

ITEM Capital Programme Update – 2017/18 to 2019/20

Report of the Finance Portfolio Holder

Recommended:

- 1. That the new capital schemes with a total cost £1,098,225 as shown in Annex 1 to the report, be added to the 2017/18 to 2019/20 Capital Programme.**
- 2. That the revised estimates and financing for the 2017/18 to 2019/20 Capital Programme as shown in Annex 2 to the report, be approved.**

Recommendation to Council**SUMMARY:**

- This report provides an update on the progress of the existing 2017/18 Capital Programme and includes forecast changes to its timescale and total cost.
- It also puts forward proposals for new capital schemes recommended to be added to the Capital Programme over the period 2017/18 to 2019/20.
- The total cost of bids recommended for inclusion in the Capital Programme is £1.098M. After taking into account external funding, the net cost of these bids is £178,225.
- The net cost of the capital bids is recommended to be funded from the Capital Receipts Reserve and Earmarked Reserves.

1 Introduction

- 1.1 The progress of the Capital Programme is reported to Councillors each year in June, November and February.
- 1.2 The last update was presented on 21 June 2017 and gave details of the overall expenditure and financing of the Capital Programme for 2016/17 to 2019/20.
- 1.3 This report provides an update on the Capital Programme approved at that meeting together with proposals for new projects to be added to the programme. It also examines how the costs of the proposed new programme will be financed.

2 New Capital Bids

- 2.1 All Services were invited to submit bids for new projects to be added to the Capital Programme. A summary of the bids together with a brief explanation of the expected outcomes from each project is shown in Annex 1 to the report.

2.2 All bids for new capital schemes are considered with regard to their relative merits in continuing the Council's priorities, legislative requirements, sustainability and a number of other factors including the level of financing available.

2.3 All bids that were submitted are recommended to be included in the Capital Programme.

3 Proposed Capital Programme 2017/18 to 2019/20

The 2017/18 to 2019/20 Capital Programme approved in June had a total cost of £46.137M. There have been some changes since that time and these are summarised below.

	£'000
Approved Budget for 2017/18 to 2019/20	46,136.7
Changes to Asset Management Plan Requirement	1,902.4
Valley Park Woodland	(31.0)
Community Asset Fund 18/19	150.0
Property Matters	7.8
Fishlake Meadows	354.8
Boom lift	(0.1)
Land to the West of Romsey Abbey	(2.0)
Bus Shelter Purchase	30.0
Solar Panels, Portway	(7.7)
Investment properties	(36.5)
Hambridge Lane, Newbury	10.6
Sharepoint Server	(4.8)
Sub-total – movements in the existing Capital Programme	48,510.2
Cost of new bids for inclusion in programme. See Annex 1	1,098.2
Updated Estimate for 2017/18 to 2019/20	49,608.4

- 3.1 An Asset Management Plan (AMP) update report is also on the agenda for this meeting. That report provides an update on the current year's programme and recommended projects for 2018/19. The capital element of the report's recommendations is built in to the figures above.

Community and Leisure Projects

- 3.2 Due to a reduction in the linear meters and path specification, the Valley Park Woodland project has made a saving of £31,000.
- 3.3 The budget for 2018/19 for Community Asset Fund has been added to the programme.
- 3.4 Additional cost was received for Property Matters (as approved by Council on 23 March 2017), causing the project to be overspent.
- 3.5 The new project for Fishlake Meadows was added to the programme.

Estates, Economic Development & Transport Projects

- 3.6 A small saving of £100 was made on the Boom lift.
- 3.7 The project relating to the Land West of Romsey Abbey came in under budget making a saving of £2,000.
- 3.8 The new project for purchase of bus shelters was added to the programme.

Project Enterprise Projects

- 3.9 Savings of £36,500 were made on the purchase of Investment properties 2, 5 and 6.
- 3.10 A saving of £7,700 was made on the Solar Panels at Portway.
- 3.11 Additional costs of £10,600 were incurred for the repair of the roof at Hambridge Lane, Newbury.

