

Agenda item	5
Report no	EDI 02/17

HIGHLAND COUNCIL

Committee: Environment, Development and Infrastructure Committee

Date: 8 November 2017

Report Title: Capital Expenditure Monitoring Report

Report By: Director of Development and Infrastructure

1. Purpose/Executive Summary

- 1.1 This report invites Members to approve the capital expenditure monitoring position for the period from 1 April 2017 to 30 September 2017 for the Care and Learning, Community Services and Development and Infrastructure elements of the Council's approved capital programme, and the Housing Revenue Account (HRA) capital programme.
- 1.2 The report also invites Members to approve an increase in the capital budget for the Fort William Office Project Phase 2.

2. Recommendations

- 2.1 Members are invited to approve:
 - (i) to increase the gross budget for the Fort William Office Project Phase 2 by £0.6m, to be funded by the Property Rationalisation line in the capital programme. The property rationalisation budget will be included in the Council's capital programme review currently underway; and
 - (ii) the capital expenditure monitoring position for the period 1 April 2017 to 30 September 2017.

3. Background

- 3.1 This report is produced in support of the Council's corporate governance process, which in turn is designed to support/augment the Council's overall/corporate delivery of all of its obligations in terms of the Single Outcome agreement.

4. Capital Programme 2017/18

- 4.1 The summary of capital expenditure against current programme and estimated outturns for Care and Learning, Community Services, and Development and Infrastructure are included in **Appendices 1, 4 and 5** respectively. The 'Revised Net Budget' column for all 3 Services is that approved by the Highland Council on 17 December 2015, amended to include the 2016/17 outturn carried forward position.

5. Care and Learning

- 5.1 The Revised Net Budget for 2017/18 is £69.823m, after adjusting for the 2016/17 carried forward position including net slippage of £19.663m and overspends totalling £4.005m.
- 5.2 After 6 months of the financial year the net expenditure is £12.946m representing 19% of the 2017/18 programmed figure. The projected outturn for net expenditure is £30.023m leading to a net variance of £39.800m. The net variance is due to four projects where the budgets for 2017/18 were based on the capital programme approved in 2015, and slippage on various generic lines within the Care and Learning programme. It is intended revised budgets for the four projects will be incorporated as part of the review of the capital programme. Further details were provided to the previous meeting of this Committee.
- 5.3 Progress on capital projects is as reported in the notes column on **Appendix 1**.
- 5.4 **Appendix 2** provides Members with whole of life project information for individual projects with a budget of greater than £1m. There are eleven projects forecasting overspends. Reasons for the variances, apart from Dornoch Sports Centre, have been reported to previous Education, Children and Adult Services Committees and Environment, Development and Infrastructure Committee. With regard to Dornoch Sports Centre, the original budget was based on the capital programme approved in 2015. Given the passage of time, the budget estimate required updating leading to an increase in the estimated cost.
- 5.5 2018/19 Capital Programme
- 5.5.1 As outlined in previous reports to the People Committee (and to the Education, Children and Adult Services Committee prior to that), a list of Care and Learning priorities was agreed for consideration as part of the overall review of the Council's capital programme. This review is ongoing and is due to be completed by February 2018.
- 5.5.2 As well as this, a bid for capital funding to support the expansion of free Early Years and Childcare (ELC) provision by 2020 has been submitted to the Scottish Government. It is anticipated that a decision on the funding allocation will be announced by the end of this year.
- 5.5.3 In the meantime, some of the most immediate priorities under consideration require to be taken forward to allow a start on site next year where necessary, or for design

work to be advanced as far as possible to meet the target delivery programmes in future years. It is therefore necessary to agree a provisional programme of projects for 2018/19, prior to both of these key funding issues being resolved. This will also allow resources to be allocated to these projects at an early stage.

5.5.4 **Appendix 3** lists these projects, outlines the relevant issues and provides an indicative timescale where possible. An update on the scope of each of these projects and an estimate of the total cost of the projects will be provided to the next meeting of this Committee, by which time the funding position will be clearer. As well as these projects, there will be various smaller projects that are generally more reactive in nature, such as addressing the condition of certain building fabric elements, or alterations to accommodate pupils with Additional Support Needs that will be enrolling next August. A full list of these projects will also be reported to the next meeting of this Committee.

5.5.5 Merkinch Primary School/Family Centre:

This project is one of the key Care and Learning priorities. Design work has been progressing well and there has been extensive consultation with stakeholders. Although the actual timing of the project is subject to the outcome of the review of the Council's capital programme, it is necessary to continue to progress the design work to allow the project to be delivered as early as possible. In particular, the additional accommodation required for the ELC expansion element needs to be in place before 2020. The next stage will be to lodge a Proposal of Application Notice (PAN) to allow the necessary consultation to be commenced prior to submitting a planning application. It is therefore recommended that the PAN is submitted in November to allow the project to continue to develop as planned.

6. Community Services

6.1 The Revised Net Budget for 2017/18 is £17.426m after adjusting for the 2016/17 carried forward position of net slippage of £0.961m.

6.2 After 6 months of the financial year the net expenditure is £8.215m representing 47% of the 2017/18 programmed figure. The projected outturn for net expenditure is £20.058m leading to a net variance of £2.632m. The net variance is represented by accelerated spend on the capital investment for sodium lantern replacement with LED lanterns and bus shelters. The acceleration will be deducted from the 2018/19 capital programme.

6.3 Progress on capital projects is as reported in the notes column on **Appendix 4**.

6.4 At present there are no major issues or variances.

7. Development and Infrastructure

7.1 The Revised Net Budget for 2017/18 is £37.891m after adjusting for the 2016/17 carried forward position including net acceleration of £4.221m and overspends totalling £4.222m.

7.2 After 6 months of the financial year the net expenditure is £17.288m, representing 46% of the 2017/18 programmed figure. The projected outturns for net expenditure is £36.017m leading to a net variance of £1.874m. The net variance is represented by slippage £9.465m, accelerated expenditure of £7.463m and a slight overspend of £0.128m.

- 7.3 Progress on capital projects is as reported in the notes column on **Appendix 5**.
- 7.4 **Appendix 6** provides Members with whole of life project information for individual projects with a budget of greater than £1m. There are four projects forecasting overspends with one project forecasting an underspend. Reasons for the variances have been reported to previous Planning, Development and Infrastructure Committees.
- 7.5 An update on major projects is included at **Appendix 7**.
- 7.6 At present the only major issue is the Fort William Office Project Phase 2, which is referred to in **Appendix 7A**.

