

Capital Programme Update

1.0 Overview

1.1 This is the third OFP Capital Programme monitoring report for the financial year 2022/23 which was presented to Cabinet in April with the final outturn due to go to June Cabinet. The actual year to date capital expenditure for the eleven months April 2022 to February 2023 is **£70m** and the forecast is currently **£139.8m**, **£28.9m** below the revised budget of **£168.7m**. This also compares to the approved budget of £244.3m set in February 2022 (Council's Budget Report). The main reasons for this variance are:

- Economic factors - construction industry inflation resulting in tender prices being above cost estimates and further work required on viability of schemes.
- Other External factors - determining programme or requiring scheme review and re-profiling.

1.2 As part of closedown for 2022/23 officers have undertaken an analysis of variances against original profiled budget at project level impacted by these factors:

- Economic factors - CCG Primary Care Project £4.9m, Estate Regeneration £22m & Housing Supply programme £18m - a total of £45m re-profiled spend driven by economic factors.
- Other external factors - Britannia Project particularly in relation to the S77 application £24m, Streetscene Section 106 funded Highway Schemes £0.5m, Disabled Facilities Grant £0.4m - a total of £25m of re-profiled spend driven by other external factors.

1.3 A summary of the forecast by the directorate is shown in the table below along with brief details of the reasons for the major variances

Table 1 Summary

Capital Programme 2022/23	Budget Set at Feb Cab 2022	Budget Position at Feb 2023	Spend	Forecast	Variance (Under/Over)	New Bids	Updated Budget Position
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Chief Executive's	4,035	408	56	93	(315)	0	408
Adults, Health & Integration	30	0	0	0	0	0	0
Children & Education	14,862	16,388	7,817	15,739	(648)	0	16,388
Finance & Corporate Resources	28,668	21,666	8,650	12,873	(8,793)	0	21,666
Mixed Use Development	32,382	8,707	3,205	7,791	(916)	0	8,707

Climate, Homes & Economy	40,318	26,057	13,239	21,016	(5,041)	(175)	25,882
Total Non-Housing	120,297	73,225	32,968	57,513	(15,713)	(175)	73,050
AMP Housing Schemes HRA	43,886	42,689	20,254	40,214	(2,475)	0	42,689
Council Schemes GF	6,999	4,426	2,777	4,317	(108)	0	4,426
Private Sector Housing	2,164	1,210	899	1,057	(153)	0	1,210
Estate Regeneration	30,003	12,928	3,594	9,032	(3,896)	0	12,928
Housing Supply Programme	33,406	24,923	8,199	18,792	(6,131)	0	24,923
Woodberry Down Regeneration	7,595	9,294	1,295	8,897	(397)	0	9,294
Total Housing	124,052	95,469	37,018	82,309	(13,160)	0	95,469
Total Capital Budget	244,349	168,695	69,985	139,822	(28,873)	(175)	168,520

2.0 CHIEF EXECUTIVE'S

2.1 The current forecast for the overall Chief Executive's is £93k, £315k below the revised budget of £408k. Below is a brief update on the main variance:

CX Directorate Capital Forecast	Budget Set at Feb Cab 2022	Budget Position at Feb 2023	Spend	Forecast	Variance
	£000	£000	£000	£000	£000
Libraries and Archives	4,035	408	56	93	(315)
Total Non-Housing	4,035	408	56	93	(315)

Library Capital Works - The forecast is nil spend against the in-year respective budget of £152k. This forecast is the expected emergency capital works due in the Council's Library buildings in quarter 4. Any surplus budget will be utilised in the next financial year.

Stoke Newington Library - The forecast is £93k, £124k below the in-year budget of £217k. The expenditure this year will be consultancy fees. Any underspend at year end will go towards the next phase of the programme in 2023/24.

3.0 CHILDREN AND EDUCATION

3.1 The current forecast for the overall Children and Education is £15.8m, £0.6m below the revised budget of £16.4m. More detailed commentary is outlined below.

