

London Borough of Hammersmith & Fulham

Report to: Cabinet

Date: 10/02/2025

Subject: Capital Programme Monitor and Budget Variations 2024/25 (Quarter 3)

Report of: Cabinet Member for Finance & Reform, Councillor Rowan Ree

Responsible Director: Sukvinder Kalsi, Executive Director of Finance & Corporate Services

SUMMARY

The Council's Corporate Plan for 2023-26 sets out the Council's strategy for delivering on the ambitions and vision to transform its services and spend and invest money to help protect high quality essential services for its residents.

A key value is Building Shared Prosperity, and the Council's overall financial strategy includes significant capital investment in the infrastructure of the Borough and this in turn supports the delivery of the Council's key priorities and strategies. These are:

- build a better future for children and young people
- foster inclusive, sustainable economic growth for everyone
- build more affordable, accessible, safe and sustainable housing
- deliver high quality housing services

All capital programmes are complex and involve considerable local community engagement, procurement, and planning considerations. The capital expenditure forecast for the third quarter of 2024/25 is £226.6m and includes:

- £72.3m investment in acquiring and building new affordable housing and supported accommodation in the Borough
- £77.5m maintaining the existing council homes to ensure compliance and building affordable new homes for residents
- £11m ensuring the safety of Hammersmith Bridge and progressing the stabilisation work
- £10m investment in transport infrastructure
- £5.8m spend on public realm and protection, climate change initiatives and waste collection
- £2.6m investment in school maintenance and decarbonisation schemes and SEN sufficiency provision
- £2.4m investment in disabled facilities adaptation works and social care capital projects

Work is also continuing to complete the Civic Campus development that will re-open the iconic town hall to the public, which will rejuvenate and regenerate an important part of the Borough, providing a vibrant entertainment, arts, business, education, and social destination featuring world-class architecture.

The details of the forecast capital programme for the financial year 2024/25 (including the financing of the programme for the year) and the future years are set out in the report.

RECOMMENDATIONS

1. To note the overall forecast of £226.6m for 2024/25 capital expenditure which is a net decrease of £47.5m in comparison to the second quarter forecast of £274.1m.
2. To approve the updated four-year capital programme for 2024-2028 of £666.2m, as detailed in Appendix 1. This is a net increase of £89.8m in comparison to the four-year programme of £576.4m approved at Full Council in February 2024.
3. To note the revenue impact of any additional borrowing, as outlined in the Economic and Strategic Overview section.
4. To approve the net increase in budget for the four-year Housing Capital Programme of £30.1m funded from HRA borrowing, as detailed in the table in Appendix 5
5. To note the prudential indicators presented in Appendix 4, as per Prudential Code requirements.

Wards Affected: All

The capital programme contains schemes and projects which are directly linked to the Council’s priorities.

Our Values	Summary of how this report aligns to the H&F Values
Being ruthlessly financially efficient	<p>All capital investment decisions are required to be underpinned by a robust business case that sets out the full costs, funding and risks and any expected financial return alongside the broader outcomes including economic and social benefits.</p> <p>This report provides detailed analysis of the Council’s capital programme financial position and highlights potential risks and their impact on the Council’s resources.</p>
Building shared prosperity	<p>We need to always confirm that spend fits our council’s priorities; challenge how much needs to be spent; and achieve results within agreed budgets. Finance is everyone’s business, and every penny counts. The council will continue to invest in our ambitious housing development programme and work through the planning system to enable 3,000 new energy-efficient 50% genuinely affordable homes to be built.</p>

Creating a compassionate council	As the council's resources have been reduced, we have protected the services on which the most vulnerable residents rely.
Doing things with local residents, not to them	A significant proportion of services are delivered in partnership with local and national companies, and this will continue to promote all business sectors to the benefit of residents. The proposals will implement the Disabled People's Housing Strategy, working in co- production with disabled residents.
Taking pride in H&F	The strategy proposals include significant investment in public realm services, to maintain world-class parks, open spaces, and cemeteries, making sure that parks are a safe space for residents. The proposals also are continuing to invest in CCTV so that residents feel secure in their homes and on the streets.
Rising to the challenge of the climate and ecological emergency	The council has approved a Climate and Ecology Strategy and action plan to deliver its target of net zero greenhouse gas emissions in the borough by 2030. It has been shaped by the work of the resident-led Climate and Ecological Emergency Commission, who worked closely with the Council's Climate Unit and was devised by ten cross-departmental officer working groups.

Financial Impact

This report and its contents are wholly of a financial nature.

Andre Mark, Head of Finance (Strategic Planning and Investment), 12 December 2024

Legal Implications

There are no direct legal implications in relation to this report. Legal advice will be sought for each Procurement within the programme which will need to comply with the Council's Contract Standing Orders and Financial Regulations.

Jade Monroe, Chief Solicitor, 11 December 2024

Background Papers Used in Preparing This Report

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report:

- Capital Programme 2024-28 (published February 2024)
[Four Year Capital Programme.pdf \(lbhf.gov.uk\)](#)

ECONOMIC AND STRATEGIC OVERVIEW

The macro-economic picture is still one of relative uncertainty despite an improving picture. The previous environment of the highest interest rates and inflation seen for a generation has had a significant impact on the cost of materials, labour, and funding costs.

Inflation has risen to 2.3% as at October 2024 after being consistently above the Government target of 2% throughout the previous 2 financial years. The rate of inflation has remained relatively consistent in this financial year, and it is hoped this will provide more stability to cost pressures experienced over previous periods.

The headline Bank of England interest rate remains high (currently 4.75% compared to 0.25% in December 2021). Although the Bank of England reduced the rate by 0.25% in November, uncertainty remains over any future interest rate cuts following the recent Budget announcements.

For the Council, the interest rate regarding long-term borrowing from the Public Works Loans Board (PWLB - where most of the external borrowing is sourced) now stands at 5.3% for General Fund borrowing and 4.7% for HRA borrowing. This is compared to 1.5% in December 2021 (so borrowing is now more than 3 times more expensive than at December 2021).

The Council's underlying need to borrow (Capital Financing Requirement - CFR) to support the capital programme is forecast to increase by £365.3m over the next 4 years (£64.5m regarding the headline General Fund CFR and £300.8m regarding the Housing Revenue Account). CFR in relation to self-financing schemes and finance leases is expected to reduce by £26.1m, mainly due to anticipated loan repayments due to the Council in 2024/25 and 2025/26.

For illustrative purposes it is currently estimated that the increase of £64.5m in the General Fund CFR will result in an estimated additional revenue budget requirement of £5.4m ¹per annum by 2027/28.

These potential revenue implications will need to be reflected in the Council's Treasury Management Strategy and its overall Medium Term Financial Strategy.

¹ Current cost of borrowing rate of 8.44% calculated using the latest discounted certainty PWLB interest rate of 5.3% and minimum revenue provision (MRP) of 3.24%. MRP on new developments is charged at 2%.

CAPITAL PROGRAMME 2024/25 – Q3 OVERVIEW

- The updated Quarter 3 2024/25 capital programme is summarised in Table 1. The programme forecast for the year has decreased by £47.5m to £226.6m in comparison to the second quarter. All the variations are detailed in Appendix 1.

