strategic infrastructure response to Sherburn Employment sites, improvements to the area around the railway station in Selby. Expenditure will include consultancy work to support the Transforming Cities Fund bid for Selby Station.</p>
Access to Employment	Iain Brown	40,000	0	40,000		<p>Projects within this budget will be targetted at supporting social mobility to give unemployed people in areas of higher deprivation in Selby District access to current and future employment opportunities e.g. connecting people to employment opportunities at Sherburn, the former Kellingley Colliery, Church Fenton etc.</p>
Housing development Feasibility Work	Iain Brown	100,194	29,796	100,194		<p>Housing development feasibility project to identify viability of sites for development.</p>
UCI Road World Championships	Angela Crossland	65,000	0	65,000		<p>This project will be delivered within the current financial year. A review is being undertaken to assess the requirements for the race with Yorkshire 2019 and any risks to the budget.</p>
Empty Homes	June Rothwell Simon Parkinson	88,455	20,936	88,455		<p>Overall the project is progressing well and the Empty Homes Officer has directly helped bring empty homes back into use in line with the targets set 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 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. We are currently pursuing our first Compulsory Purchase Order. The process is long and quite complex but a successfully CPO will send the message that this is a priority for us.</p>

Project	Lead Officer	Multi-Year Project Budget	In Year Spend 19/20	Forecast	Forecast Variance	Update
Selby District Housing Trust	Iain Brown	34,850	4,328	34,850	0	This fund is to support SDHTs role in the more ambitious HDP approved by Executive in January 2018. A new officer has now been appointed to support the SDHT. The Trust have taken occupation of an additional 17 new affordable homes in 2018/19 delivered through new build and Section 106 acquisitions and a further 12 Section 106 acquisitions in Q1 2019/20.
Stepping Up' Housing Delivery	Iain Brown	9,919	3,168	9,919	0	The Project will support the implementation of the Housing Development Programme approved by the Executive in January 2018.
Olympia Park	Iain Brown	290,985	22,466	290,985	0	Good progress towards delivering Olympia Park was achieved in 2018/19. The majority of site surveys and reports have now been completed, with a flood mitigation strategy being developed by OPD Ltd working closely with the Environment Agency. Alternative engineering design solutions to address the flood and ground condition issues identified should be completed and costed by early September 2019. The Council will be consulting on a new Development Brief and masterplan for the site this Autumn. An application for the link road into the site is also due in late August 2019. The evidence base and masterplan will support the submission of a detailed planning application for the site later in 2019. The Council is project managing delivery of this site working closely with OPD Ltd and with our legal and property advisers to ensure our delivery strategy is robust. The Council secured £8.878m Housing Infrastructure Funding from Homes England and subject to signing of the Grant Determination Agreement by end of September 2019 draw-down of the grant funding will start in 2019/20 with completion of the new link road into the site due by March 2021.
Making our Assets work	Iain Brown	166,593	(2,500)	166,593	0	The budget is targetted at at funding due diligence work to bring the Council's own land assets to the market. These include small garage sites, Portholme Rd, Egerton Lodge, Barlby Rd depot and Bondgate.
Summit Indoor Adventure Activity Refresh	Keith Cadman	0	(3,131)	0	0	Works completed during 2018/19 to change the activity mix at the summit after the identification of activities that needed a refresh. In year spend relates to the final costings being processed.
Commercial property acquisition fund	Iain Brown	3,039,424	0	3,039,424	0	This budget will be used to acquire strategic development sites consistent with the Councils regeneration and commercial development opportunities, in some instances this may be used to match fund acquisitions as part of the TCF bid submission.
High Street shop fronts	Angela Crossland	100,000	0	100,000	0	The Project Fund was used as a match fund contribution in the High Streets Heritage Action Zone bid which was submitted on 12 July 2019. We will find out in Autumn 2019 whether we have been successful or not. If so this is a 4 year funding programme to commence April 2020, therefore no forecasted spend in 19/20. This initiative is also inter-dependent with the Towns Masterplanning project (see above). A project officer has now been assigned to lead this from within the Communities and Partnerships team.
New lane - Public Realm	Iain Brown / Angela Crossland	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. This initiative is also interdependent with the Towns Masterplanning project (see above). This Project fund was used as a match fund contribution to the High Streets Heritage Action Zone funding bid submitted on 12th July 2019. We should find out Autumn 2019 whether we are successful. If so, this is a 4 year funding programme and would expect this budget to be spent from April 2020. No forecast spend in 2019-20.
Staffing costs		2,134,345	222,121	2,134,345	0	This covers all the P4G funded posts across SDC. These posts support delivery of this P4G programme. It also covers the additional core staffing costs in a number of teams required to deliver the Council's corporate growth ambitions including the Economic Development and Regeneration team (to deliver the Economic Development Framework 2 year action plan) and key posts in Communities and Partnerships, Planning and Marketing and Communications.
Contingency		5,000	0	5,000	0	
		7,686,398	419,212	7,686,398	0	