8. HRA Capital Programme

- 8.1 The HRA capital programme reflects the Council's commitment to maintain and improve the housing stock, to ensure that properties are adapted to meet the changing needs of tenants, and the Council house building programme.
- 8.2 The mainstream HRA Capital Programme 2017/18 was approved by the Community Services Committee on 3 November 2016, amended to include £7.812m of the 2016/17 underspend to allow completion of the 2016/17 capital programme. The mainstream HRA capital budget for 2017/18 is £21.137m.
- 8.3 Highland's Strategic Housing Investment Plan 2017 to 2022 was approved by the Planning, Development and Infrastructure Committee on 2 November 2016. To allow progression of the programme, the Council house building element of the HRA capital programme for 2017/18 is £25.793m.
- 8.4 The capital programme summary is included in **Appendix 8**. It shows net expenditure to 30 September 2017 of £13.221m of which £3.337m relates to mainstream HRA Capital programme expenditure and £9.884m relates to Council house building.
- 8.5 The projected outturn for net expenditure is £39.654m leading to a net variance of £7.276m. The net variance comprises slippage of £2.370m and a net underspend of £0.250m on the mainstream element of the programme and slippage of £4.656m in the Council house building programme.
- 8.6 The principal reason for the slippage on the mainstream element is the prioritisation of completing the outstanding 2016/17 works. The slippage on the Council house building element is a combination of abortive projects, delays in statutory consents, and high tender returns resulting in retendering delays.

9. Implications

- 9.1 Resource - Resource implications are discussed in the report.
- 9.2 Legal, Community (Equality, Poverty and Rural), Climate Change / Carbon Clever, Gaelic – there are no known implications arising as a direct result of this report.
- 9.3 Risk - Risk implications to the budget position, and budget assumptions, will be kept under regular review and any risks identified reported to future Committees.

Designation: Director of Development & Infrastructure

Date: 3 November 2017

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Background Papers: Monitoring statements 30/9/17 and the Highland Council
Financial Ledger

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: CARE AND LEARNING

Project Description	Actual Net Year to Date	Revised Net Budget	Year End Estimated Net Out-Turn	Year End Net Variance	(Slippage)/ Acceleration Net	Anticipated Year-End (Under/Over)	Comments
	£000	£000	£000	£000	£000	£000	
Community and Leisure Facilities							
Dornoch Sports Centre	86	2,401	151	(2,250)	(2,250)	0	Tenders received, awaiting outcome of capital programme review
Grantown Swimming Pool	994	1,222	1,222	0	0	0	Work complete
Inverness Leisure Phase 1	44	(63)	(63)	0	0	0	Work complete
Inverness Leisure - Phase 2	0	90	90	0	0	0	Floodlighting to running track at tender stage
Thurso Swimming Pool	151	287	287	0	0	0	Work complete
Minor - Community and Leisure Facilities	75	141	141	0	0	0	Various projects
Sub-Totals	1,350	4,078	1,828	(2,250)	(2,250)	0	
Secondary School Programme							
Alness Academy	0	812	812	0	0	0	Design in progress
Inverness High School	1,038	7,006	3,006	(4,000)	(4,000)	0	Phase 1 of refurbishment underway; some delays on site
Inverness Royal Academy	1,826	2,367	2,367	0	0	0	External works being completed
Lochaber High School Phases 3 & 4	35	61	61	0	0	0	Work complete
Portree High - Elgin Residence	64	159	159	0	0	0	Work complete
Tain 3-18 Campus	242	16,286	286	(16,000)	(16,000)	0	Site selection under review - design on hold
Wick Community Campus	466	1,009	1,009	0	0	0	External works being completed
Minor - Secondary School Programme	0	28	28	0	0	0	Various projects
Sub-Totals	3,671	27,728	7,728	(20,000)	(20,000)	0	
Primary School Programme							
Beaully Primary - New School	27	494	44	(450)	(450)	0	Design in progress
Cauldeen Primary - ASN Annexe/Nursery	1,771	3,453	3,453	0	0	0	On site
Cromarty Primary - Extension/Refurbishment	59	203	203	0	0	0	Phase 2 on site
Dunvegan Primary - New School	3	4,991	41	(4,950)	(4,950)	0	Design in progress; delayed due to extended consultation period
Fort William - Bun-sgoil Ghàidhlig Loch Abar	32	70	70	0	0	0	Work complete
Fort William - Caol Joint Campus	264	1,055	1,055	0	0	0	Work complete
Fort William - Lundavra Primary	25	261	261	0	0	0	Work complete
Portree - New Gaelic Primary	2,268	3,294	3,294	0	0	0	On site
Wick - New Noss Primary	230	526	526	0	0	0	Work complete
Minor - Primary School Programme	57	59	59	0	0	0	Various projects
Sub-Totals	4,736	14,406	9,006	(5,400)	(5,400)	0	

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: CARE AND LEARNING

Project Description	Actual Net Year to Date	Revised Net Budget	Year End Estimated Net Out-Turn	Year End Net Variance	(Slippage)/ Acceleration Net	Anticipated Year-End (Under/Over)	Comments
	£000	£000	£000	£000	£000	£000	
Special School Programme							
Black Isle Education Centre - Replacement	0	1,750	50	(1,700)	(1,700)	0	Alternative options being developed
St Clements/St Duthus - Modular Accommodation	0	20	20	0	0	0	Work complete
Sub-Totals	0	1,770	70	(1,700)	(1,700)	0	
Health & Social Care Programme							
Adult Services (NHS)	130	1,893	393	(1,500)	(1,500)	0	Various projects
Children's Services	404	1,089	839	(250)	(250)	0	Various projects
Wade Centre - Refurbishment	46	86	86	0	0	0	Work complete
Sub-Totals	580	3,068	1,318	(1,750)	(1,750)	0	
School Estate Management							
Early Learning and Childcare	517	4,990	990	(4,000)	(4,000)	0	Various projects
Free School Meals	76	2,204	204	(2,000)	(2,000)	0	Various projects completed; Dalneigh at design stage
ICT Investment	9	1,338	1,338	0	0	0	Ongoing programme
Life Cycle Investment	1,113	4,576	5,076	500	500	0	Various projects
Roll Pressures	732	1,349	1,849	500	500	0	Various projects
SSER - Inverness Schools	136	4,062	562	(3,500)	(3,500)	0	Various options being considered and projects being initiated
SSER - Remaining Phases of Review	26	254	54	(200)	(200)	0	Dingwall/Fortrose will be the next phase to be undertaken
Sub-Totals	2,609	18,773	10,073	(8,700)	(8,700)	0	
Overall Totals	12,946	69,823	30,023	(39,800)	(39,800)	0	

