

**GF & HRA MAJOR VARIANCE EXPLANATIONS SINCE LAST REPORTED POSITION**

<b><u>CHILDREN &amp; LEARNING</u></b>	
	<b><u>Slippage and Rephasing</u></b>
1.	<p><b><u>School Condition works (slippage of £0.27M from 2023-24 to 2024-25)</u></b></p> <p>Net Variance £0.87M slippage rephasing on schemes within Schools Capital Maintenance programme. Slippage is predominantly due to:</p> <ul style="list-style-type: none"> <li>• Oakwood Primary School replacement of roof. The original profile was too ambitious as the tenders only went out in January 2024. It is hoped a contract would be awarded and work to commence in time for summer 2024.</li> <li>• Mount Pleasant Junior – Roof. Delays while the full scope of the project were being assessed.</li> </ul>
2.	<p><b><u>Early Years (Slippage of £0.13M from 2023/24 to 2024/25)</u></b></p> <p><b>Weston Park:</b> Delays due to extended legal exchanges between SCC and previous occupier. The building handover back to SCC was completed in April 2024. The capital allocation will need to be slipped into 23/24 into 24/25.</p> <p><b>Townhill N Nursery:</b> Delayed due to a water leak, which insurers have now approved the damages claim and works to repair extensive water damage and EY capital works will begin to take place during summer term/summer holiday period.</p> <p><b>Sholing Day Nursery (100 spaces):</b> Planning approvals have taken much longer than expected. Developer is keen to progress the project with vigour to make up some of the lost time. Capital works expected to complete in summer 2024 with an opening date of September 2024 if not before.</p> <p><b>Wordworth Primary School Expansion of Early years:</b> Delays in securing a suitable contractor to undertake the works outside of term time has resulted in a delay to undertake the minor works needed to expand the number of EY places. This is expected to now take place over the summer school holidays in readiness for an increase in places for September 2024.</p>
3.	<p><b><u>St Marks (Slippage of £0.20M from 2023/24 to 2024/25)</u></b></p> <p>Currently in defects period, which has identified Knott weed on the field and has been treated awaiting removal by a specialist. Bad weather has also delayed the landscaping of the school field. This work will be completed in 2024/25.</p>
4.	<p><b><u>St Georges Expansion (Slippage of £0.23M from 2023/24 to 2024/25)</u></b></p> <p>Works were due to commence in February 2024; however, due to delay in execution of the Contract, works were postponed, to take place during the Easter holidays – providing the 2-week break to complete intrusive works and limit disruption during school hours and any health / safety concerns.</p>
5.	<p><b><u>SEND Review (Slippage of £0.61M from 2023/24 to 2024/25)</u></b></p> <p>Works to complete RIBA Stage 2 have taken longer than anticipated and will complete in Q1 of 2024/25. Any underspend will then be transferred to the construction phase of the project.</p>

6.	<b><u>SEND Units (slippage of £0.25M From 2023/24 to 2024/25)</u></b> Additional number in 2023/24 have been accommodated without any capital investment. Plans for additional SEND units are being finalised and a cabinet paper will be coming forward detailing proposal for a new unit in 2024/25.
	<b><u>Under &amp; Overspend</u></b>
7.	<b><u>School Condition Works (Underspend of £0.45M)</u></b> A number of schemes have been completed and this is the unused contingency in year. There is currently sufficient contingency in future years. This grant will now be available for new projects which will emerge in 2024/25.
8.	<b><u>St Marks (Underspend of £0.12M)</u></b> The project is nearing completion, and in a position to release unused contingency.
9.	<b><u>Newlands (Underspend of £0.13M)</u></b> The project is nearing completion, and in a position to release unused contingency.
<b>CORPORATE SERVICES</b>	
	<b><u>Slippage and Rephasing</u></b>
10.	<b><u>CareDirector (Slippage of £0.68M from 2023/24 to 2024/25)</u></b> This project has been implemented. There are a number of minor improvements that need to be made, which are being developed alongside the transformation programme and implementation of a new system. It is likely that this budget will be able to reduced in 2024/25, once plans are fully scoped.
11.	<b><u>IT Equipment and Software Refresh (Slippage of £0.26M from 2023/24 to 2024/25)</u></b> Small proportion of the budget unspent in year, due to lower costs and unspent contingencies, which will be carried forward for use in 2024/25.
<b>PLACE</b>	
	<b><u>Slippage and Rephasing</u></b>
12.	<b><u>Transforming Cities (Slippage of £2.49M from 2023/24 to 2024/25)</u></b> The most significant proportion of this slippage is due to delay starting the Northern Inner Ring Road project, due to network capacity constraints. Ther project is now in fully delivery and progressing well. Another significant slippage relates to the Portland Terrace scheme which also had to be reprogrammed to fit with other TCF schemes.  All works within the programme will be complete in 2024/25, in line with the DfT grant deadline.
13.	<b><u>Future Transport Zone (Slippage of £2.94M from 2023/24 to 2024/25)</u></b> Delays to some of the schemes within the Solent Future Transport Zone Programme combined with the one-year extension (to June 2025) have resulted in slippage. The major slippage is on Theme 2 area of the programme (Drones, Macro & Micro Consolidation) because of lack of resource to progress following unsuccessful rounds of recruitment.
14.	<b><u>ITS (Slippage of £0.33M from 2023/24 to 2024/25)</u></b> The programme is a rolling programme split over financial years and as such money will need to be carried over into 2024/25 to continue these programmes as some work is delayed from its original schedule.