Table 1 – LBHF Capital Programme 2024/25 with proposed Q3 variations

2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	Revised Budget 2024/25	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Slippages / Reprofiting from/(to) future years	Additions/ (Reductions)	Transfers	Total Variances
£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000

EXPENDITURE									
People	7,915	(175)	7,740	5,005	2,361	(878)	(1,857)	-	(2,735)
Place	100,049	4,916	104,965	72,170	32,223	(35,145)	2,350	-	(32,795)
Finance & Corporate	7,587	(5,536)	2,051	2,051	605	-	-	-	-
Housing	-	2,251	2,251	2,251	1,945	-	-	-	-
Sub-total (General Fund)	115,551	1,456	117,007	81,477	37,134	(36,023)	493	-	(35,530)
Place (HRA)	72,538	6,017	78,555	69,872	30,045	(1,305)	(7,378)	-	(8,683)
Housing (HRA)	75,570	2,947	78,517	75,251	27,186	(2,647)	(619)	-	(3,266)
Sub-total (HRA)	148,108	8,964	157,072	145,123	57,231	(3,952)	(7,997)	-	(11,949)
Total Expenditure	263,659	10,420	274,079	226,600	94,365	(39,975)	(7,504)	-	(47,479)

CAPITAL FINANCING									
Specific/External Financing:									
Use of specific resources (grant/section106/ receipts)	76,864	16,897	93,761	81,113	45,358	(6,872)	(6,769)	993	(12,648)
Borrowing-General Fund	53,081	(14,475)	38,606	26,924	9,564	(11,349)	-	(333)	(11,682)
Self-financing borrowing - General Fund	29,914	3,745	33,659	15,713	10,628	(17,946)	-	-	(17,946)
Borrowing -HRA	103,800	4,253	108,053	102,850	28,815	(3,808)	(735)	660	(5,203)
Total Capital Financing	263,659	10,420	274,079	226,600	94,365	(39,975)	(7,504)	-	(47,479)

- Details of the main departmental spend areas and the analysis of variance to the 24/25 are set out below.

CAPITAL PROGRAMME 2024/25 – DEPARTMENTAL SPEND FORECAST AND VARIANCE ANALYSIS (QUARTER 3)

PLACE

Programme	2024/25 Original Budget (Full Council) £'000	<i>Adjustment to Approved Budget / Slippages</i> £'000	Revised Budget 2024/25 (Q2) £'000	2024/25 forecast (Q3) £'000	2024/25 Actual spend to date £'000	Total Variances £'000	Variance Analysis
Development Programme	40,867	(9,906)	30,961	28,661	10,567	(2,300)	£1.4m Homes and Communities Strategy budget envelope reduced due the predevelopment budgets no longer required, £0.9m slippage to future years
Regeneration Capital Schemes	36,033	16,883	52,916	43,776	20,412	(9,140)	£6m budget reduction in relation to Homes for Refugees scheme as the scheme ended in November 2024, £3.1m slippages to future years with regards to: Stanhope JV payment (£1.9m) , West Kensington Gibbs Green public realm (£0.9m) and Quayside and Old Laundry Yard schemes (£0.4m)
Planning and Corporate Property	8,694	(816)	7,878	6,474	2,161	(1,404)	£1.4m slippage mainly due to rescoping of works at public mortuary
Civic Campus	57,116	(3,950)	53,166	35,220	18,645	(17,946)	Budget reprofiling due to updated cash flow forecast with regards to acquisition of Civic Campus commercial units
Climate Change and Transport	11,670	(394)	11,267	9,969	2,818	(1,307)	Some externally funded schemes (s.106/TfL) will now take place in 2025/26
Hammersmith Bridge	8,809	5,619	14,428	11,048	4,694	(3,380)	Budget reprofiled to reflect latest works programme
Public Realm	8,296	2,827	11,123	5,750	1,991	(5,373)	Availability of waste vehicles may delay purchase to 2025/26
Public Protection	1,102	670	1,772	1,144	980	(682)	Budget reprofiled to align with external funding agreement
Total Place Expenditure	172,587	10,933	183,511	142,042	62,268	(41,478)	

PEOPLE

Programme	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	Revised Budget 2024/25 (Q2)	2024/25 forecast (Q3)	2024/25 Actual spend to date	Total Variances	Variance Analysis
	£'000	£'000	£'000	£'000	£'000	£'000	
Children's Services	7,915	(3,863)	4,052	2,574	1,693	(1,478)	Net decrease in the forecast mainly due to £0.9m of SEN and School Maintenance budgets being profiled to future years and £0.6m budget adjustment to reflect funding being devolved directly to schools
Adult Social Care	-	3,688	3,688	2,431	688	(1,257)	Revised forecast to remove grant funding currently set aside for future projects. These budgets will be added to the future programme once the approval for the schemes is obtained
Total People Expenditure	7,915	(175)	7,740	5,005	2,381	(2,735)	

HOUSING

Programme	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	Revised Budget 2024/25 (Q2)	2024/25 forecast (Q3)	2024/25 Actual spend to date	Total Variances	Variance Analysis
	£'000	£'000	£'000	£'000	£'000	£'000	
HRA Asset Management and Compliance Programme	75,570	5,198	78,517	75,251	27,186	(3,266)	The net decrease of £3.3m comprises of: £2.7m carried forward to future years for fire safety schemes. £3.1m reduction in grant funding in relation to climate emergency schemes. An increase of £2.5m in major works and other capital improvements
Single homelessness and rough sleeping supported accommodation	-	-	2,251	2,251	1,945	-	

FINANCE AND CORPORATE SERVICES

Programme	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	Revised Budget 2024/25 (Q2)	2024/25 forecast (Q3)	2024/25 Actual spend to date	Total Variances	Variance Analysis
	£'000	£'000	£'000	£'000	£'000	£'000	
IT & Digital Services	7,587	(5,536)	2,051	2,051	605	-	

FOUR YEAR CAPITAL PROGRAMME OVERVIEW

3. Budget Council in February 2024 approved a four-year capital programme for 2024/25 to 2027/28 of £576.4m. The revised programme now stands at £666.2m. The movement (a net increase) of £89.8m is summarised in the below table:

Budget Movement Summary for 2024/25-2027/28 capital programme	General Fund	HRA	Total
	£'m	£'m	£'m
Four-year capital programme budget approved at Full Council in February 2024	143.6	432.8	576.4
2023/24 approved adjustments including carry forward of unspent budgets	22.9	30.1	53.0
Additional budgets approved in 2024/25	14.2	22.6	36.8
Revised four-year capital programme as at Q3 2024/25	180.7	485.5	666.2

4. Detail of the four-year capital programme, including proposed Q3 variations, is presented in Appendix 1.

General Fund CFR and MRP

5. The General Fund (GF) mainstream programme cuts across the departments and represents schemes which are funded from Council resources (capital receipts or borrowing). It is the area of the programme where the Council has the greatest discretion. The mainstream programme forecast for 2024/25 is £35.3m which represents a net decrease of £11.7m in comparison to the previous quarter. The mainstream programme and quarter 3 movements are summarised in Appendix 2.
6. The mainstream programme does not include self-financing schemes (where the net General Fund revenue borrowing costs are nil). Whilst these will have an impact on the Council's CFR, it is assumed that all Minimum Revenue Payment (MRP) and interest costs will be fully reimbursed through grant contributions, the charging of a state-aid compliant interest rate, the loan repayment, commercial income, or reduction in revenue costs (e.g. lease rental payments). CFR for these schemes is forecast to decrease by £16.4m (£15.7m new expenditure less £32.1m loan repayments) to £71.9m in 2024/25. Appendix 3 details the self-financing schemes and their movements.