MONITORING OF CAPITAL EXPENDITURE - PROJECTS OVER £1M

SERVICE: CARE AND LEARNING

Project Description	Approved Budget March 2015	Current Approved Budget	Total Project Spend to Date	Forecast Total Project Spend	Forecast End of Project Variance	Project Completion Dates	
	£000	£000	£000	£000	£000	Planned at March 2015	Current Estimate
Community & Leisure Facilities							
Dornoch Sports Centre	3,000	3,000	285	3,500	500	Mar-17	Feb-19
Grantown Swimming Pool	N/A	2,175	2,146	2,425	250	N/A	Aug-17
Inverness Leisure Phase 1	3,500	3,735	3,715	3,735	0	Jul-15	Jul-15
Inverness Leisure - Phase 2	3,000	3,115	275	3,115	0	Mar-19	Mar-20
Thurso Library	1,200	1,453	1,590	1,590	137	Sep-15	Sep-15
Thurso Swimming Pool	2,100	2,700	2,964	3,100	400	Jan-16	Jan-17
Secondary Schools Programme							
Inverness High School	10,000	10,000	1,532	10,000	0	Aug-18	Aug-19
Inverness Royal Academy	39,010	39,010	38,469	39,010	0	Jun-17	Nov-17
Lochaber High School Phase 3 & 4	15,935	16,185	15,908	16,185	0	Sep-15	Oct-15
Portree High - Elgin Residence	4,020	4,020	4,519	4,620	600	Dec-15	May-16
Tain 3-18 Campus	45,000	52,000	1,276	52,000	0	Aug-18	TBC
Wick Community Campus	5,350	5,350	5,248	5,350	0	Apr-17	Feb-18
Primary Schools Programme							
Beauly Primary - New School	10,000	10,000	33	10,000	0	Aug-19	Aug-20
Cauldeen Primary - ASN Annex/Nursery	N/A	5,000	2,243	5,000	0	N/A	Dec-17
Cromarty Primary - Extension/Refurbishment	2,750	2,750	3,601	3,750	1,000	Dec-15	May-16
Dunvegan Primary - New School	10,000	10,000	12	10,000	0	Aug-18	TBC
Fort William - Bun-sgoil Ghàidhlig Loch Abar	8,000	7,750	7,862	7,900	150	Jun-15	Jun-15
Fort William - Caol Joint Campus	15,690	15,940	16,398	16,940	1,000	Dec-16	Mar-17
Fort William - Lundavra Primary	12,000	12,000	12,015	12,250	250	Oct-15	Oct-15
Portree - New Gaelic Primary	9,285	10,800	7,548	10,800	0	Jul-17	Dec-17
Wick - New Noss Primary	16,650	16,650	16,354	16,650	0	Oct-16	Apr-17
Special Schools Programme							
Black Isle Education Centre - Replacement	2,000	2,000	0	2,000	0	Mar-18	TBC
St Clements/St Duthus - Modular Accommodation	4,580	4,580	5,009	5,030	450	Aug-15	Aug-15
Health & Social Care Programme							
Residential Unit for Children with Autism	2,000	2,000	0	2,000	0	Mar-18	Mar-20
Wade Centre - Refurbishment	N/A	1,300	1,387	1,450	150	N/A	Feb-17
School Estate Management							
ICT Investment	3,798	3,798	3,115	3,798	0	Mar-17	Mar-18
Overall Totals	228,868	247,311	153,504	252,198	4,887		

APPENDIX 3 - 2018/19 SCHOOL INVESTMENT PROGRAMME

School		Requirement	Timescale
1	Ardgour Primary	To provide necessary Early Learning and Childcare (ELC) and other accommodation	Progress design work in 2018
2	Auchtertyre Primary	To provide necessary Early Learning and Childcare (ELC) and other accommodation	Progress design work in 2018
3	Balnain Primary	To replace existing unit that is in poor condition	Progress design work in 2018
4	Ben Wyvis Primary	To provide necessary ELC and additional primary classroom accommodation	Progress design work in 2018
5	Cannich Primary	To provide necessary ELC and other accommodation	Progress design work in 2018
6	Charleston Academy	Refurbishment of toilets to address significant condition and suitability issues	Completion in 2018
7	Craighill Primary and Knockbreck Primary	Assessment of interim works required due to the decision to review the site selection for the proposed Tain 3-18 Campus project	Completion in 2018
8	Farr High/Primary	Accommodation pressures in the primary school and condition issues across the campus	Completion in 2018
9	Fortrose Academy	Assessment of next phase of required works	Progress design work in 2018
10	Grantown Primary	Progress options for new kitchen/dining facilities, ELC accommodation and to address other suitability issues	Progress design work in 2018
11	Hill of Fearn Primary	To provide necessary ELC accommodation	Completion in 2018
12	Hilton of Cadboll Primary	Internal alterations to address suitability issues, in particular accessibility	Completion in 2018
13	Invergarry Primary	Replacement of ageing modular unit; refurbishment/extension of listed main building	Progress design work in 2018
14	Keiss Primary	To provide necessary ELC and other accommodation	Completion in 2018
15	Kiltearn Primary	To provide necessary ELC and other accommodation	Progress design work in 2018
16	Lochcarron Primary	Replacement of ageing modular units; refurbishment/extension of main building	Progress design work in 2018
17	Melvich Primary	To provide necessary ELC accommodation	Completion in 2018
18	Millbank Primary	Scheme already approved to replace ASN unit; increase scope to provide ELC and other accommodation	Completion in 2018