C&E Directorate Capital Forecast	Budget Set at Feb Cab 2022	Budget Position at Feb 2023	Spend	Forecast	Variance
	£000	£000	£000	£000	£000
Children & Family Services	0	477	72	82	(394)
Education Asset Management Plan	4,095	2,547	1,197	1,914	(633)
Building Schools for the Future	38	91	29	82	(9)
Other Education & Children's Services	1,328	1,651	323	1,119	(532)
Primary School Programmes	6,368	8,393	4,495	9,742	1,349
Secondary School Programmes	3,033	3,228	1,701	2,800	(428)
TOTAL	14,862	16,388	7,817	15,739	(648)

Children and Family Services

3.2 The forecast for the overall Children and Family Services is £82k, £394k below the in-year budget of £477k. Below is a brief update on the main variance:

Shoreditch Play Adventure Project - The forecast is £18k, £327k below the in-year budget of £345k. The project is currently on hold due to issues with the original contractor. The Project manager is unable to go back out to procurement due to an ongoing legal dispute. The Project manager anticipates the project will resume in the next financial year.

Education Asset Management Plan

3.3 The forecast for the overall Education Asset Management Plan is £1.9m, £0.6m below the in-year respective budget of £2.5m. Most of the AMP programme works are near completion for this financial year. Below is a brief update on the main variance:

Shoreditch Park AMP (Art Block snagging, main roof and partial soft play) - The forecast is nil spend against the in-year respective budget of £121k. The scheme is complete so any underspend will cover any overspends in the overall programme at year end or offered up as savings.

Sir Thomas Abney AMP - The forecast is £151k, £344k below the in-year budget of £495k. The project has been delayed due to late submission of tender reports. The budget will be utilised in the next financial year for the on-going works.

Building Schools for the Future

- 3.4 There is no material variances to the budget.

Other Education & Children's Services

- 3.5 The forecast for the overall Other Education and Children's Services is £1.2m, £0.5m below the in-year respective budget of £1.7m. Below is brief update on the main variance:

The Garden School (Expansion and Provision of Sixth Form (SEND) inc Roof and Pipework and asbestos) - The forecast is £22k, £418k below the in-year respective budget of £440k. The project is complete. The variance is due to a delay in the receipt and agreement of the final account proposed by the consultant and that of the contractor. It is unlikely that we will have an agreed position until the new financial year. Hence the variance.

Primary School Programmes

- 3.6 The forecast for the overall Primary School Programme is £9.7m, £1.3m above the in-year respective budget of £8.4m. Below is a brief update on the main variance:

Woodberry Down Children Centre - Relocation - The forecast is £4.9m, £2.4m above the in-year respective budget of £2.5m. But the Project Manager has confirmed that in fact it is likely that only £2.5m will be spent this financial year. On that basis the balance on the Purchase Order of £2.4m will be cancelled at year end and moved to the new year. The contractor is currently on site but the project is behind schedule due to materials found underground on site.

Colvestone Façade - The forecast is £0.6m, £0.2m below the in-year respective budget of £0.8m. Completion is scheduled for April 2023. The variation is as a result of the costs allocated to this project being less than originally anticipated because some of the works were transferred to AMP. The variance will support any underspends in the overall programme at year end.

Gayhurst Façade - The forecast is £0.5m, £0.5m below the in-year respective budget of £1m. This project is part of 'Batch 3 scheme works' and was delayed due to increased cost in the tender return. The variance will be moved to 2023/24 budget in line with revised programme of works.

Springfield Façade - The forecast is £0.4m, £0.1m below the in-year respective budget of £0.5m. This project is part of 'Batch 4 scheme works'. The variance is due to the Contractor's resourcing issues identified in quarter 3. Any surplus budget from this year will be moved to the 2023/24 budget to support the revised programme of works.