7. The additional borrowing forecast for 2024/25 is currently assumed to be internal borrowing, i.e. funded temporarily via our own cash balances, thereby negating the need to borrow externally and the related cost of borrowing. This is particularly advantageous currently given Public Works Loans Board (PWLB) rates are above 5%, which is more than the opportunity cost of the return from investing cash balances. Internal borrowing is however by its nature a finite option and must be considered alongside other strategic priorities for the use of cash balances (such as use of earmarked reserves and the council's investment strategy). This is considered within the overall borrowing strategy, which is constructed across key strands including our capital programme, treasury management strategy and revenue strategy.
8. The below attached table 3 summaries the Councils' CFR ²(Capital Financing Requirement) and MRP ³(Minimum Revenue Provision) forecast movements for the four-year programme:

Table 3 - CFR and MRP forecast movements 2024/25-2027/28 (as at Q3)

	2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m
Budgeted MRP (approved at Full Council)	3.02	6.29	6.31	5.24
Forecast MRP (as at Q3 2024/25)	2.72	2.63	5.24	5.24
Forecast closing GF CFR (Full Council)	317.78	317.58	315.70	313.48
Forecast closing GF CFR (as at Q3 2024/25)	270.87	301.35	300.55	299.39
Forecast closing HRA CFR (Full Council)	466.57	534.74	540.14	596.63
Forecast closing HRA CFR (as at Q3 2024/25)	451.19	555.40	593.39	649.16

CAPITAL PROGRAMME RISKS

9. The following risks have been identified within the current capital programme:
10. **Pre-development costs:** The capital programme includes several affordable housing schemes totalling £24.6m (GF £9.7m and HRA £14.9m) that are still in predevelopment stages. Of this £11.3m was spent by 31 March 2024 (GF £6.1m, HRA £5.2m). Should these schemes not fully progress there is a risk that some, or all, of the expenditure may need to be written off to revenue. As mitigation against this risk the Development Board (chaired by the Executive Director-Place) is providing a gateway and governance process for these schemes before commitment of funds. An earmarked revenue reserves totalling £8.6m (£5m GF and £3.6m HRA) have been also set aside as further mitigation.
11. **Self-financing:** £63m of the self-financing schemes is in relation to acquisition of Civic Campus commercial units. The financing of the borrowing costs for this scheme is highly sensitive to market changes and therefore there is a risk that, in

² Capital Financing Requirement (CFR) – measurement of the Council's underlying need to borrow for capital purpose. Increase in CFR puts additional pressures on revenue budgets.

³ Minimum Revenue Provision (MRP)- minimum amount by statute which a Council must charge to its revenue budget each year, to set aside a provision for repaying external borrowing (loans). This is an annual revenue expense in a Council's budget and is reflected in the Medium-Term Financial Strategy (MTFS). The MRP will, over time, reduce the CFR.

the current economic climate, anticipated rental income targets might be lower than forecast and will not be sufficient to cover the associated borrowing costs, currently estimated at £4.5m per annum based on 2% MRP and a 5.2% interest rate.

12. **Capital receipts:** There are currently no forecast General Fund capital receipts and therefore the Council will rely on borrowing to finance capital programmes in future years. However, the Council's Property Transformation team is systematically reviewing all assets as part of asset management best practice and as part of the wider accommodation strategy. As part of this programme of work, surplus assets may be identified that cannot be re-purposed for other uses and that could be sold for a capital receipt to support the capital programme. Any decisions on asset disposals will be the subject of a future report.
13. **The Civic Campus** continues to be delayed due to the impact of the site incident in May 2022. Principal delays concern the completion of the steel structure of the glass box extension, and the consequences of sustained water ingress and damage in the Town Hall requiring repair and restoration. Works are closely monitored by the Client Management Team (CMT) which has been expanded to bring in further specialist technical and legal advisers. Analysis of the build programme with specialist programme planners is underway to establish an updated programme. The Health & Safety Executive (HSE) report on the site incident is still awaited, and the Council is making representations to the HSE regarding this continued delay and its impact on the conclusion of the outstanding insurance claim.
14. **Right to Buy funding (retained receipts):** The Council has retained £20.4m of RTB 1-4-1 receipts which need to be spent within five years from the date of retention on eligible expenditure in respect of building new affordable housing schemes. £3.7m of these receipts is due to be spent by 31 March 2025. Should these receipts not be spent in a timely basis, the Council will have to repay them back to the Ministry of Housing, Communities and Local Government (MHCLG) with interest which would be an additional cost to the HRA.
15. **Capital programme affordability:** As with any capital programme, there are associated risk with affordability of the programme in relation to timing and size of capital receipts, prudential borrowing limits and the repayment of any debt incurred (via MRP and interest payments). The MTFS is updated regularly to review and report on these risks to allow for senior officers and members to undertake any reassessment of the approved capital programme and pipeline proposals.

REASONS FOR DECISION

16. This report reports the quarter 1 position to Cabinet and seeks revisions to the Capital Programme which require the approval of Cabinet in accordance with the Council's financial regulations.

EQUALITY IMPLICATIONS

17. There are no direct equalities implications in relation to this report. This paper is concerned entirely with financial management issues and, as such, the recommendations relating to an increase in capital allocations, will not impact directly on any group with protected characteristics, under the terms of the Equality Act 2010.

RISK MANAGEMENT

18. In the initial stages of any development, major capital projects will have significant uncertainties. For example, these may relate to the planning process, the views and interest of residents and stakeholders who must be consulted, ground conditions, or the costs of rectifying or demolishing existing buildings (e.g. the cost of asbestos removal). Construction companies and developers contracting with the Council which experience financial instability, particularly an issue following Brexit, the war in Ukraine, the impact of cost inflation, high interest rates and increased employment costs. They may not be able to raise sufficient finance to cash flow operations, any potential insolvency process could lead to a costly process of changing suppliers without any guarantee of remaining within overall budget, the Council could suffer direct financial loss, and any defects or other issues may not be resolvable as anticipated. To mitigate the Council carefully considers the financial robustness of any contractor and requests appropriate financial standing assurance and support wherever possible.
19. Large scale capital projects can operate in environments which are complex, turbulent, and continually evolving. Effective risk identification and control within such a dynamic environment is more than just populating a project risk register or appointing a project risk officer. Amplifying the known risks so that they are not hidden or ignored, demystifying the complex risks into their more manageable sum of parts, and anticipating the slow emerging risks which can escalate rapidly are all necessary components of good capital programme risk management.
20. The impact to councils and the construction sector following on from the Grenfell Tower fire has become more apparent with the Phase 2 report being published in September 2024. Government is due to provide its formal response in Spring 2025, at which point the extent of the impact of the Inquiry's recommendations will become clearer. Many councils have or are undertaking property reviews to determine the levels of improvements required to ensure fire safety arrangements within their buildings meet both the expectations of the residents and that they comply with building regulations and other statutory duties.
21. The Fire Safety Act 2021 (the Act) commenced on 16 May 2022. The Act amended the Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The Act confirms that responsible persons (RPs) for multi-occupied residential buildings must assess, manage, and put in place measures to reduce the risk of fire for the structure and external walls of the building, including cladding, balconies and windows, and entrance doors to individual flats that open into common parts.
22. The Dame Judith Hackitt independent review of fire safety, following the Grenfell tragedy, recognises that High Rise Residential Buildings (10 Storeys and above) are a special risk where layers of fire protection must be put in place to reduce

the risk to as low as reasonably possible, however reducing the risk for all residential accommodation is fundamental. This process is on-going and must be continually reviewed at least annually. The Building Safety Act 2022 has placed additional requirements on existing building owners and on those who are constructing new buildings. Oversight is provided by the Building Safety Regulator.