APPENDIX 3 - 2018/19 SCHOOL INVESTMENT PROGRAMME

School		Requirement	Timescale
19	Milton of Leys Primary	Nursery annexe to meet ELC expansion requirements; conversion of existing nursery accommodation to primary classrooms	Progress design work in 2018
20	Plockton High	Conversion of house to form base for pupils with Additional Support Needs	Completion in 2018
21	Portree Primary	Alterations following move of Gaelic Medium pupils to new school	Completion in 2018
22	Scoraig Primary	To provide necessary ELC and other accommodation, and address condition and suitability issues.	Progress design work in 2018
23	St Clement's School	Assessment of interim works required pending the outcome of the capital programme review	Completion in 2018
24	Strathconon Primary	To provide necessary ELC and other accommodation, and address condition and suitability issues.	Progress design work in 2018
25	Tongue Primary	To provide necessary ELC accommodation	Completion in 2018
26	Ullapool Primary	To provide necessary ELC accommodation, and replace existing unit that is in poor condition	Completion in 2018
27	Various Schools - ELC Expansion	As well as the specific projects included in this list, there will be others to take forward once the funding allocation has been announced	Progress design work in 2018
28	Various Schools - Modular Units	Roll pressures currently being assessed; however, Duncan Forbes and Kinmylies Primary Schools will both require units by August 2018, along with other works	Completion in 2018

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: COMMUNITY SERVICES

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	Outturn	Variance	Net	(Under)/Over	
			£000	£000	£000	£000	
ROADS AND BRIDGES							
Structural Road Works							
Road Structural Capital Works	1,973	5,850	5,850	0	0	0	Programme of works underway in all Areas.
Road Surface Dressing Capital	1,059	1,500	1,500	0	0	0	Programme of works underway in all Areas.
Bridges, Retaining Walls & Culverts	128	911	911	0	0	0	
Area Minor Capital Works							
Timber Extraction	22	663	663	0	0	0	Schemes currently under development.
ACTIVE TRAVEL							
Bus Shelters	186	56	200	144	144	0	Accelerated spend to be met from the 2018/19 budget allocation.
Traffic Management Improvements	6	250	250	0	0	0	Budget allocation is match funding for ERDF transport project as part of Scotland's 8th City - The Smart City.
LIGHTING							
Structural Lighting Works	2,119	1,512	4,000	2,488	2,488	0	Works ongoing in all Areas. Funding allocated to replacement of old columns & defected cabling. LED replacements ongoing in all areas. Additional investment of £2m per annum linked to revenue saving on electricity costs.
FERRIES AND HARBOURS							
Harbours General Structural Works	2	460	460	0	0	0	
Lochinver Ice Plant	280	200	180	(20)	0	(20)	Works commenced - 50% grant funded. Work to be completed in 2017/18.
Chilling of Fish Market - Kinlochbervie	6	237	207	(30)	0	(30)	Project cost is £1.463m. Grant award is £1.233m. Complete in 2017/18.
COMMUNITY WORKS							
Burials and Cremations							
Burial Ground Extension - General	3	95	70	(25)	0	(25)	Design work ongoing. Phase 1 works to be undertaken in 2017/18.
Burial Ground Extension - Portree	337	331	331	0	0	0	Works complete.
Burial Ground Extension - Nairn	1	0	5	5	0	5	Extension design brought forward - works 2017/18.
Burial Ground Fodderty	222	368	368	0	0	0	Design work ongoing.
Burial Ground Dores	0	2	2	0	0	0	Design work ongoing.
Burial Ground Canisbay	0	11	11	0	0	0	Design work ongoing.
Burial Ground Dornoch	14	0	20	20	0	20	Design work ongoing.
Inverness Crematorium - Replacement Cremators	83	0	100	100	0	100	Final costs for works at the Crematorium.
War Memorials	81	(26)	(26)	0	0	0	Programme of works underway in conjunction with Community groups - fully funded by capital discretionary budget.
Parks and Play Areas - Development							
Play Areas	(46)	53	53	0	0	0	Budget devolved to Areas, spend will be achieved in 2017/18.
Depots							
Depots - Health & Safety	2	247	247	0	0	0	Depot infrastructure programme of works under development.
VEHICLES & PLANT							
Vehicle & Plant Purchases	1,723	4,500	4,450	(50)	0	(50)	Budget fully committed for 2017/18.
HOUSING (NON HRA)							
Travelling People Sites	14	206	206	0	0	0	
OVERALL TOTAL	8,215	17,426	20,058	2,632	2,632	0	

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: DEVELOPMENT & INFRASTRUCTURE SERVICES