Secondary School Programmes

- 3.7 The forecast for the overall Secondary School Programme is £2.8m, £0.4m below the in-year respective budget of £3.2m. Below is a brief update on the main variances:

Lifecycle Early Failure Contingency budget - The forecast is £1.3m, £0.3m below the in-year respective budget of £1.6m. This budget is to cover reactive works across the overall programme. The spend forecast is based on the emergency and health and safety work expected to be completed by the end of quarter 4. The variance will either cover any identified overspends across the overall programme at year end or be carried over into 2023/24 to cover future works.

Haggerston School Lifecycle - The forecast is £0.8m, £0.1m below the in-year respective budget of £0.9m. The works have been scheduled to complete by the end of quarter 4. Any surplus budget from this year will be moved to the 2023/24 budget to support any future works.

4.0 FINANCE AND CORPORATE RESOURCES

- 4.1 The forecast for the overall Finance and Corporate Resources is £20.7m, £9.7m below the in-year respective budget of £30.4m. Below is a brief update on the main variances:

F&CR Directorate Capital Forecast	Budget Set at Feb Cab 2022	Budget Position at Feb 2023	Spend	Forecast	Variance
	£000	£000	£000	£000	£000
Property Services	23,772	16,126	4,594	8,135	(7,991)
ICT	4,243	4,143	3,892	4,143	(0)
Other Schemes	654	1,398	163	596	(802)
Total	28,668	21,666	8,650	12,873	(8,793)
Mixed Use Development	32,382	8,707	3,205	7,791	(916)
TOTAL	61,051	30,373	11,855	20,664	(9,709)

Strategic Properties Services - Strategy & Projects

- 4.2 The forecast for the overall Strategic Properties Services is £8.1m, £8m below the in-year respective budget of £16.1m. Below is a brief update on the main variances:

Acquisition 2a Woodberry Grove (Temporary Accommodation) - This is the most significant variance in Strategic Properties Services. The forecast is nil spend against the in-year budget of £4.4m. The acquisition to purchase this hostel for temporary accommodation did not proceed. The vendor sold the property to another party.

Stoke Newington Assembly Hall - The forecast is £0.3m, £0.9m below the in-year budget of £1.2m. Phase 1 of the project is replacing the ceiling of the Assembly Hall but asbestos was discovered resulting in an additional quotation. There are £95k commitments for asbestos clearing work to the ceiling. There are also plans to design a new fire alarm, emergency lighting and internal fees. The remaining budget will be moved at year end to 2023/24 to support the continued works.

The City & Hackney Clinical Commissioning Group (CCG) Primary Care Project - The forecast is £3.6m, £0.4m below the in-year respective budget of £4m. The project is currently in the construction phase. Belfast Road (new build) is scheduled to complete at the end of October 2023. The Portico (repair and refurbishment of existing Grade II listed building and new build extension) is scheduled to complete at the end of November 2023. Any variance from this year will be utilised in 2023/24.

Asbestos Surveys - The forecast is £30k, £506k below the in-year respective budget of £536k. This forecast reflects the number of surveys and emergency asbestos removal works expected for this quarter. Any surplus budget from this year will be utilised in 2023/24 to support the rolling programme of surveys.

Vehicle Maintenance Workshop - The forecast is £22k, £409k below the in-year budget of £431k. The new reception is in the initial stages of design. The Project Manager is unable to progress purchasing the items for the workshop until the new reception building is built. The underspend will be utilised in the next financial year.

Kings Hall Leisure Centre - The forecast is £0.5m, £0.3m above the in-year budget of £0.2m. This project is at the initial feasibility and design stage. The Design Team was appointed in October 2022 and the forecast this quarter covers consultancy costs. The Contractors will be appointed in 2023/24. Any overspend will therefore be funded from the 2023/24 budget.

ICT

- 4.3 There is no material variances to the budget.

Corporate Resources Other Schemes

- 4.4 The forecast for the overall Corporate Resources Other Schemes is £0.6m, £0.8m below the in-year respective budget of £1.4m. Below is a brief update on the main variances:

Solar Project (Commercial) - The forecast is £0.2m, £0.4m below the in-year respective budget of £0.6m. Solar installation is complete at Hackney Marshes Centre. Roof works are complete at Concorde Centre & Wrens Park

Community Hall with electrical works remaining. Solar installation at a further four sites: Webb Estate Community Hall, Queensbridge Leisure, Gascoyne House and Rose Lipman Community Hall are planned for completion in 2023. Any surplus budget from this year will be utilised in 2023/24 to support the programme of installations.