23. All works must comply with the Construction (Design and Management) Regulations. The Council must appoint a Principal Designer and Principal Contractor with the necessary and demonstrable expertise and competence.
24. Proposals set out in this report seek to comply with the Council's legal duties.
25. The report sets out the ongoing economic uncertainty, including the impact of high interest rates and rising inflation, and identifies actions which will, in part, mitigate this risk.

Implications verified by: David Hughes, Director of Audit, Fraud, Risk and Insurance, 2 December 2024

VAT IMPLICATIONS

26. The Council needs to carefully consider its VAT partial exemption calculation and the risk of breaching the partial exemption threshold. Capital projects represent the bulk of this risk. A breach would likely cost the Council between £2-£3m per year whilst in breach. Finance officers are working closely with departments to ensure that partial exemption risks are considered as part of significant capital projects.

Implications verified by: Joanna Monaghan, Principal Accountant (Taxation), Corporate Finance, 28 August 2024

LIST OF APPENDICES:

- Appendix 1 – Detailed capital budget, spend and variation analysis by department
- Appendix 2 – GF Mainstream Capital Programme 2024-28
- Appendix 3 – Self-financing schemes
- Appendix 4 – Summary of Prudential Indicators
- Appendix 5- Summary of Housing HRA Budget Movements

Appendix 1 – Detailed capital budget, spend and variation analysis by department

SUMMARY CAPITAL PROGRAMME 2024/25-2027/28

2024/25 Original Budget (Full Council) £'000	Adjustment to Approved Budget / Slippages £'000	Revised Budget 2024/25 £'000	2024/25 Forecast (Q3) £'000	2024/25 Actual spend to date £'000	Slippages / Reprofiling from/(to) future years £'000	Additions/ (Reductions) £'000	Transfers £'000	Total Variances £'000
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2025/26 £'000	2026/27 £'000	2027/28 £'000	Total Budget (All years) £'000
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CAPITAL EXPENDITURE									
People	7,915	(175)	7,740	5,005	2,361	(878)	(1,857)	-	(2,735)
Place (General Fund)	100,049	4,916	104,965	70,170	32,223	(35,145)	2,350	-	(32,795)
Finance & Corporate	7,587	(5,536)	2,051	2,051	605	-	-	-	-
Housing (General Fund)	-	2,251	2,251	2,251	1,945	-	-	-	-
Sub-total (General Fund)	115,551	1,456	117,007	81,477	37,134	(36,023)	493	-	(35,530)
Place (HRA)	72,538	6,017	78,555	69,872	30,045	(1,305)	(7,378)	-	(8,683)
Housing (HRA)	75,570	2,947	78,517	75,251	27,186	(2,647)	(619)	-	(3,266)
Sub-total (HRA)	148,108	8,964	157,072	145,123	57,231	(3,952)	(7,997)	-	(11,949)
Total Expenditure	263,659	10,420	274,079	226,200	94,365	(39,975)	(7,504)	-	(47,479)

8,099	5,040	4,314	22,458
67,985	5,636	6,270	152,061
1,662	-	-	3,713
-	-	-	2,251
77,746	10,676	10,584	180,483
65,683	34,764	11,368	181,687
70,159	81,191	77,418	304,019
135,842	115,955	88,786	485,706
213,588	126,631	99,370	666,189

CAPITAL FINANCING									
Specific/External Financing:									
Use of specific resources (grant / section106 / receipts)	76,864	16,897	93,761	81,113	45,358	(6,872)	(6,769)	993	(12,648)
Borrowing-General Fund	53,081	(14,475)	38,606	26,924	20,192	(11,349)	-	(333)	(11,682)
Self-financing borrowing - General Fund	29,914	3,745	33,659	15,713		(17,946)	-	-	(17,946)
Borrowing -HRA	103,800	4,253	108,053	102,850	28,815	(3,808)	(735)	(660)	(5,203)
Total Capital Financing	263,659	10,420	274,079	226,200	94,365	(39,975)	(7,504)	-	(47,479)

50,580	83,501	38,825	254,019
40,856	5,136	4,776	77,692
17,946	-	-	33,659
104,206	37,994	55,769	300,819
213,588	126,631	99,370	666,189

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Housing	Current Year Programme									Future Years Budgets			
	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Variance analysis			Total Variances	2025/26 Budget	2026/27 Budget	2027/28 Budget	Total Budget (All years)
						Adjustment to Approved Budget / Slippages	Additions/ (Reductions)	Transfers					
£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Scheme Expenditure Summary													
HRA Asset Management and Compliance Programme													
Major Refurbishment Works	7,773	14,037	21,810	22,430	13,801	(596)	1,106	110	620	13,974	6,205	6,026	48,635
Fire Safety Compliance Programme	5,064	486	5,550	6,528	1,899	978			978	6,534	3,148	3,652	19,862
Fire Safety Complex Schemes	15,185	(10,230)	4,955	5,715	2,937	(3,029)		3,789	760	10,016	24,676	13,577	53,984
Lift Schemes	4,192	(1,286)	2,906	2,906	-				-	2,912	1,404	1,079	8,301
Heating Schemes	6,922	(3,897)	3,025	3,025	31				-	6,975	7,000	5,635	22,635
Safety Works - Electrical	5,382	(1,282)	4,100	4,100	1,509				-	4,933	5,100	5,100	19,233
Safety Works	7,924	(5,972)	1,952	1,952	673				-	6,285	14,369	9,989	32,595
Void Works	3,200	7,775	10,975	9,629	1,212			(1,346)	(1,346)	1,201	1,200	1,400	13,430
Other Capital Improvements	2,265	4,211	6,476	4,791	1,213		362	(2,047)	(1,685)	1,497	915	1,148	8,351
Capitalised salaries	11,000	(935)	10,065	10,065	2,040				-	10,822	10,822	10,822	42,531
Capitalised repairs	4,070	-	4,070	4,070	1,614				-	3,500	3,500	3,982	15,052
Climate Emergency and Other future works	2,593	40	2,633	40	257		(2,087)	(506)	(2,593)	1,510	2,852	15,008	19,410
Single homelessness and rough sleeping supported accommodation	-	2,251	2,251	2,251	1,945				-	-	-	-	2,251
HRA Asset Management and Compliance Programme	75,570	5,198	80,768	77,502	29,131	(2,647)	(619)	-	(3,266)	70,159	81,191	77,418	306,270