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Net Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	Outturn	Variance	Net	(Under)/Over	
			£000	£000	£000	£000	
ROADS AND BRIDGES							
Major Road Improvements							
The Inverness West Link	6,043	6,670	6,370	(300)	0	(300)	
Inshes Roundabout	52	1,405	405	(1,000)	(1,000)	0	
Kinnairdie Link Road, Dingwall (Incl Junction at County Buildings)	85	951	551	(400)	(400)	0	
B851/B862 South Loch Ness Road Improvements	99	(2,191)	(2,071)	120	120	0	Spend limited to design at present.
Stromeferry Rockface	388	250	400	150	150	0	
A890 Stromeferry Bypass	4	0	25	25	25	0	
Tower Road / Barn Church Road	(1)	(371)	(371)	0	0	0	
A890 Balnacra to Lair	72	369	650	281	281	0	Project complete - funding to be drawn down. Full planning permission granted February 2017. Ground investigation works delayed due to capital programme review. Progressing agreement and cost estimates for utility diversions, land entry and purchase.
A890 Strathcarron to Balnacra	29	140	140	0	0	0	Progression of scheme dependent on outcome of capital programme review.
A832 Slattadale to Kerrysdale	47	507	147	(360)	(360)	0	Progression of scheme dependent on outcome of capital programme review.
Minor Roads							
A832 Slattadale Widening	26	(508)	(450)	58	58	0	
B9091 Clephanton Bends Improvement	(7)	(88)	(88)	0	0	0	
Achnasheen Road Restraint System	6	0	10	10	0	10	
B876 Killimster Moss Road Improvements	230	465	465	0	0	0	Works to be done in-house, to commence 28/8/17 .
Portree Link to A855	21	587	287	(300)	(300)	0	Progression of scheme dependent on outcome of capital programme review.
Lifeline Roads							
Laxford Bridge North Approach - ERDF	7	0	10	10	0	10	Scheme complete, however minor land issues still ongoing.
Major Bridge Works							
A862 Muir of Ord Railway Bridge	875	1,540	1,540	0	0	0	
A836 Naver Bridge, Bettyhill, Sutherland	0	100	0	(100)	0	(100)	
B863 Invercoe Bridge, Lochaber	16	18	200	182	182	0	Design in progress. Ward Business Meeting update 1/12/17.
U2823 Lower Foyers Bridge	15	(14)	50	64	64	0	Main scheme in abeyance. Contract to add footbridge nearing completion.
B970 Ruthven (Spey) Bridge	2	0	10	10	0	10	
B9090 White Bridge	107	(266)	75	341	341	0	
Newhall Bridge (January Storms 2015)	2	288	288	0	0	0	Planning permission granted. Ward Business Meeting approval 5/9/16. Land acquisition problems delaying progress.
Lifeline Bridges							
A986 Chada - Lifeline Bridges	11	540	340	(200)	(200)	0	Design in progress.
B8007 Glenmore Bridge - Lifeline Bridges	0	546	346	(200)	(200)	0	Design in progress, land issues causing delay.
A855 Leasgary Bridge - Lifeline Bridges	0	60	60	0	0	0	Preliminary design to start later this year.
U1074 Ruthven (Abersky) Bridge - Lifeline Bridges	0	46	46	0	0	0	Project complete.
Dulsie Bridge - Lifeline Bridges	0	529	129	(400)	(400)	0	The existing bridge is being monitored. Designs are progressing.
A837 Inveran Refurbishment - Lifeline Bridges	140	(151)	200	351	351	0	Works complete and in maintenance.
A838 Fiag Refurbishment - Lifeline Bridges	0	150	150	0	0	0	
A861 Lochailort Refurbishment - Lifeline Bridges	2	400	250	(150)	(150)	0	Preliminary design for major bridge refurbishment to start later this year.
A831 Comar Refurbishment - Lifeline Bridges	14	369	369	0	0	0	Bridge refurbishment. Preliminary design in progress.
ACTIVE TRAVEL							
ERDF - Green & Active Travel - Millburn Road	109	(603)	(403)	200	200	0	Millburn Road work complete. Grant funding still due.
Cycling, Walking & Safer Streets	207	129	129	0	0	0	Projects progressing and will spend to the full budget amount.
20mph Zones	11	130	130	0	0	0	Designs in progress and works progressing.

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: DEVELOPMENT & INFRASTRUCTURE SERVICES

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Net Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	Outturn	Variance	Net	(Under)/Over	
			£000	£000	£000	£000	
LEISURE FACILITIES							
Torvean Golf Course	1,948	(683)	653	1,336	1,336	0	
Canal Parks Enhancement	186	(732)	(432)	300	0	300	
FLOOD PREVENTION							
Flood Prevention Schemes							
River Ness Flood Prevention - Tidal Section (Incl Streetscaping)	7	1,833	1,833	0	0	0	
South West Inverness Storm Water Relief	125	0	150	150	0	150	Reconstruction of fish pass on Holm Burn to improve passage for trout and salmon.
Smithton / Culloden Flood Alleviation	321	453	453	0	0	0	Detailed design and contract preparation progressing.
Major Flood Schemes							
River Enrick FPW / NFMS	102	296	296	0	0	0	WSP undertaking scheme design. Ground investigation complete. Public consultation and publication of Flood Protection Scheme Autumn 2017.
Dell Burn	0	20	20	0	0	0	On hold - will be progressed on completion of the Inverness Integrated catchment studyCS.
Caol FPW	102	(284)	(84)	200	200	0	JBA undertaking Flood Protection Scheme preparation. Publication August/September 2017.
Mill Burn FPS	0	197	197	0	0	0	Pending tenders to advance modelling and FPS development.
Feabuie Culvert Replacement	13	549	449	(100)	(100)	0	Detailed design and contract preparation progressing.
Conon Bridge Flood Defence Improvements	8	200	200	0	0	0	Landowner negotiations ongoing. Ground investigation pending.
River Gynack FPS / NFMS	9	478	378	(100)	(100)	0	Pending tenders to advance modelling and FPS development.
Scalesburn, Wick - Flooding	6	(7)	(7)	0	0	0	Design solutions forwarded to residents for approval.
River Peffery - FPS / NFMS	108	(136)	250	386	386	0	CH2M progressing FPS Development.
Auldearn Burn FPS / NFMS	8	56	56	0	0	0	Survey complete, modelling ongoing.
Golspie - FPS / NFMS	50	25	75	50	50	0	AECOM progressing FPS Development.
Kirkhill Watercourse Diversion	1	(40)	(40)	0	0	0	Complete.
Blairminch - Strathpeffer FPS	0	178	178	0	0	0	Incorporated into Dingwall FPS with CH2M.
River Nairn FPS	0	45	45	0	0	0	Not started - expecting April 2018 start.
Tarbet Ness FPS	0	50	50	0	0	0	Not started - expecting April 2018 start.
Balmacaan - Drumnadrochit FPS	0	23	23	0	0	0	On hold - no progress.
River Thurso FPS	55	(13)	100	113	113	0	AECOM progressing FPS Development.
Dingwall SWMP	0	159	159	0	0	0	Not started - expecting progress later this year.
Inverness SWMP/ICS	0	326	246	(80)	(80)	0	RPS working for Scottish Water progressing ICS.
Smithton / Culloden SWMP	0	90	90	0	0	0	Not started - expecting progress later this year.
Fort William SWMP	0	60	60	0	0	0	Not started - expecting progress later this year.
Corpach SWMP	0	30	30	0	0	0	Not started - expecting progress later this year.
Newtonmore SWMP	2	712	112	(600)	(600)	0	Not started - expecting progress later this year.
Halkirk SWMP	0	(2)	(2)	0	0	0	Not started - expecting progress later this year.