IT

- 3.12 The Sharepoint server project has been reduced to £12,000 for 2018/19

Slippage in the Existing Capital Programme

- 3.13 The Urban Realm project of £15,000 has slipped due to the redevelopment of the Andover Leisure Centre site.
- 3.14 Whilst one area of playground will be completed in this financial year, both the MUGA and the second play area at Picket Twenty have slipped due to an application for a Deed of Variation by the developer resulting in a tender to be submitted, after Christmas.

- 3.15 The proposed development of Ganger Farm, Sports and Recreation ground was added to the Capital Projects Schedule following agreement from Council on 25 February 2017, for the allocation of £640,000 from secured developer contributions. The precise timing for the drawing down of this sum cannot be confirmed until the discharge of pre-commitment conditions is agreed with the Developer and so this allocation is recommended to be carried forward into 2018/19
- 3.16 The East Anton Public Art project has slipped by £19,000 due to the final sign off by the Commissioner being unlikely to be actioned until Spring 2018.
- 3.17 Town Mill River Improvements have been put on hold as they are now part of a larger area project.(see below)
- 3.18 The design work for the scheme for Town Mill Access and Environmental Enhancement has a cost in this year but the remaining budget of £113,100 has now been rescheduled for 2018/19.
- 3.19 The Environment Agency has delayed work to the Romsey Flood Alleviation Scheme until Spring/Summer 2018.
- 3.20 The milestones of the Hampshire Community Bank for the coming financial year are driven by the application journey set by The Prudential Regulation Authority and the Financial Conduct Authority with regards to obtaining a banking licence. This process has taken longer than expected. The next key target is the attendance of the feedback meeting, followed by detailed responses to written questions from the regulators. After this, the next milestone is the challenge session, which is expected to take place sometime in late 2017. It is still envisaged that the Community Bank will obtain its authorisation with restrictions in 2018. After this, for up to one year, it will be in the mobilisation phase, allowing gradual introduction of customer services.
- 3.21 The budget for the Sharepoint server has been reduced and moved to 2018/19.
- 3.22 Nightingale Lodge - further OJEU procurement for a Developer/Registered Provider for this scheme was necessary following the withdrawal from the scheme by Family Mosaic. The closing date for the tender was 20 September 2017 and the evaluation process is nearing completion. The preferred bidder will be announced by Hampshire County Council in December 2017. The preferred bidder will then to apply for this grant funding, likely Jan/Feb 2018.

4 New Capital Bids

- 4.1 The total cost of new bids recommended to be added to the Capital Programme is £1,098,225. After taking into account external funding the net cost of bids for consideration is £178,225.
- 4.2 Annex 1 to the report shows a summary of all capital bids together with an explanation of the project and its key deliverables.

- 4.3 Annex 2 to the report shows a summary of capital projects by Service. The bids recommended to be added to the Capital Programme are included in this Annex.

5 Financing the Capital Programme

- 5.1 It is recommended that the new capital bids are financed from external funding, the Capital Receipts Reserve, and the New Homes Bonus Reserve (NHB).

Capital Programme Deficit

- 5.2 The deficit on the Capital Programme at the end of 2016/17 was £8.497M. This represents the amount by which the total cost of capital expenditure since 2005/06 (when the sustainable funding of the Capital Programme was introduced) exceeds the capital receipts and external funding generated by the Capital Programme in that period.
- 5.3 The maximum use of grants and contributions from external bodies and other internal reserves has been taken into account in the proposed financing of the Capital Programme. The total of this funding over the life of the recommended Capital Programme is estimated at £8.438M.
- 5.4 The following table shows the level of capital receipts available to allocate to capital projects after considering the implications of past years' expenditure and the recommendations of this report.