15.	<b><u>Northam Bridge (Slippage of £0.22M from 2023/24 to 2024/25)</u></b> Following the successful bid for funding of the business case for Northam Rail Bridge, the project is in the initial stages and will continue in 2024/25.
16.	<b><u>Cycling (Slippage of £0.24M from 2023/24 to 2024/25)</u></b> The programme is a rolling programme split over financial years and as such money will need to be carried over into 2024/25 to continue these programmes as some work is delayed from its original schedule.
17.	<b><u>Improved Safety (Slippage of £1.01M from 2023/24 to 2024/25)</u></b> The programme is a rolling programme split over financial years and as such money will need to be carried over into 2024/25 to continue these programmes as some work is delayed from its original schedule.
18.	<b><u>Outdoor Sports Centre (Slippage of £0.28M from 2023/24 to 2024/25)</u></b> Progress was delayed slightly whilst a value engineering exercise was undertaken, following the start of the pre-construction service agreement. It is hoped that this will not impact the overall delivery timescale.
19.	<b><u>Corporate Assets Decarbonisation Scheme (CADS) (Slippage of £1.10M from 2023/24 to 2024/25)</u></b> The slippage is primarily due to the project to replace the street lighting across the City. It was delayed while the contract was being re-negotiated. This is now complete, and works is expected to progress in 2024/25 and deliver the intended efficiencies.
20.	<b><u>Belgrave Industrial Estate Roof (Slippage of £0.29M from 2023/24 to 2024/25)</u></b> This project is nearly completion and will be entering into the retention phase in 2024/25. Once final accounts are known it is expected that some of this budget will be released as underspend, as part of Q1 monitoring.
21.	<b><u>District Centre Improvements (Slippage of £0.36M from 2023/24 to 2024/25)</u></b> Design works have taken longer than anticipated due to the importance of stakeholder engagement. It is planned that this project will conclude in 2024/25.
22.	<b><u>Bargate North Walls Restoration Works (Slippage of £0.48M from 2023/24 to 2024/25)</u></b> The work is dependent on the external development of the Bargate site, which has been delayed due the contractor going into administration. It is hoped that this work will move forward in 2024/25.
23.	<b><u>Corporate Council Buildings (Slippage of £0.45M from 2023/24 to 2024/25)</u></b> The majority of this relates to Kanes Hill Traveller site. A paper will be coming forward later in 2024 to set out the wider plans for the site. To ensure that resources were not duplicated or wasted, work was delayed on this project.
24.	<b><u>Solar Powered Compactor Bins (Slippage of £0.21M from 2023/24 to 2024/25)</u></b> This project was placed on hold while there was a review of all capital projects, to ensure purposeful investment. The business case for this project is currently being reviewed to ensured it still can deliver the efficiencies originally proposed.
25.	<b><u>Mayflower Park Revetments (Slippage of £0.43M from 2023/24 to 2024/25)</u></b> This project had been paused whilst additional external funding was explored. The project has recently been taken over by the property team and a project manager has been appointed and is moving forward with design works. This will complete in 2024/25 and additional budget will be sought as necessary to implement the project.