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: DEVELOPMENT & INFRASTRUCTURE SERVICES

Project Description	Actual Net Year to Date	Revised Net Budget	Year End Estimated Net Outturn	Year End Net Variance	(Slippage)/Acceleration Net	Anticipated Year End (Under)/Over	COMMENTS
	£000	£000	£000	£000	£000	£000	
WASTE MANAGEMENT							
Landfill Extensions							
Landfill Capacity Extensions - Ph B & C Seater - Cell 11 & 12	869	1,149	1,149	0	0	0	
Landfill Restorations							
Seater Landfill Restoration Programme	1	331	331	0	0	0	Part of the restoration work is to provide welfare facilities. Requirements currently under discussion.
Granish Landfill Restoration Programme	4	0	15	15	15	0	
Waste Management Strategy							
Plant, Infrastructure & Banks	11	8,624	3,774	(4,850)	(4,850)	0	Slippage is linked to investment to achieve revenue savings in future years.
FERRIES AND HARBOURS							
Sconser Ferry Terminal	26	(98)	(50)	48	0	48	Scheme complete, however minor land issues still ongoing.
Uig Link Span	487	(64)	1,000	1,064	1,064	0	
PARKS AND PLAY AREAS - DEVELOPMENT							
Inshes Park (Phases 1 to 3)	49	36	36	0	0	0	Phase 2 design works near completion. Developer contributions awaited to proceed with works.
STRATEGIC ASSET MANAGEMENT							
Health & Safety & Statutory Compliance	1,046	2,978	2,978	0	0	0	Health & safety and compliance works required across the Council's property portfolio.
Starter Business Units Inverness	3	(277)	(277)	0	0	0	
Office Rationalisation							
Wick Office	295	214	214	0	0	0	
Dingwall Office Rationalisation	1	24	24	0	0	0	
Inverness Office Rationalisation	248	(40)	287	327	327	0	Relocation of building maintenance from Harbour Road to Diriebught depot, completed by end of October. £0.5m estimated cost with funding to be agreed with Community Services.
Grantown Courthouse Project	117	145	145	0	0	0	Project progressing.
Fort William Office Rationalisation	2,055	3,991	3,991	0	0	0	
Camagheal Phase 1	65	0	100	100	100	0	
Kingussie Office Rationalisation	37	(295)	(295)	0	0	0	
Energy Management	4,039	3,155	5,155	2,000	2,000	0	Energy management works required across the Council's property portfolio. Acceleration of the biomass installation programme will lead to the overspend, however RHI income will help the D&I revenue position.
CEEF	65	(16)	(16)	0	0	0	Earmarked reserve totalling £0.354m to be drawn down.
HOUSING (NON HRA)							
National Housing Trust Advances	0	2,506	2,506	0	0	0	The Council has received additional consent to borrow over and above the original budget.
Private Sector Housing Grants	422	3,371	2,871	(500)	(500)	0	Commitments indicate a shortfall in the spend in current year.

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: DEVELOPMENT & INFRASTRUCTURE SERVICES

Project Description	Actual Net Year to Date	Revised Net Budget	Year End Estimated Net Outturn	Year End Net Variance	(Slippage)/Acceleration Net	Anticipated Year End (Under)/Over	COMMENTS
	£000	£000	£000	£000	£000	£000	
PLANNING & DEVELOPMENT							
Town & Countryside Regeneration	0	(128)	(28)	100	100	0	
Storr Visitor Management	0	89	89	0	0	0	Budget committed.
Nairn High Street	0	131	131	0	0	0	Under discussion with Ward Members.
Fairy Pools (Glen Brittle)	0	100	100	0	0	0	Budget committed.
Inverness Townscape Heritage	0	300	100	(200)	(200)	0	Part of the inner City works.
Dell of Spey	0	60	60	0	0	0	Budget committed.
Approaching Inverness	3	19	19	0	0	0	Budget committed.
Visitor Management	29	10	10	0	0	0	
Westmor Ross Visitor Hubs	0	155	130	(25)	(25)	0	Budget committed.
Aviemore Orbital	0	50	50	0	0	0	Budget committed.
Chanonry Point	18	22	22	0	0	0	Project work complete.
Misc Assets, Bridges & Structures	28	(432)	(432)	0	0	0	
Coghill Footbridge	1	418	418	0	0	0	Scheme under review.
Bighouse Bridge Upgrade	7	141	141	0	0	0	
Glen Nevis Footbridge	94	75	75	0	0	0	Scheme complete, grants due.
Soldiers Bridge	362	0	0	0	0	0	Scheme is fully funded by grants.
Green Networks, Core Paths & Long Distance Routes	0	81	81	0	0	0	
Green Infrastructure	4	175	175	0	0	0	Budget committed.
Ardersier Path	2	52	52	0	0	0	Budget committed.
Vacant & Derelict Land Fund	(3,295)	(1,400)	(1,400)	0	0	0	Grant funded. Projects agreed with SG and will be delivered over the next 3 years.
Carbon Clever	9	843	843	0	0	0	Budget already committed is £0.343m.
City Deal Projects	(1,481)	0	0	0	0	0	Grant funded.
Smart City - Digital Projects	4	0	0	0	0	0	Grant funded.
2016/17 Overspend	0	(4,222)	(4,222)	0	(4,222)	4,222	
OVERALL TOTAL	17,288	37,891	36,017	(1,874)	(6,224)	4,350	

MONITORING OF CAPITAL EXPENDITURE - Projects Over £1m

SERVICE: DEVELOPMENT & INFRASTRUCTURE SERVICES

Project Description	Approved Budget March 2015 £000	Current Approved Budget £000	Total Project Spend to Date £000	Forecast Total Project Spend £000	Forecast End of Project Variance £000	Project Completion Dates	
						Planned at March 2015	Current Estimate
ROADS AND BRIDGES							
Major Road Improvements							
The Inverness West Link	43,352	43,352	24,513	43,052	(300)	Mar 2021	Mar 2021
Inshes Roundabout	6,975	6,975	832	6,975	0	Mar 2020	Mar 2020
Kinnairdie Link Road, Dingwall (Incl Junction at County Buildings)	7,258	7,258	1,404	7,258	0	Mar 2019	Mar 2019
Major Bridge Works							
A862 Muir of Ord Railway Bridge	5,360	5,360	4,691	5,360	0	Mar 2018	Jul 2017
B970 Ruthven (Spey) Bridge	1,150	1,150	730	800	(350)	Mar 2016	Mar 2016
B9090 White Bridge, Cawdor	2,250	2,250	373	2,250	0	Mar 2019	Mar 2019
LEISURE FACILITIES							
Torvean Golf Course	8,227	8,227	8,152	8,227	0	Mar 2019	Mar 2019
Canal Parks Enhancement	4,144	4,144	4,364	4,444	300	Mar 2018	Mar 2018
FLOOD PREVENTION							
Flood Prevention Schemes							
River Ness Flood Prevention - Tidal Section (Incl Streetscaping)	34,708	34,708	37,387	37,814	3,106	Mar 2017	Aug 2016
WASTE MANAGEMENT							
Seater Landfill Site, Bower, Caithness	3,000	3,800	3,767	3,800	0	May 2019	Aug 2017
STRATEGIC ASSET MANAGEMENT							
Wick Office	8,500	8,500	8,786	8,750	250	Mar 2016	Nov 2016
Fort William Office Rationalisation	5,801	5,801	5,079	7,221	1,420	Mar 2017	Mar 2018
Kingussie Office Rationalisation	1,994	1,994	2,776	2,444	450	Mar 2016	Nov 2016
OVERALL TOTAL	132,719	133,519	102,854	138,395	4,876		

Major Projects Update

Inverness West Link and Associated Sports Facilities

Stage 1 is currently under construction by Wills Bros. Works are currently on programme to be completed in December of 2017.