As of the 15th of March 2023, the total solar PV generation on completed sites was 315.63 MWh which equates to 67.02 tCO2e of carbon savings (from switch on dates).

Hackney Green Homes Programme - Phase 3 is now live. The forecast spend is £200k in 2023/24.

Mixed Use Developments

The forecast for the overall Mixed Use Developments is £7.8m, £0.9m below the in-year respective budget of £8.7m. This forecast largely relates to the Britannia site as Tiger Way and Nile Street are now complete with only retention and final payments due.

Tiger Way - The Nightingale Primary school is completed and occupied. The final account for the Design and Build element of the project remains in draft agreement as anticipated. The final account value includes adjustments for variations and value engineering.

Nile Street - New Regents College is completed and occupied. The final account for the Design and Build element of the project has been agreed.

Britannia Site - Phase 1a (new Leisure centre) remaining snagging items are being addressed with the retention to be paid in March 2023. Phase 1b (CoLASP) retention is mostly paid. Phase 2b (Residential Private & Social) is in the initial stages. The design and build contractor tenders received in February 2023 are under final commercial evaluation and moderation. Construction is due to commence next financial year.

5.0 CLIMATE, HOMES & ECONOMY

5.1 The overall forecast in Climate, Homes & Economy is £21m, £5.1m under the revised budget of £26.1m. More detailed commentary is outlined below.

Climate, Homes & Economy Capital Forecast	Budget Set at Feb Cab 2022	Budget Position at Feb 2023	Spend	Forecast	Variance
	£000	£000	£000	£000	£000
Leisure, Parks & Green Spaces	22,934	12,659	5,949	8,159	(4,500)
Streetscene	12,765	10,130	4,726	8,978	(1,152)
Environmental Operations & Other	734	254	0	87	(167)

Public Realms TfL Funded Schemes	0	1,058	2,045	2,464	1,406
Parking & Market Schemes	308	70	0	0	(70)
Community Safety, Enforcement & Business Regulations	493	488	20	355	(132)
Area Regeneration	3,084	1,399	500	973	(425)
Total	40,318	26,057	13,239	21,016	(5,041)

Leisure, Parks and Green Spaces

5.2 The forecast for the overall Leisure, Parks and Green Spaces is £8.2m, £4.5m below the in-year respective budget of £12.7m. Below is the brief update on the main variances.

Essential Maintenance of Leisure Centres - The forecast is £0.3m, £1.7m below the in-year budget of £2m. This budget is to cover reactive works and repairs that may occur at any time in the Leisure Centres across the borough. The spend forecast is based on the work expected to be completed by the end of quarter 4. Any surplus budget from this year will be utilised in 2023/24.

Parks Strategy and Infrastructure - The forecast is £0.7m, £0.6m below the in-year budget of £1.3m. This budget is to cover both reactive and planned works in this quarter. The majority of work usually takes place in quarter 4 which is the quieter period of the year. The team are progressing with the upgrade of parks equipment and machinery but are still experiencing supplier issues resulting in an underspend this quarter.

Abney Park - The forecast is £2m, £1.8m below the in-year respective budget of £3.8m. As reported in the previous quarter the team have experienced delays due to unexpected additional underpinning works required to stabilise the Chapel and delays in supplies causing the variance. These underpinning works have commenced. The contractor has completed installing the windows and rooflights doors in the new building. The roofing membranes are being installed on the new building ready for the Bauder green/brown roof. The underfloor heating and floor screed is completed in the North Lodge and new building. Insulation has been installed to the exterior walls of the new buildings ready for the pre-cast concrete cladding panels to be installed. The new Chapel windows will be installed in March. The roofs have been installed on the new Chapel welfare units. The Church Street entrance gate and new railings are installed. The current expected completion date is the end of May 2023 for all other buildings apart from the Chapel which is expected to be completed at the end of June 2023.