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Housing	2024/25 Original Budget (Full Council) £'000	Adjustment to Approved Budget / Slippages £'000	2024/25 Revised Forecast (Q2) £'000	2024/25 Forecast (Q3) £'000	2024/25 Actual spend to date £'000	Adjustment to Approved Budget / Slippages £'000	Additions/ (Reductions) £'000	Transfers £'000	Total Variances £'000	2025/26 Budget £'000	2026/27 Budget £'000	2027/28 Budget £'000	Total Budget (All years) £'000
Capital Financing Summary													
Specific/External or Other Financing													
Capital Grants from Central Government	2,593	995	3,588	506	-		(3,082)		(3,082)	755			1,261
Contributions from leaseholders	3,100	10	3,110	3,110	-				-	2,700	2,700	2,700	11,210
Grants and Contributions from Private Developers (includes S106)	-	1,029	1,029	1,029	306				-	-	-	-	1,029
Capital Grants and Contributions from GLA Bodies	-	1,362	1,362	1,362	1,362				-	-	-	-	1,362
Sub-total - Specific or Other Financing	5,693	3,396	9,089	6,007	1,668	-	(3,082)	-	(3,082)	3,455	2,700	2,700	14,862
Mainstream Financing (Internal Council Resource)													
Capital Receipts (HRA)	2,200	657	2,857	2,857	2,857	-	-	-	-	2,200	2,200	3,000	10,257
Major Repairs Reserve (MRR) / Major Repairs Allowance (MRA)	17,600	(1,519)	16,081	16,081	16,081	-	-	-	-	16,534	17,128	17,929	67,672
Sub-total - Mainstream Funding	19,800	(862)	18,938	18,938	18,938	-	-	-	-	18,734	19,328	20,929	77,929
Borrowing(HRA)	50,077	1,775	51,852	51,668	7,942	(2,647)	2,463		(184)	47,970	59,163	53,789	212,590
Borrowing (GF)	-	889	889	889	583				-	-	-	-	889
Total Capital Financing	75,570	5,198	80,768	77,502	29,131	(2,647)	(619)	-	(3,266)	70,159	81,191	77,418	306,270

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Place - HRA schemes	Current Year Programme									Future Years Budgets			
	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Variance analysis			Total Variances	2025/26 Budget	2026/27 Budget	2027/28 Budget	Total Budget (All years)
						Adjustment to Approved Budget / Slippages	Additions/ (Reductions)	Transfers					
£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Scheme Expenditure Summary													
Development Programme													
Homes & Communities Strategy	1,378	(1,378)	-	-	-	1,378	(1,378)	-	-	-	-	-	-
White City Estate Regeneration	958	(212)	746	746	409	-	-	-	365	-	-	1,111	
Becklow Gardens	295	355	650	600	269	(50)	-	(50)	806	203	-	1,609	
Barclay Close	205	345	550	500	246	(50)	-	(50)	285	50	-	835	
Jepson House	525	275	800	750	351	(50)	-	(50)	1,200	1,178	-	3,128	
The Grange	475	175	650	600	241	(50)	-	(50)	960	99	-	1,659	
Hartopp & Lannoy	20,512	(1,012)	19,500	18,000	7,918	(1,500)	-	(1,500)	23,900	3,995	1,000	46,895	
Farm Lane	4,960	(1,960)	3,000	3,000	122	-	-	-	10,000	3,737	400	17,137	
Lillie Road	9,564	(6,964)	2,600	2,000	90	(600)	-	(600)	8,500	12,100	580	23,180	
Subtotal Development Programme	38,872	(10,376)	28,496	26,196	9,646	(922)	(1,378)	(2,300)	46,016	21,362	1,980	95,554	
Regeneration Capital Schemes													
Stanhope Joint Venture	3,522	(2,491)	1,031	1,031	15	-	-	-	400	9,388	9,388	20,207	
Old Laundry Yard	415	(62)	353	103	61	(250)	-	(250)	903	653	-	1,659	
Education City	29,729	(4,729)	25,000	25,000	13,201	-	-	-	18,000	3,361	-	46,361	
Property Acquisition for Affordable Housing	-	9,631	9,631	9,498	103	(133)	-	(133)	133	-	-	9,631	
New Homes for Refugees	-	14,044	14,044	8,044	7,019	-	(6,000)	(6,000)	-	-	-	8,044	
Subtotal Regeneration Capital Schemes	33,666	16,393	50,059	43,676	20,399	(383)	(6,000)	(6,383)	19,436	13,402	9,388	85,902	
Planning and Corporate Property													
Nourish Project (Good Growth Fund)	-	-	-	-	-	-	-	-	231	-	-	231	
Subtotal Planning and Corporate Property	-	-	-	-	-	-	-	-	231	-	-	231	
Total Place -HRA Schemes	72,538	6,017	78,555	69,872	30,045	(1,305)	(7,378)	(8,683)	65,683	34,764	11,368	181,687	

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Place - HRA schemes	2024/25 Original Budget (Full Council) £'000	Adjustment to Approved Budget / Slippages £'000	2024/25 Revised Forecast (Q2) £'000	2024/25 Forecast (Q3) £'000	2024/25 Actual spend to date £'000	Adjustment to Approved Budget / Slippages £'000	Additions/ (Reductions) £'000	Transfers £'000	Total Variances £'000	2025/26 Budget £'000	2026/27 Budget £'000	2027/28 Budget £'000	Total Budget (All years) £'000
Capital Financing Summary													
Specific/External or Other Financing													
Grants and Contributions from Private Developers (includes S106)	2,299	(1,278)	1,021	1,021	15	-	-	-	-	631	6,000	6,000	13,652
Capital Grants/Contributions from Non-departmental public bodies	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Grants and Contributions from GLA Bodies	300	9,012	9,312	5,792	2,923	-	(4,180)	660	(3,520)	-	-	-	5,792
RtB GLA Ringfence and Affordable Housing Grants	7,168	432	7,600	7,600	6,213	-	-	-	-	545	3,388	3,388	14,921
Sub-total - Specific or Other Financing	9,767	8,166	17,933	14,413	9,151	-	(4,180)	660	(3,520)	1,176	9,388	9,388	34,365
Mainstream Financing (Internal Council Resource)													
Capital Receipts (HRA)	7,374	(3,674)	3,700	3,700	-	-	-	-	-	5,842	46,278	-	55,820
1-4-1 capital receipts	1,909	(942)	967	823	78	(144)	-	-	(144)	2,674	267	-	3,764
Sub-total - Mainstream Funding	9,283	(4,616)	4,667	4,523	78	(144)	-	-	(144)	8,516	46,545	-	59,584
HRA Borrowing	53,488	2,467	55,955	50,936	20,816	(1,161)	(3,198)	(660)	(5,019)	55,991	(21,169)	1,980	87,738
Total Capital Financing	72,538	6,017	78,555	69,872	30,045	(1,305)	(7,378)	-	(8,683)	65,683	34,764	11,368	181,687