Concrete works for the new River Ness Bridge has been completed along with all parapets, waterproofing and kerbing and surfacing works are ongoing along with the tie in to the as constructed approach roads to the bridge.

Road construction, lighting and surfacing works are all substantially complete with the exception of the immediate approaches to the bridge.

Landscaping works are ongoing, and masonry walling and copings are progressing well.

Works within the river to cut down the steel cofferdams to below bed level and construct the scour protection were all completed by the 15 October in accordance with environmental mitigation conditions.

Community Liaison meetings are held and are well attended and the most disruptive works to the local community and the travelling public have now been completed. Some remedial works to the surfacing at the Tomnachurich roundabout were undertaken with no complaints received.

Stage 2 (additional swing bridge) will be phased for construction following the relocation of the golf course and is programmed to commence in Spring 2019.

Torvean Golf Course

Construction works on the new course, being undertaken by Coffey Construction and EGS Joint Venture, are progressing well and are on programme. The project is now concentrating on the construction of tees, fairways and greens with all the associated drainage complete. Following seeding, grass growth in some areas is establishing very well.

The clubhouse contract will be let to ensure completion coincides with the course becoming playable in 2019 following a growing in and establishment period.

Canal Parks Enhancement

Handover of the building and pitches to Highlife Highland and use by the rugby club occurred on the 15 October, a slight delay as the building warrant processes and associated certification by the Contractor took longer than was programmed.

The facilities are now being managed by Highlife Highland.

Defect correction works are ongoing and a process established to determine defects/snagging as use of the facilities progresses.

Inshes Roundabout

The design solution to be adopted for the Inshes junction scheme will be significantly influenced by Transport Scotland's route selection for the A9/A96 Inshes to Smithton Link (East Link).

It is anticipated that the selection of the East Link preferred option will be announced by Ministers in October.

Members at the City of Inverness Area Committee confirmed approval for the early installation of three lanes over Inshes overbridge, these works will be tendered in the coming weeks.

Kinnairdie Link Road

To align with capital budgets the flood attenuation associated with the road is programmed to commence in 2017, with the main roadworks in 2018. Land negotiations are ongoing regarding the flood bunding works to the Business Park and this may delay the start of construction.

Muir of Ord Railway Bridge

Works are now complete. An independent stage 3 road safety audit has been completed resulting in some localised works such as signing, and road markings. The new 20mph limit is anecdotally not well observed and it is hoped that police intervention will aid compliance.

Ruthven (Spey) Bridge

Following its construction the maintenance period for this bridge was due to expire on the 29th October 2016. A final inspection was carried out and defects were identified, all defects have been rectified with the exception of some surfacing defects which are being monitored. Following this monitoring, proposed rectification proposals are awaited from the Contractor.

B9090 White Bridge, Cawdor.

Detailed design of the scheme has progressed both in regard to road alignment and to the provision of the new bridge.

As part of that process, site investigations have been carried out to establish ground conditions, comprising both machine excavated trial pits and boreholes drilled at the site of the proposed new bridge. In the case of trial pits dug in the large field to the north of the river, the strata beneath the topsoil has shown to be of low bearing strength which has necessitated the introduction of an improvement layer over the full width of the carriageway. The extent of this is from the river up to the junction which presently gives access to Kilravock Estate and the Poultry Farm.

In addition, testing carried on the borehole samples at the bridge site has also revealed similar conditions, with lower bearing capacity than would reasonably be expected for this type of terrain. The original proposal for the bridge foundations was using conventional spread foundations, but use of piles for abutment supports is now necessary. These two additional elements of work have financial implications.

A pre-tender estimate has identified the bridge construction cost of £2.75M an increase from the previous £2.25M figure.

Taking cognisance of design and supervision, the environmental topographical and ground surveys together with land costs, which were omitted in error from the original committee allocation, a full budget allocation of £3.675M should be made.

To address the shortfall it was proposed to submit a timber transport fund application but the 2017/18 grant rules for spend profiling precluded such an application. An application for Timber Transport Fund (TTF) monies will be made when the grant criteria has been announced, an intervention of £1M will be submitted with grant award expected in May, giving rise to a THC allocation of £2.675M an increase to the scheme delivery of £425k.

The capital programme review is anticipated early in 2018, and of TTF in May, it is proposed to invite tenders early in the New Year such that award and then construction can commence following confirmation of budget.

River Ness Flood Scheme

The Works are complete, but there remains finalisation of compensation on a small number of the claims being negotiated by the Valuation Office, noting that interim payments have been made.

Seater Landfill Site

Works are ongoing by John Gunn and Sons and lining works to cell 11 have been completed, cell 12 construction is currently ongoing. Landfill operations have been unaffected by the works.

A890 Stromferry Bypass

The revised targeted STAG part 2 has been submitted to Transport Scotland.

Further reports will be brought to committee to allow members to consider the preferred option together with the extent and scope of works, following a response from Transport Scotland.

HITRANS have commissioned consultants to investigate the viability of this shared road/rail option– the early draft report was not accepted as it did not cover the full range of road/rail options available and this work continues. This work is running in parallel with the STAG work as its potential viability of the road/rail option has yet to be established.

Rock face stabilisation work comprising targeted localised scaling, bolting and netting works were successfully completed over summer.