West Reservoir Improvements - The forecast is £0.2m, £0.2m below the in-year budget of £0.4m. A Design Team has been appointed, and they have started producing initial designs. A Development Board has been established, which has met twice so far to review the designs. To allow for the consultation period the likely date for submitting a planning application will be autumn

2023. Overall the programme needs additional funding and will be progressed in 2023/24.

Streetscene

- 5.3 The forecast for the overall Streetscene is £8.9m, £1.2m below the in-year respective budget of £10.1m. The estimated underspend is largely due to new S106 schemes that will begin in the new year, as work can only be done once the developer's work is completed. Other schemes have been delayed due to lengthy consultations and the prioritisation of larger grant-funded schemes.

Environmental Operations & Other

- 5.4 The overall forecast for Environmental Operations & Other is nil spend against the in-year respective budget of £254k. This budget is the contingency budget held for the replacement of waste and fleet operating vehicles required during the year and as it stands there is not a call to use this causing the variance. Any underspend at year end will be reviewed and either be offered up as savings or carried forward to support future replacement plans.

Public Realms TfL Funded Schemes

- 5.5 The overall forecast for Public Realms TfL Funded Schemes is £2.5m, £1.4m above the in-year respective budget of £1.1m. The projected spending is based on work that is expected to be completed by the end of the fourth quarter. The allocation for 2022/23 was confirmed at the end of February due to TfL funding constraints. As a result, we were unable to complete the required budget realignments, leading to the variance. The grant allocation for 2022/23 will fully reimburse any excess spending this year.

Community Safety, Enforcement & Business Regulations

- 5.6 There is no material variances to the budget.

Area Regeneration

- 5.7 The overall forecast for Area Regeneration is £1m, £0.4m below the in-year respective budget of £1.4m. Below is a brief update on the main variance:

Hoxton Public Realm - The forecast is nil spend against the in-year respective budget of £232k. The project implementation date is pushed back to align with the UK Shared Prosperity Fund (UKSPF) timeframe, which is the Government's domestic replacement for the European Structural and Investment Programme (ESIF) which the UK continues to participate in until 2023. Additional funding will be added to the Hoxton public realm scheme via the UKSPF funding and also S106 receipts (subject to separate approval). The scheme is likely to be completed in the 2024/2025 financial year as it is required to be designed and subject to community engagement before it can start on site. Start on site is estimated for February 2024

6.0 HOUSING

6.1 The overall forecast in Housing is £82.3m, £13.2m below the revised budget of £95.5m. More detailed commentary is outlined below.

Housing Capital Forecast	Budget Set at Feb Cab 2022	Budget Position at Feb 2023	Spend	Forecast	Variance
	£000	£000	£000	£000	£000
AMP Housing Schemes HRA	43,886	42,689	20,254	40,214	(2,475)
Council Schemes GF	6,999	4,426	2,777	4,317	(108)
Private Sector Housing	2,164	1,210	899	1,057	(153)
Estate Regeneration	30,003	12,928	3,594	9,032	(3,896)
Housing Supply Programme	33,406	24,923	8,199	18,792	(6,131)
Woodberry Down Regeneration	7,595	9,294	1,295	8,897	(397)
Total Housing	124,052	95,469	37,018	82,309	(13,160)

AMP Housing Schemes HRA

6.2 The overall forecast is £40.2m, £2.5m below the in-year respective budget of £42.7m. Below is a brief update on the main variances:

Wates - HiPs North West - The forecast is £2.9m, £0.6m below the in-year budget of £3.5m. New discoveries have pushed forward works into next year so that they can be properly timetabled for completion that includes asbestos removals, water piping networks and connections.

Equans - HiPs Central - The forecast is £7.4m, £0.4m above the in year budget £7m. The costs continue to escalate at Seaton Point and Fermain Court following the discovery of asbestos and window frames that are not fire compliant and so there are price increases.