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Place- General Fund Schemes	2024/25 Revised Budget	Adjustment to Approved Budget / Slippages	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Adjustment to Approved Budget / Slippages	Additions/ (Reductions)	Transfers	Total Variances	2025/26 Budget	2026/27 Budget	2027/28 Budget	Total Budget (All years)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Civic Campus													
Hammersmith Town Hall Refurbishment	27,202	(7,695)	19,507	19,507	8,017			-	-	15,319	-	-	34,826
Acquisition of commercial units	29,264	(2,532)	26,732	10,536	6,529	(16,196)		-	(16,196)	16,196	-	-	26,732
Commercial Units- Cinema Fit Out	-	1,750	1,750	-	-	(1,750)		-	(1,750)	1,750	-	-	1,750
JV Partnership Loan (Civic Campus)	650	4,527	5,177	5,177	4,099	-	-	-	-	-	-	-	5,177
Sub-total -Civic Campus	57,116	(3,950)	53,166	35,220	18,645	(17,946)		-	(17,946)	33,265	-	-	68,485
Development Programme													
Mund Street	1,645	542	2,187	2,187	707			-	-	973	360	-	3,520
Community Schools Programme	350	(72)	278	278	214	-	-	-	-	-	-	-	278
Sub-total -Development Programme	1,995	470	2,465	2,465	921	-	-	-	-	973	360	-	3,798
Regeneration Capital Schemes													
West Kensington & Gibbs Green Public Realm	510	490	1,000	100	13	(900)	-	-	(900)	1,400	500	500	2,500
WMC JV Exit Costs	1,857	-	1,857	-	-	(1,857)	-	-	(1,857)	1,857	-	-	1,857
Sub-total- Regeneration Capital Schemes	2,367	490	2,857	100	13	(2,757)	-	-	(2,757)	3,257	500	500	4,357
Planning and Corporate Property													
Planned Maintenance/DDA Programme	6,580	386	6,966	5,912	1,843	(1,054)			(1,054)	6,517	2,400	2,400	17,229
Carnwath Road	1,870	(1,870)	-	-	-				-	1,870	-	-	1,870
North End Road - Good Growth Fund	244	668	912	562	318	(350)			(350)	350	-	-	912
Sub-total -Planning and Corporate Property	8,694	(816)	7,878	6,474	2,161	(1,404)	-	-	(1,404)	8,737	2,400	2,400	20,011
Total Expenditure	70,172	(3,806)	66,366	44,259	21,740	(22,107)	-	-	(22,107)	46,232	3,260	2,900	96,651

Scheme Expenditure Summary

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Place- General Fund Schemes	2024/25 Revised Budget £'000	Adjustment to Approved Budget / Slippages £'000	2024/25 Revised Forecast (Q2) £'000	2024/25 Forecast (Q3) £'000	2024/25 Actual spend to date £'000	Adjustment to Approved Budget / Slippages £'000	Additions/ (Reductions) £'000	Transfers £'000	Total Variances £'000	2025/26 Budget £'000	2026/27 Budget £'000	2027/28 Budget £'000	Total Budget (All years) £'000
Capital Financing Summary													
Specific/External or Other Financing													
Capital Grants from Central Government		194	194	194	194	-	-	-	-	-	-	-	194
Grants and Contributions from Private Developers (includes S106)	1,036	252	1,288	388	150	(900)	-	-	(900)	1,400	500	500	2,788
Community Infrastructure Levy (CIL)	7,200	3,077	10,277	10,277	8,017	-	-	-	-	-	-	-	10,277
Capital Grants/Contributions from Non-departmental public bodies	-	-	-	-	-	-	-	-	-	-	-	-	0
Capital Grants and Contributions from GLA Bodies	20	292	312	312	242	-	-	-	-	-	-	-	312
Sub-total - Specific or Other Financing	8,256	3,815	12,071	11,171	8,603	(900)	-	-	(900)	1,400	500	500	13,571
Mainstream Financing (Internal Council Resource)													
Capital Receipts (GF)			-	-	-	-	-	-	-	-	-	-	-
1-4-1 capital receipts			-	-	-	-	-	-	-	-	-	-	-
Sub-total - Mainstream Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
GF Borrowing	61,916	(7,621)	54,295	33,088	13,137	(21,207)			(21,207)	44,832	2,760	2,400	83,080
Total Borrowing	61,916	(7,621)	54,295	33,088	13,137	(21,207)	-	-	(21,207)	44,832	2,760	2,400	83,080
Total Capital Financing	70,172	(3,806)	66,366	44,259	21,740	(22,107)	-	-	(22,107)	46,232	3,260	2,900	96,651

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Place- General Fund Schemes	2024/25 Revised Budget	Adjustment to Approved Budget / Slippages	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Adjustment to Approved Budget / Slippages	Additions/ (Reductions)	Transfers	Total Variances	2025/26 Budget	2026/27 Budget	2027/28 Budget	Total Budget (All years)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Climate Change and Transport													
Footways and Carriageways	150	97	247	247	76	-	-	-	-	150	150	150	697
Transport For London Schemes	-	1,360	1,360	952	443	(408)	-	-	(408)	408	-	-	1,360
Other Highways Capital Schemes	6,520	1,474	7,994	7,095	2,264	(3,261)	2,362	-	(899)	4,511	-	994	12,600
Green Investment Projects	5,000	(3,325)	1,675	1,675	36	-	-	-	-	3,245	-	-	4,920
Sub-total- Climate Change and Transport	11,670	(394)	11,276	9,969	2,818	3,669	2,362	-	(1,307)	8,314	150	1,144	19,577
Hammersmith Bridge													
Hammersmith Bridge Stabilisation Works	4,688	5,914	10,602	10,124	4,447	(700)	-	222	(478)	700	-	-	10,824
Hammersmith Bridge Pre Restoration Works	4,121	(295)	3,826	924	247	(2,680)	-	(222)	(2,902)	2,680	-	-	3,604
Sub-total- Hammersmith Bridge	8,809	5,619	14,428	11,048	4,694	3,380	-	-	(3,380)	3,380	-	-	14,428
Public Realm													
Footways and Carriageways	1,880	254	2,134	2,130	566	(4)	-	-	(4)	1,884	1,880	1,880	7,774
Column Replacement	406	(10)	396	396	116	-	-	-	-	346	346	346	1,434
Other Highways Capital Schemes	453	295	748	748	292	-	-	-	-	700	-	-	1,448
Waste Collection and Disposal Projects	3,381	3,101	6,482	1,078	191	(5,404)	-	-	(5,404)	5,404	-	-	6,482
Kings Coronation Youth Fund	597	(442)	155	107	49	-	(48)	-	(48)	462	-	-	569
Parks Projects	1,359	(221)	1,138	1,221	777	47	36	-	83	485	-	-	1,706
Leisure Centre Capital Investment	220	(150)	70	70	-	-	-	-	-	150	-	-	220
Sub-total- Public Realm	8,296	2,827	11,123	5,750	1,991	(5,361)	(12)	-	(5,373)	9,431	2,226	2,226	19,633
Public Protection													
Public CCTV	1,102	670	1,772	1,144	980	(628)	-	-	(628)	628	-	-	1,772
Sub-total- Public Protection	1,102	670	1,772	1,144	980	628	-	-	(628)	628	-	-	1,772
Total Expenditure	29,877	8,722	38,599	27,911	10,483	(13,038)	2,350	-	(10,688)	21,753	2,376	3,370	55,410

