

CAPITAL MONITORING REPORT AT 30 JUNE 2021

Portfolio / Service Head	Cost Centre	Description	Revised Cumulative Budget 2017-25	Actuals Cumulative 2017-22	Managers Projected Outturn at 30 June	Budget vs Outturn Variance	Comments
<u>Housing Investment Programme</u>							
<u>Community Wellbeing & Housing- DFG</u>							
Karen Sinclair & De	40203	Disabled Facilities Mandatory	943,200	164,760	943,200	-	Unspent Grant c/f from previous year 2020-21
Karen Sinclair & De	40204	Disabled Facilities Discretion	29,600	-	29,600	-	Will be spent later in the financial year
<u>Net Cost of Disabled Facilities Grants</u>			<u>972,800</u>	<u>164,760</u>	<u>972,800</u>	<u>-</u>	
Total For HIP			972,800	164,760	972,800	-	

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Community Wellbeing & Housing							
Heather Morgan	41024	SpelthorneLeisurCenDevelopment	40,420,000	2,065,235	40,420,000	-	Planning consent granted 23 June 21. Contractor appointment to be confirmed by Full Council on 15 July 21.
Karen Sinclair & De	41622	Affordable Housing Opportunity	1,000,000	-	1,000,000	-	To be used towards Affordable Housing purchases by Knowle Green Estates
Heather Morgan	42034	Community Centre Projects	230,000	260,542	290,000	60,000	Fordbridge refurbishment work started 4 January 2021 and has been now completed. Awaiting final invoices and project retention. Overspend to be funded from Repairs & Maintenance budget as a revenue contribution to capital.
Heather Morgan	41328	Ashford MSCP	15,267,000	40,005	15,500,000	233,000	Fee budget paper for £267k to be submitted in July for consideration by Dev Subcommittee. This is for non basement scheme. Forecast is total cost to complete basement scheme.
Heather Morgan	42039	Bugle	2,400,000	1,688,093	1,728,100	(671,900)	Project has been completed, subject to final negotiations with the firm of administrators and our legal department.
Heather Morgan	42042	Benwell House I	13,800,000	10,934,611	11,100,000	(2,700,000)	Phase 1 completed with 41 out of 56 units now occupied. Programme board approval required to take P2 scheme to planning committee. Forecast is for completion of P1.
		Benwell Land & Building cost Phase 1	10,123,100	10,746,000	10,746,000	622,900	Land acquired on 30/09/17.
	Memorandum Item	Whitehouse Hostel - Land Acquisition Phase A	750,750	900,000	900,000	149,250	Land acquired on 31/07/17
	Memorandum Item	Whitehouse (Residential) - Land Acquisition Phase B	750,750	900,000	900,000	149,250	Same parcel of Land as Phase A above
Heather Morgan	42052	Whitehouse - Design Fees & Construction Phase B	2,990,000	378,484	2,990,000	-	The proposed residential scheme will not proceed until the Local Plan is adopted. Forecast does not show current scheme completion estimate prior to Council approval.
Heather Morgan	42054	Thameside House	54,430,000	1,250,405	54,500,000	70,000	Planning application submitted in March 20. Planning decision in abeyance until moratorium lifted. Demolition in delay until planning approval. Demolition and construction budgets at risk due to ongoing delays. Forecast based on current design which is subject to change depending on the viability evaluation of reducing the number of stories
	Memorandum Item	Thameside House Land & Building cost	9,860,000	9,700,000	9,700,000	(160,000)	£9.7m including acquisition costs.
Heather Morgan	42055	West Wing	5,780,000	5,341,608	5,850,000	70,000	Project due for completion early August. The making good for water damaged units progressing well. £21.3k Housing funded expenditure & £47.4k additional funding required to fund overspend.
Heather Morgan	42056	Whitehouse Hostel - Phase A	4,417,000	4,261,532	4,773,000	356,000	Construction started Q1 2020 with project completion early Aug. Delay due to COVID-19, upgrade of specifications to include sprinklers and delay by utility providers. S106 funding provided and applied in 2020-21 (£2m). Better Care funding of £116k, £56.7k from housing & £135k additional funding required to fund overspend.
Heather Morgan	42057	Victory Place (Ashford Hospital car park site)	25,930,000	1,292,769	27,400,000	1,470,000	Assumes Full Council approval, following Sub-Committee approval for Air Source Heat Pumps, PV's, green roof and future proofed electric car chargers. Approved scheme cost of £27.505m 15/7/21 at full Council.
	Memorandum Item	Victory Place - Land & Building Costs	5,260,000	5,260,000	5,260,000	-	Phase 1 complete.
Heather Morgan	42060	Oast House	105,200,000	21,265,432	105,200,000	-	At the feasibility stage and costs likely to remain within original budget and will be reassessed once the optimal scheme has been established as part of the planning process
Heather Morgan	42062	Harper House Redevelopment	3,390,000	2,760,180	3,451,000	61,000	Over spend caused by the pandemic and additional costs of furnishings and internet services required by Metropolitan Thames Valley Housing, which was substantially covered by the additional funding from both Better Care contributing £23.4k & a from Housing for £27.8k, making a total contribution toward the over spend of £51.2k.
Total			301,998,600	79,044,896	301,708,100	(290,500)	