26.	<p><b><u>SANGS Improvements Works (Slippage of £0.15M from 2023/24 to 2025/26)</u></b></p> <p>This budget was added as a commitment made for the use of community infrastructure levy to provide Suitable Alternative Natural Green Space (SANGS). Several schemes are being developed and therefore the profile of the budget was unknown. There is already sufficient funding in 2024/25 for new projects that arise so £0.15M is being slipped into 2025/26 for projects in future years.</p>
<b>STRATEGY &amp; PERFORMANCE</b>	
	<b><u>Slippage and Rephasing</u></b>
27.	<p><b><u>Transformation Programme (Slippage of £1.22M from 2023/24 to 2024/25)</u></b></p> <p>The original phasing of the project was based on high level assumptions and was always going to need refining and rephasing. A full review has been undertaken of the transformational activity required across the whole organisation to ensure that these resources are best utilised to maximise efficiencies both in financial terms and service delivery. The updated transformation plan will be presented to Council in July 2024, detailing future projects.</p>
<b>HOUSING &amp; THE GREEN ENVIRONMENT</b>	
	<b><u>Slippage and Rephasing</u></b>
28.	<p><b><u>Safer Neighbourhoods (Slippage of £0.41M from 2023/24 to 2024/25)</u></b></p> <p>There have been delays to the design and procurement of this project to deliver motorcycle interventions. Work is now underway and will complete in 2024/25.</p>
<b>HRA</b>	
	<b><u>Slippage and Rephasing</u></b>
29.	<p><b><u>ECO: City Energy Scheme (Slippage of £0.38M from 2023/24 to 2024/25)</u></b></p> <p>This project has primarily been used for the British Gas related disputes. Such costs related to technical and legal external professional costs, specifically related to the heating dispute at Shirley and Sturminster. Due to nature of professional appointments, it is difficult to quantify future spend.</p>
30.	<p><b><u>Townhill Park Regeneration (Slippage of £0.41M from 2023/24 to 2024/25)</u></b></p> <p>There has been slower than anticipated decommissioning due to decanting tenants and leasehold buy backs. Despite this Plot 5 decommissioning is nearly completed, with one existing block being used for temporary homeless accommodation. Plot 9 Kingsdown Way decommissioning is completed. Plot 6 and Plot 7 decommissioning have been approved and commenced; this will continue into 2024/25.</p>
31.	<p><b><u>GN New Homes (Slippage of £1.21M from 2023/24 to 2024/25)</u></b></p> <p>Design work on Plots 2, 9 and 10 have largely been on hold due to financial viability testing. This has meant that design work and planning applications have not progressed as anticipated. Consequently, there has been little contractor spend.</p>
32.	<p><b><u>Starboard Way (Slippage of £0.88M from 2023/24 to 2024/25)</u></b></p> <p>Final accounts were due to be settled in 2023/24 but negotiations have taken longer than anticipated. This project will now close in 2024/25.</p>

33.	<b><u>Structural Inspections to High Rise Blocks (Slippage of £0.59M from 2023/24 to 2024/25)</u></b> There have been changes in the route/approach to procuring works from Frameworks. This has led to delay which has also required re-draft of contracts and revisions to quotes, all impacting on delivery.
34.	<b><u>Holyrood Estate Heating Upgrade (Slippage of £0.39M from 2023/24 to 2024/25)</u></b> The project is still being developed, with pilot work currently taking place to inform full delivery which has taken longer than expected. The project has also experienced a change in Project Management due to staff leaving SCC.
35.	<b><u>Roofing Lot 1 West (Rephase of £0.29M from 2024/25 to 2023/24)</u></b> Due to a review of the project, it has been identified that the roofs have deteriorated and are coming to the end of their working lifespan. This has been identified from stock condition records and from feedback from the maintenance team. There have also been several incidents of leaks that have been reported in properties of similar age and roof construction. As a result, works were progressed earlier than planned to reduce impact to residents.
36.	<b><u>Block Modernisation Programme (Rephase of £1.23M from 2024/25 to 2023/24)</u></b> Fire safety work has been progressed ahead of programme.
	<b><u>Under &amp; Overspend</u></b>
37.	<b><u>External Windows and Doors (Overspend of £0.58M in 2023/24)</u></b> The overspend was mainly due to unexpected costs from 2022/23, for which the costs were not budgeted for 2023/24.
38.	<b><u>HFRS Fire Safety / Sprinkler Project (Overspend of £0.78M in 2023/24)</u></b> Additional extensive fire stopping works have been uncovered that previously was not identified. This is required to comply with fire safety legislation and must be rectified to ensure resident's safety and avoid enforcement action and non-compliance.
39.	<b><u>Disabled Adaptations (Overspend of £0.25M in 2023/24)</u></b> This project carried out more referrals than anticipated. There was a decision to deal with the essential works as there is a legal obligation to ensure tenants can continue living in their homes provided. These works need to be completed in a suitable timeframe.
40.	<b><u>Structural Works (Overspend of £0.25M in 2023/24)</u></b> This budget has an element of contingency works within it which depends on new issues being found and resolved. In addition, there are condition survey generated concrete repair works lasting 3 years which resulted in more repair requests this year. Due to the nature of the works, they cannot be delayed until the next year.
41.	<b><u>Passive Fire Safety Works (Overspend of £0.26M in 2023/24)</u></b> Consultants surveyed the building to identify costs of remediating the building and identified more works to be carried out. As a result, the current funding has substantially increased resulting in the overspend.
42.	<b><u>Asbestos Removal (Overspend of £0.69M in 2023/24)</u></b> All projects within the SCC require asbestos surveys to be carried out in advance of any work being carried out, to comply with health and safety legislation. This will give the contractors as much prestart information as possible. Once the surveys have been