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Place- General Fund Schemes	2024/25 Revised Budget	<i>Adjustment to Approved Budget / Slippages</i>	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	<i>Adjustment to Approved Budget / Slippages</i>	<i>Additions/ (Reductions)</i>	<i>Transfers</i>	Total Variances	2025/26 Budget	2026/27 Budget	2027/28 Budget	Total Budget (All years)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Capital Financing Summary													
Specific/External or Other Financing													
Capital Grants from Central Government	-	3,257	3,257	2,557	321	(700)	-	-	(700)	700	-	-	3,257
Grants and Contributions from Private Developers (includes S106/S278)	5,675	1,115	6,790	6,789	2,494	(2,336)	2,335	-	(1)	4,700	-	994	12,483
Capital Grants/Contributions from Non-departmental public bodies	320	361	681	366	132	(628)	(20)	333	(315)	915	-	-	1,281
Capital Grants and Contributions from GLA Bodies	124	1,439	1,563	1,155	452	(408)	-	-	(408)	408	-	-	1,563
Sub-total - Specific or Other Financing	6,119	6,172	12,291	10,867	3,399	(4,072)	2,315	333	(1,424)	6,723	-	994	18,584
Mainstream Financing (Internal Council Resource)													
Capital Receipts	-	6,798	6,798	6,798	-	-	-	-	-	-	-	-	6,798
General Fund Revenue Account (revenue funding)	-	-	-	-	-	-	-	-	-	-	-	-	-
Use of Reserves	2,679	108	2,787	1,944	722	(878)	35	-	(843)	1,060	-	-	3,004
Sub-total - Mainstream Funding	2,679	6,906	9,585	8,742	722	(878)	35	-	(843)	1,060	-	-	9,802
Borrowing	21,079	(4,356)	16,723	8,302	6,363	(8,088)	-	(333)	(8,421)	13,970	2,376	2,376	27,024
Total Capital Financing	29,877	8,722	38,599	27,911	10,483	(13,038)	2,350	-	(10,688)	21,753	2,376	3,370	55,410

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

People	Current Year Programme									Future Years Budgets			Total Budget (All years)
	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Variance analysis			2025/26 Budget	2026/27 Budget	2027/28 Budget		
						Adjustment to Approved Budget / Slippages	Additions/ (Reductions)	Transfers				Total Variances	
£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Scheme Expenditure Summary													
Children's Services													
SEN sufficiency	2,500	(2,200)	300	100	-	(200)	-	-	(200)	3,011	3,334	2,807	9,252
Carer Housing Adaptations	-	480	480	480	430	-	-	-	-	-	-	-	480
Basic Need Placement Sufficiency	291	700	991	972	972	(19)	-	-	(19)	88	221	-	1,281
Windows & decarbonisation	3,201	3,175	26	58	10	32	-	-	32	2,848	-	-	2,906
Family Hub Transformation Project	-	64	64	64	30	-	-	-	-	-	-	-	64
School Maintenance Programme	1,923	268	2,191	900	251	(691)	(600)	-	(1,291)	2,152	1,485	1,507	6,044
Subtotal Children's Services	7,915	(3,863)	4,052	2,574	1,693	(878)	(600)	-	(1,478)	8,099	5,040	4,314	20,027
Adults Social Care													
Extra Care New Build project (Adults' Personal Social Services Grant)	-	957	957	-	-	-	(957)	-	(957)	-	-	-	-
Disabled Facilities Grant	-	1,519	1,519	1,519	388	-	-	-	-	-	-	-	1,519
Transforming Care (Winterbourne Grant)	-	300	300	-	-	-	(300)	-	(300)	-	-	-	-
Social Care Capital Projects	-	912	912	912	280	-	-	-	-	-	-	-	912
Subtotal Adults Social Care	-	3,688	3,688	2,431	668	-	(1,257)	-	(1,257)	-	-	-	2,431
Total Expenditure	7,915	(175)	7,740	5,005	2,361	(878)	(1,857)	-	(2,735)	8,099	5,040	4,314	22,458

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

People	2024/25 Original Budget (Full Council)	Adjustment to Approved Budget / Slippages	2024/25 Revised Forecast (Q2)	2024/25 Forecast (Q3)	2024/25 Actual spend to date	Adjustment to Approved Budget / Slippages	Additions/ (Reductions)	Transfers	Total Variances	2025/26 Budget	2026/27 Budget	2027/28 Budget	Total Budget (All years)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Capital Financing Summary													
Specific/External or Other Financing													
Capital Grants from Central Government	7,915	(784)	7,131	4,396	1,931	(878)	(1,857)	-	(2,735)	8,099	5,040	4,314	21,849
Sub-total - Specific or Other Financing	7,915	(784)	7,131	4,396	1,931	(878)	(1,857)	-	(2,735)	8,099	5,040	4,314	21,849
Mainstream Financing (Internal Council Resource)													
General Fund Revenue Account (revenue funding)	-	48	48	48	-	-	-	-	-	-	-	-	48
Use of Reserves	-	432	432	432	430	-	-	-	-	-	-	-	432
Sub-total - Mainstream Funding	-	480	480	480	430	-	-	-	-	-	-	-	480
Borrowing	-	129	129	129	-	-	-	-	-	-	-	-	129
Total Capital Financing	7,915	(175)	7,740	5,005	2,361	(878)	(1,857)	-	(2,735)	8,099	5,040	4,314	22,458

Appendix 1 – Detailed capital budget, spend and variation analysis by department/cont.

Finance and Corporate Services	Current Year Programme									Future Years Budgets			
	2024/25 Original Budget (Full Council) £'000	Adjustment to Approved Budget / Slippages £'000	2024/25 Revised Forecast (Q2) £'000	2024/25 Forecast (Q3) £'000	2024/25 Actual spend to date £'000	Variance analysis			2025/26 Budget £'000	2026/27 Budget £'000	2027/28 Budget £'000	Total Budget (All years) £'000	
						Adjustment to Approved Budget / Slippages £'000	Additions/ (Reductions) £'000	Transfers £'000					Total Variances £'000
Scheme Expenditure Summary													
Invest to Save - Flexible Use of Capital Receipts	3,597	(3,597)	-	-	-	-	-	-	-	-	-	-	
Investment in Digital Infrastructure	-	229	229	229	109	-	-	-	-	-	-	229	
Tech-tonic 2 Device refresh	3,990	(2,373)	1,617	1,617	377	-	-	-	-	1,610	-	3,227	
Business Intelligence Infrastructure	-	205	205	205	119	-	-	-	-	52	-	257	
Total Expenditure	7,587	(5,536)	2,051	2,051	605	-	-	-	-	1,662	-	3,713	
Capital Financing Summary													
Mainstream Financing (Internal Council Resource)													
Capital Receipts	3,597	(2,021)	1,576	1,576	439	-	-	-	-	1,417	-	2,993	
Use of Reserves	3,755	(3,755)	-	-	-	-	-	-	-	-	-	-	
Sub-total - Mainstream Funding	7,352	(5,776)	1,576	1,576	439	-	-	-	-	1,417	-	2,993	
Borrowing (GF)	-	229	229	229	109	-	-	-	-	-	-	229	
Borrowing (HRA)	235	11	246	246	57	-	-	-	-	245	-	491	
Total Capital Financing	7,587	(5,536)	2,051	2,051	605	-	-	-	-	1,662	-	3,713	

Appendix 2 – General Fund Mainstream Capital Programme 2024-28 with proposed 2024/25 Q3 variations