	£'000
Planned deficit arising between 2005/06 and 2016/17	8,496.7
Net cost of new Capital Bids financed from Capital Receipts Reserve	100.0
Changes to existing programme	255.4
Right to Buy additional receipts	(204.0)
Additional NHB funding	(210.0)
Capital expenditure in excess of receipts	8,438.1

- 5.5 The table shows that the forecast deficit on the Capital Programme is expected to decrease from £8.497M to £8.438M over the life of the existing programme.

6 Revenue Consequences of the Capital Programme

- 6.1 The ongoing revenue impact of the capital bids will be built into Service estimates for 2018/19 and will be included in the next budget update in January 2018.

7 Corporate Objectives and Priorities

- 7.1 The capital programme enables capital investment to support the Council's priorities and to maintain its assets so that services may continue uninterrupted in the future.

8 Risk Analysis

- 8.1 The schemes laid out in the proposed capital programme for the coming years are reliant on future capital receipts – the timing and extent of which are by no means certain. This risk is mitigated by cautious valuations of receipt values and through cashflow management to ensure schemes are not delayed for financial reasons.
- 8.2 Each individual project will have specific risks attached to it. These will be identified by the responsible officer at the start of each project.
- 8.3 The Capital Programme presented for approval takes into account all known future capital receipts. With no obvious future sources of capital receipts, there is a risk that the Council will not be able to fund a sustainably financed Capital Programme beyond 2019/20.

9 Equality Issues

- 9.1 An EQIA screening has been completed in accordance with the Council's EQIA methodology and no potential for unlawful discrimination or negative impact has been identified, therefore a full EQIA has not been carried out.

10 Consultations

- 10.1 Ward members, Heads of Service and project managers were consulted in the update of the 2017/18 to 2019/20 Capital Programme.

11 Conclusion and reasons for recommendations

- 11.1 This report identifies new capital bids with a total cost of £1.098M (net cost of £178,225 allowing for funding from external sources). These bids will help to deliver the Council's key priorities and are recommended to be added to the Capital Programme.

The report also provides an update on the existing approved Capital Programme.

<u>Background Papers (Local Government Act 1972 Section 100D)</u>			
None			
<u>Confidentiality</u>			
It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.			
No of Annexes:	3	File Ref:	
(Portfolio: Finance) Councillor Giddings			
Officer:	Laura Berntsen	Ext:	8204
Report to:	Cabinet	Date:	15 November 2017

Summary of New Capital Bids November 2017

Project	Brief Description	Why Necessary & Business Case (if appropriate)	Total Cost	Net Cost
			£	£
Footpath Link – Knightwood Leisure Centre	Construction of a 240 metre footpath link from Skys Wood Road to Knightwood Leisure Centre and the new pre-school.	<p>The project would see a surfaced footpath constructed from Skys Wood Road alongside the access road to join the path to the front of Knightwood Leisure Centre(KLC). The purpose of this route will create a separate access route alongside the road to specifically facilitate safer access to the pre-school on the site and leisure facilities. This would create a direct pedestrian link into the site from the north.</p> <p>This project can be funded from the New Homes Bonus Reserve.</p>	58,225	58,225
Fitness equipment – Valley Park	Installation of outdoor exercise equipment at Knightwood Leisure Centre.	<p>The project will see the installation of equipment to encourage residents to become physically active. The equipment could be a mix of functional style (aerobic / rowing machine/stepper/exercise bike) and a static calisthenics strength station which allows the user to perform body weight exercises. This type of equipment has become increasingly requested by communities who wish to get involved in activity outdoors.</p> <p>This project can be funded from the New Homes Bonus Reserve.</p>	20,000	20,000