Estate Lighting - The forecast is £0.0m, £0.1m below the in-year budget of £0.1m. A full programme will start next year following procurement of a new contractor.

Domestic Boiler Replacements - The forecast is £2.5m, £0.5m above the in-year budget of £2m. It is expected that a higher volume of replacements will result due to an increased programme of inspections this year.

Disabled Adaptation - The forecast is £1.7m, £0.2m above the in-year budget of £1.5m. There has been an increase in the volume of children's adaptations and an increase in the team to manage down the back-log of assessments.

Health & Safety Major Replacements - The forecast is minimal spend against the in-year budget of £0.1m. Currently there are no major emergency works identified.

Community Halls - The forecast is £0.3m, £0.2m below the in-year budget of £0.5m. The programme has been pushed into next year due to the prioritisation of resources for the repairs on the housing stock.

Integrated Housing Management Systems - The forecast is £4.1m, £1.4m above the in-year budget of £2.7m. A contract extension has been granted to a consultancy that is providing additional staff to augment the Hackney ICT development teams working on the Modern Tools for Housing Programme.

Boiler House Major Works - The forecast is £0.3m, £0.1m above the in-year budget of £0.2m. The variance is due to emergency replacement works identified at Gooch House and Welshpool House.

Fire Risk Assessments - The forecast is £0.5m, £2.3m below the in-year budget of £2.8m. The fire safety works scheduled for Fellows Court are now on hold due to a review of the gas supply network by Cadent. The aim is to bring Fellows Court onto an overall 'Front Entrance Doors' contract also deferred to next year. The underspend will be carried forward at year-end as these works will start early in the new financial year.

High Value Repairs - The forecast is £2.4m, £0.3m below the in-year budget of £2.7m. The first half of the year witnessed a higher volume of repairs and a contingency was anticipated for the second half. The repairs have since steadied and the contingency is not expected to be used.

Capitalised Salaries - The forecast is £5.4m, £0.1m below the in-year budget of £5.5m. There are lower than anticipated recharges for interim consultants and agency leavers.

Lateral Mains - The forecast is £0.2m, £0.1m below the in-year budget of £0.3m. The newly appointed contractor has revised its number of tests to be completed each month.

Hardwire Smoke Alarms - The forecast is £0.05m, £0.1m below the in-year budget of £0.15m. A full programme is to be implemented next year following the procurement of a new contractor.

Commercial Properties - The forecast is £0.05m, £0.2m below the in-year budget of £0.3m. The programme has been revised following approval of a comprehensive schedule of works with funding starting next year.

Bridport - The forecast is £2.8m, £0.5m below the in-year respective budget of £3.3m. This year's spend has been revised downwards due to uncertainties in costing estimates for rotting timber, water ingress and re-levelling of windows. The costs of repairing further defects are continuing to emerge and the timeline for completion is estimated to be mid 2024/25. The total capital spend estimate is now £10.6m (of which contract sum of works is £8.25m).

Council Schemes GF

- 6.3 The forecast for the overall Council Schemes GF is £4.3m, £0.1m below the in year respective budget of £4.4m. Below is a brief update on the main variances:

Temporary accommodation void works - The forecast is £2.2m, £0.4m above the in year respective budget of £1.8m. The majority of the spend relates to voids on Regeneration sites that are to be used as Temporary Accommodation. The current estimate is 150 units at an average cost of £13k per unit. This number has increased since last quarter. These units are checked on an individual basis to ensure that the works are financially viable.

Hostels - Major Repairs - The forecast is £0.2m, £0.3m below the in year respective budget of £0.5m. Some previously forecast costs relating to fire safety are now not likely to be incurred until early 2023/24. The budget will therefore be utilised next financial year.

Purchase Leasehold Properties - The forecast is £1.9m, £0.2m below the in year respective budget of £2.1m. 3 Buybacks have completed to date with a further 2 forecast to complete before 31 March 2023. These will be part funded by either GLA grant or RTB subsidy and will form part of the Local Space agreement.