A priority area of rock face has been identified during the annual inspections and it is anticipated that the planned works to this area are significant and will require diversions of heavy traffic, potential disruption to rail services and be more costly than the routine maintenance being carried out this summer. Planning is underway to progress these works and discussions with Network Rail over road onto rail use are well developed. Additional capital funding will be proposed in the review of the capital programme for consideration at Full Council.

Uig Ferry Terminal Upgrade

Construction of a new dual fuel ferry for the Uig triangle is currently underway and the new ferry is programmed to be delivered to CALMAC late summer of 2018 to commence sea trials.

A steering group has been established which involves Highland Council, Comhairle nan Eilean Siar, CALMAC, Caledonian Marine assets Ltd (CMAL) and Transport Scotland to coordinate both the vessel design and delivery and also consider what works are deemed desirable at the ferry terminals.

Approval from Full Council to progress the necessary construction consents which includes a Harbour Revision Order was sought on the 26 October.

Consultation with the local community and harbour users continues with the last round completed on the 26 October.

Works are programmed to commence in summer 2018.

Wick Office

All staff have now occupied the new office building. Remedial works are to be carried out to the basement waterproofing system. The contractor has now completed the replacement of the external façade stone cladding.

Fort William Office Rationalisation

Works are progressing on site with the extension due to be completed and handed over by the end of November. Structural issues on the older historical building have caused delays in the programme. The majority of the roofing works are completed with internal fit out of partitions underway in the older building. Works are now scheduled for completion early 2018.

Kingussie Offices

Construction works are now complete and building is handed over. Staff have moved in and the building is operational.

Fort William Phase 2 Offices

Former Fort William Primary School

Fort William Primary School, a B-listed building, became vacant during 2015 when the pupils transferred to the newly built Lundavra Primary School. The community, Local members, Historic Environment Scotland and planning officers all raised very strong concerns that a further B-listed building could lie unused for the foreseeable future and the Council was asked to consider redevelopment of the property as part of the redevelopment of the former Fort William Secondary school site.

A project was developed which would see the building converted to provide a new Archive and Search Room (currently situated in Lochaber College), records store, meeting room and offices for a public sector partner. By relocating the Archive and Search Room, annual revenue savings of around £27,000 per annum will be achieved.

At the Planning, Development and Infrastructure Committee held on 2 November 2016, Members approved the inclusion of this project, to be funded from the Property Rationalisation line of the capital programme, estimated at a gross budget of £1.8m.

Tenders have been received for the project and are significantly over budget. A value engineering exercise will be carried out and options explored for grant funding towards the cost. However, the gross budget required for the project is currently of the order of £2.4m, an increase of £0.6m on the previously approved budget. Recent tender returns for various building contracts across the Council area have shown significant increase in costs mainly due the level of activity and contractor capacity.

There is a risk to the Council in not proceeding with this high profile project.

Firstly, there is a planning condition relating to Phase 1 works that we shall proceed to refurbish and make good use of the adjacent building (Phase 2).

Secondly, the proposal is to incorporate offices for Highlands & Islands Enterprise (HIE) within the Phase 2 Building, and HIE have committed to fund the Council to an amount of £300,000.00 for provision of these offices. If Phase 2 does not proceed then we will lose this funding commitment.

Additionally, in an attempt to progress the current programme, enabling works have been undertaken by the Phase 1 contractor, Robertson Construction Northern to the Phase 2 building, at a cost of £0.302m.

Members are invited to approve to increase the gross budget for this project by £0.6m, to be funded from the Property Rationalisation line in the capital programme. The Property Rationalisation budget will be included in the Council's capital programme review currently underway.

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2017 TO 30TH SEPTEMBER 2017

SERVICE: HOUSING REVENUE ACCOUNT

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	Outturn	Variance	Net	(Under)/Over	
			£000	£000	£000	£000	
Capital Programme 2017/18							
Equipment and Adaptations	180	1,172	1,093	(79)	(79)	0	Programme of works underway in all Areas.
Major Component Replacement	294	5,218	4,822	(396)	(396)	0	Programme of works underway in all Areas.
Heating/Energy Efficiency	552	5,282	3,910	(1,372)	(1,372)	0	Slippage due to prioritising completion of the 2016/17 programme.
External Fabric (Major Component Replacement)	22	892	881	(11)	(11)	0	Programme of works underway in all Areas.
External Fabric (Environmental Improvements)	17	761	659	(102)	(102)	0	Programme of works underway in all Areas.
Total 2017/18 Programme	1,065	13,325	11,365	(1,960)	(1,960)	0	
Capital Programme 2016/17 Carried Forward							
Major Component Replacement	975	2,409	2,317	(92)	0	(92)	Slight underspend estimated on completion of the 2016/17 works.
Heating/Energy Efficiency	964	3,279	2,964	(315)	(11)	(304)	Works to be completed in this financial year.
External Fabric (Major Component Replacement)	289	1,474	1,474	0	0	0	Works to be completed in this financial year.
External Fabric (Environmental Improvements)	0	155	155	0	0	0	Works to be completed in this financial year.
Healthy, Safe and Secure	2	495	96	(399)	(399)	0	Bulk of the works to be completed next financial year.
Retentions	42	0	146	146	0	146	
Total 2016/17 Programme	2,272	7,812	7,152	(660)	(410)	(250)	
Total Mainstream Programme	3,337	21,137	18,517	(2,620)	(2,370)	(250)	
Council House Building Capital Programme							
New Council House Buildings	9,320	25,283	20,407	(4,876)	(4,876)	0	Programme of works underway in all Areas.
Individual House Purchases	564	510	730	220	220	0	
One-Bed Accommodation	0	0	0	0	0	0	
Total Council Building Programme	9,884	25,793	21,137	(4,656)	(4,656)	0	
OVERALL TOTAL	13,221	46,930	39,654	(7,276)	(7,026)	(250)	

Funding	Actual Net	Revised Net	Year End	Year End
	Year to Date	Budget	Estimated Net	Net
	£000	£000	Outturn	Variance
			£000	£000
Investment Programme				
Useable Capital Receipts	3,395	0	4,095	4,095
RHI Income	103	0	205	205
Sale of LIFT Properties	0	0	1,050	1,050
Government Grant	2,489	10,311	10,311	0
Landbank	0	930	930	0
Borrowing	7,234	32,250	19,624	(12,626)
Capital from Current Revenue	0	3,439	3,439	0
GROSS FUNDING	13,221	46,930	39,654	(7,276)