Revised Budget (Q2) £'000	Total Variations £'000	2024/25 Forecast (Q3) £'000	Indicative Budget 2025/26 £'000	Indicative Budget 2026/27 £'000	Indicative Budget 2027/28 £'000	Total Budget (All years) £'000
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Approved Expenditure							
Ad Hoc Schemes:							
Social Care Capital projects [People]	129	-	129	-	-	129	
Business Intelligence Infrastructure [F&C]	205	-	205	52	-	257	
Investment in Digital Infrastructure [F&C]	229	-	229	-	-	229	
Tech-tonic 2 Device refresh [F&C]	1,371	-	1,371	1,365	-	2,736	
WMC JV Exit Costs [Place]	1,857	(1,857)	-	1,857	-	1,857	
Carnwath Road [Place]	-	-	-	1,870	-	1,870	
Hammersmith Bridge Strengthening [Place]	4,797	-	4,797	-	-	4,797	
Hammersmith Bridge Pre Restoration Works [Place]	6,731	(2,680)	4,051	2,680	-	6,731	
Green Investment Projects [Place]	1,920	-	1,920	3,245	-	5,165	
Public CCTV [Place]	1,354	(333)	1,021	-	-	1,021	
North End Road - Good Growth Fund [Place]	601	(350)	251	350	-	601	
Leisure Centre Capital Investment [Place]	70	-	70	150	-	220	
Divestment in local supported housing [Place]	-	-	-	-	-	-	
Mund Street Refurbishment [Place]	1,336	-	1,336	-	-	1,336	
Single homelessness and rough sleeping supported accommodation [Housing]	889	-	889	-	-	889	
Corporate Planned Maintenance Programme [Place]	6,966	(1,054)	5,912	6,517	2,400	17,229	
Waste Collection and Disposal Projects [Place]	6,482	(5,404)	1,078	5,404	-	6,482	
Footways and Carriageways [Place]	1,631	(4)	1,627	2,034	2,030	7,721	
Column Replacement [Place]	396	-	396	346	346	1,434	
Parks Programme & Libraries [Place]	140	-	140	-	-	140	
Hammersmith Town Hall Refurbishment [Place]	9,230	-	9,230	15,319	-	24,549	
Community Schools Programme [Place]	278	-	278	-	-	278	
Mund Street [Place]	369	-	369	973	360	1,702	
Total Mainstream Programmes	46,981	(11,682)	35,299	42,273	5,136	4,776	87,484

Financing							
Capital Receipts	8,374	-	8,374	1,417	-	-	9,791
Increase/(Decrease) in Borrowing	38,607	(11,682)	26,925	40,856	5,136	4,776	77,693
Total Financing	46,981	(11,682)	35,299	42,273	5,136	4,776	87,484

Appendix 3 – Self-financing schemes

Table 2 - Self-financing schemes and loans CFR movements 2024/25-2027/28 (Quarter 3 forecast)

	Revised Budget (Q2)	Total Variations	2024/25 Forecast (Q3)	Indicative Budget 2025/26	Indicative Budget 2026/27	Indicative Budget 2027/28	Total Budget (All years)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Approved Expenditure							
<i>Ad Hoc Schemes:</i>							
Acquisition of commercial units (Civic Campus) [Place]	26,732	(16,196)	10,536	16,196	-		26,732
Commercial Units- Cinema Fit Out [Place]	1,750	(1,750)	-	1,750	-		1,750
JV Partnership Loan (Civic Campus) [Place]	5,177		5,177	-	-		5,177
Total Mainstream Programmes	33,659	(17,946)	15,713	17,946	-	-	33,659
Financing							
Increase/(Decrease) in Borrowing	33,659	(17,946)	15,713	17,946	-		33,659
Total Financing	33,659	(17,946)	15,713	17,946	-	-	33,659

The current self-financing schemes include:

- £25m equity loan to the Civic Campus programme
- £10m development financing to WKSR LLP
- £63m investment in acquisition of Civic Campus commercial units
- £1.75m Civic Campus Cinema Fit Out

Appendix 4 – Summary of Prudential Indicators

The Prudential Code requires local authorities to set up and monitor several prudential indicators to ensure that all their capital expenditure, investments and borrowing decisions are prudent and sustainable. In doing so the local authorities will consider their arrangements for the repayment of debt (including through MRP or loans fund repayments) and consideration of risk and the impact, and potential impact, on the authority's overall fiscal sustainability. Indicators for prudence are required to be set over a minimum three-year rolling period. They should also be set in line with a capital strategy and asset management plan that is sustainable over the longer term. Where statutorily ringfenced resources such as the HRA or police fund exist, the indicators of prudence should be set separately for these areas.

As the Council's S151 officer, the Executive Director of Finance and Corporate Services has responsibility to ensure that appropriate prudential indicators are set and monitored and that any breaches are reported to members. The Executive Director of Finance and Corporate Services has confirmed that the PIs set out below are all expected to be complied with in 2024/25 and it is not envisaged at this stage that there will be any difficulty in achieving compliance with the suggested indicators for future years.

Prudential Indicator	2023/24 Actual			2024/25 Forecast			2025/26 Forecast			2026/27 Forecast			2027/28 Forecast		
	GF	HRA	Total	GF	HRA	Total	GF	HRA	Total	GF	HRA	Total	GF	HRA	Total
Capital Expenditure	£102.1m	£82.7m	£184.8m	£81.5m	£145.1m	£226.6m	£77.7m	£135.8m	£213.5m	£10.7m	£116m	£126.7m	£10.6m	£88.8m	£99.4m
Capital Financing Requirement (CFR)	£265.71m	£348.38m	£614.0m	£270.9m	£451.2m	£722.1m	£301.4m	£555.4m	£856.8m	£300.6m	£593.39m	£893.99m	£299.4m	£649.16m	£948.56m
Ratio of Financing Costs to Net Revenue Streams	2.85%	25.62%		2.82%	35.42%		-0.79%	29.75%		0.69%	31.95%		0.84%	32.39%	
Ratio of Commercial/Service Investment Income to Net Revenue Stream	1.80%	2.71%		1.80%	0.07%		1.31%	3.04%		1.33%	2.99%		1.34%	2.91%	
Net Debt vs CFR			£141m under-borrowed			£317m under-borrowed			£474m under-borrowed			£517m under-borrowed			£257m under-borrowed
Authorised Limit for External Debt			£700m			£850m			£920m			£920m			£1,010m
Operational Debt Boundary			£640m			£790m			£860m			£860m			£950m
Limit on surplus funds invested for more than 364 days (non-specified investments)			£120m			£120m			£120m			£120m			£120m
Maturity structure of borrowing			Upper limit under 12 months: 15% Lower limited 10 years and above:100%			Upper limit under 12 months:15% Lower limited 10 years and above:100%			Upper limit under 12 months:15% Lower limited 10 years and above:100%			Upper limit under 12 months: 15% Lower limited 10 years and above:100%			Upper limit under 12 months:15% Lower limited 10 years and above:100%

Appendix 5 – Summary of Housing HRA Budget Movements

	Additions / (Reductions)	Total Transfers 2024/25-2027/28	Total
	£'m	£'m	£'m
4-year capital programme budget as at Q2 2024/25	273.9	-	273.9
Additional budget for HRA Capitalised Salaries	22.6	-	22.6
Additional budget for HRA Major Refurbishment works, fire safety, and capitalised repairs	10.6	5.44	16.04
Void works & other capital improvements	-	(3.64)	(3.64)
Climate emergency & other future works	-	(1.8)	(1.8)
Reduction in SHDF grant budget in relation to Climate Emergency and Major Refurbishment Works Budgets	(3.1)	-	(3.1)
Total budget movement requiring approval at Q3	30.1	-	30.1
Revised 4-year capital programme as at Q3 2024/25	304.0	-	304.0