	carried out any asbestos removal cost is then applied to each project. The asbestos works from other projects have been brought into this cost code.
43.	<p><b><u>Major Works – reactive (Overspend of £0.77M in 2023/24)</u></b></p> <p>Around 19% of the annual Responsive Repair spend relates to reactive major repair jobs over £1k. The major repairs in this project where ordinary responsive repairs are carried out not sufficient i.e. Patch repair/ make safe but cannot wait until a planned programme of work takes place.</p> <p>As this project is reactive in nature the costs are higher due to loss of economies of scale resulting in the overspend. The service is reviewing the budget to help minimise the high and rising costs.</p>
44.	<p><b><u>Roofing Lot 2 East (Underspend of £0.33M in 2023/24)</u></b></p> <p>Contractor completed works early resulting in minimal spend under the existing contract for the current year. A further contract is currently being set up for future works which will be covered by future year budgets.</p>
45.	<p><b><u>Bathroom Refurbishment Programme (Underspend of £0.49M in 2023/24)</u></b></p> <p>Due to a change in scope by the Housing Director, the numbers of properties in the programme have reduced.</p>
46.	<p><b><u>Renew Warden Alarm (Underspend of £0.61M in 2023/24)</u></b></p> <p>The project tender and specification, which is still being developed, has taken longer than expected. The project has also experienced a change in Project Management due to staff leaving SCC. As a result, the project will incur a surplus and any further works will be covered by the future year budgets.</p>
47.	<p><b><u>Insulation Upgrades (Underspend of £0.42M in 2023/24)</u></b></p> <p>Due to the delays in the asbestos surveys being returned in time, the project faced slow progress and therefore incurring an underspend.</p>
48.	<p><b><u>Electrical System Upgrades/Refurb (Underspend of £0.22M in 2023/24)</u></b></p> <p>Due to works being reactive with no issued programmed/planned works provided. Therefore, there was no works to react to. Therefore, the project has incurred a surplus.</p>
49.	<p><b><u>Wyndham Court Refurbishment (Underspend of £0.20M in 2023/24)</u></b></p> <p>The scheme has been impacted by delays and design changes and the contractor is looking likely to claim for prolongation costs in future years. Therefore, opening at Wyndham Court required re-design of the exterior walls. This also was impacted by changes to Fire Regulations, which has also impacted the contractor's progress.</p>
50.	<p><b><u>Container Homes (Underspend of £0.45M in 2023/24)</u></b></p> <p>This project has been completed. Therefore, no further expenditure has incurred.</p>
51.	<p><b><u>1000+ Parking Spaces (HRA Element) (Underspend of £0.77M in 2023/24)</u></b></p> <p>The scheme has come to an end and several sites were removed from the scope.</p>

52.	<p><b><u>Fire Detection Upgrades (Underspend of £0.77M in 2023/24)</u></b>  After a review of the program improvements were identified to carry out the required works more efficiently. This means a better way of working has been implement by the Housing Ops to install or replace CO alarms and Smoke alarm upgrade to LD3 where necessary.</p>
53.	<p><b><u>Wimpson Lane &amp; Oakley Road - external improvement works (Underspend of £0.20M in 2023/24)</u></b>  This project is closed, due to the lack of project management capacity to deliver.</p>
54.	<p><b><u>Kitchen refurbishment programme (Underspend of £0.80M in 2023/24)</u></b>  Due to a change in scope by the Housing Director, the numbers of properties in the programme have reduced.</p>