Private Sector Housing Schemes

- 6.4 The forecast for the overall Private Sector Housing Schemes is £1.1m, £0.1m below the in year respective budget of £1.2m. The spend forecast is based on applications for Disabled Facilities, General Repairs and Warmth and Security Grant received so far in the year and the works expected to complete in the last quarter of 2022/23. All of the spend is externally grant funded.

Estate Regeneration Programme (ERP)

- 6.5 The overall forecast for the Estate Regeneration Programme is £9.0m, £3.9m below the in year budget of £12.9m. Below is a brief update on the main variances:

Estate Renewal Implementation - The forecast is £2.9m, £1.7m below the in-year respective budget of £4.6m. The main reason for the variance to budget is due to a number of the Mayor of Hackney's Housing Challenge site payments now not likely to take place until early 2023/24. The budget will therefore be utilised next financial year.

Tower Court - The forecast is £1.8m, £0.3m below the in-year respective budget of £2.0m. The project is nearing completion. Final handover of the expected units is expected to take place in March 2023. Discussions are still ongoing about how to best utilise the commercial space moving forwards, but this will likely have cost and time implications. Spend allowance had

previously been made for these works in 2022/23, but these are now unlikely to take place until next financial year.

Kings Crescent 3&4 - The forecast is £0.2m, £0.5m below the in-year respective budget of £0.7m. The project should be going into a cost optimisation period with the preferred contractor in March 2023, with a view to reducing costs and improving viability. The cost optimisation period has been delayed slightly and so no costs are expected to be incurred this financial year.

Marian Court - The forecast is £1.9m, £0.3m below the in-year respective budget of £2.2m. The project should be going into a cost optimisation period with the preferred contractor in Mar 2023, with a view to reducing costs and improving viability. The cost optimisation period has been delayed slightly and so no costs are expected to be incurred this financial year.

Nightingale Block E - The forecast is £0.1m, £0.2m below the in-year respective budget of £0.3m. The project should be going into a cost optimisation period with the preferred contractor in Mar 2023, with a view to reducing costs and improving viability. The cost optimisation period has been delayed slightly and so no costs are expected to be incurred this financial year.

Colville Phase 2C - The forecast is £1.1m, £0.4m below the in-year respective budget of £1.5m. A PCSA period commenced in Jan 2023 and is expected to last around 7 months.

Colville Phase 4 - The forecast is £0.4m, £0.4m below the in-year respective budget of £0.8m. 1 Buyback has completed during the year. This has reduced from the 2 buybacks forecasted last period and explains the reduction in spend this quarter. Buybacks will continue to complete in 2023/24.

Housing Supply Programme

6.6 The forecast for the overall Housing Supply Programme is £18.8m, £6.1m below the in-year respective budget of £24.9m.

Wimbourne Street and Buckland Street - The forecast is £13.8m, £6.0m below the in-year respective budget of £19.8m. The sites are now under contract and works are progressing. The estimated completion date is June 2024. The reduction in spend compared to budget is due to updated cash flow forecasts being received from the contractor, which show a lower level of spend than initially expected. Spend will accelerate as the project progresses and the budget will be utilised in future years.

Murray Grove - The forecast is £10k, £196k below the in-year respective budget of £206k. Options are being considered after the initial tender exercise resulted in bids significantly higher than expected. Minimal spend has been forecast this year as options are considered.

De Beauvoir Phase 2 - The forecast is £110k, £118k below the in-year respective budget of £228k. Planning submission expected in Spring 2023. The works are ongoing with the design team trying to find value engineering savings and look at delivery options. The variance in the period is due to a reduction in the forecast spend on architects and asbestos removal which will now take place during 2023/24.

Woodberry Down Regeneration

- 6.7 The forecast is £8.9m, £0.4m below the in-year respective budget of £9.3m. 8 Buybacks are now expected to complete this financial year, based on current activity levels and sales to date. Early indications suggest that there appears to have been a slow down in sales as Leaseholders stay put for longer due to the current uncertain financial climate and high mortgage rates.