<p>Play area installation at Jubilee Park, Nursling</p>	<p>Installation of a new infant and junior equipped play area in the open space located off Joe Bigwood Close Nursling.</p>	<p>There is a deficit of children's play facilities in the Nursling and Rownhams Ward of 3.28 hectares. Current provision is located at Balmoral Way and Nursling Street. Both sites are small, have limited play value and lack space required to update. Equipped play on the new housing sites at Redbridge Lane and Parkers Farm will provide facilities for the new residents but this will not reduce the current under provision. In order to reduce this deficit and provide adequate play provision for children up to 12 years, a new play area is proposed.</p> <p>Both Ward councillors support the project and the Parish Council have formed a play panel to look at the requirements for the Parish. Public consultation undertaken at the May Fayre in 2017 which demonstrated the public support for the project.</p> <p>This project can be funded from S106 receipts</p>	<p>70,000</p>	<p>0</p>
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Disabled Facilities Grants	Grants to provide essential housing modifications to enable people to remain in their homes.	This budget is necessary to ensure that the Council fulfils the legislative requirement to provide people with financial assistance for making necessary adaptations to their property. Government funding is confirmed to cover this.	750,000	0
Disabled Facilities Loans	Loans to provide essential housing modifications to enable people to remain in their homes.	This budget is necessary to ensure that the Council fulfils the legislative requirement to provide people with financial assistance for making necessary adaptations to their property. Government funding is confirmed to cover this.	100,000	0
Housing Renewal Grants	To provide targeted financial help, in the form of grant and loan assistance, to residents living in private sector housing.	This budget helps to ensure that the Council fulfils its commitments within the Housing Strategy by providing people with financial assistance for making necessary repairs, improvements and adaptations to their property. This budget is split between grants and loans.	100,000	100,000

Total of New Capital Bids: £1,098,225

Financed by:

Government Grants	£ 850,000
S106 funding	£ 70,000
Earmarked Reserves	£ 78,225
Capital Receipts Reserve	£ 100,000
	<u>£1,098,225</u>

CAPITAL PROGRAMME AND FINANCING**Approved Projects**

	Outturn 2016/17				November 2017			
	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000
CAPITAL EXPENDITURE								
Asset Management Projects	2,610.7	0.0	0.0	2,610.7	2,177.5	2,335.6	0.0	4,513.1
Community & Leisure	9,930.6	10,950.3	742.0	21,622.9	9,198.4	12,192.5	861.8	22,252.7
Estates,Economic Development & Transport	1,521.1	0.0	0.0	1,521.1	935.9	613.1	0.0	1,549.0
Project Enterprise	13,868.6	0.0	0.0	13,868.6	13,835.0	0.0	0.0	13,835.0
Housing & Environmental Health	919.1	0.0	0.0	919.1	919.1	950.0	0.0	1,869.1
IT	16.8	0.0	0.0	16.8	0.0	12.0	0.0	12.0
Affordable Housing	1,317.5	300.0	810.0	2,427.5	507.5	1,110.0	810.0	2,427.5
Total	30,184.4	11,250.3	1,552.0	42,986.7	27,573.4	17,213.2	1,671.8	46,458.4
CAPITAL FINANCING								
Capital Grants	1,031.6	0.0	0.0	1,031.6	777.1	850.0	0.0	1,627.1
Capital Receipts	50.0	50.0	50.0	150.0	354.0	50.0	50.0	454.0
PWLB Loan	0.0	5,900.0	0.0	5,900.0	0.0	5,900.0	0.0	5,900.0
Capital Contributions	13,398.7	582.8	582.2	14,563.7	11,867.0	4,658.3	701.6	17,227.0
Total	14,480.3	6,532.8	632.2	21,645.3	12,998.1	11,458.3	751.6	25,208.1
Contribution (to) / from balances	15,704.1	4,717.5	919.8	21,341.4	14,575.3	5,754.9	920.2	21,250.3
Total Financing	30,184.4	11,250.3	1,552.0	42,986.7	27,573.4	17,213.2	1,671.8	46,458.4

CAPITAL PROGRAMME AND FINANCING**Schemes yet to be identified**

	Outturn 2016/17				November 2017			
	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000
CAPITAL EXPENDITURE								
Community & Leisure	0.0	150.0	0.0	150.0	0.0	150.0	0.0	150.0
Project Enterprise	3,000.0	0.0	0.0	3,000.0	3,000.0	0.0	0.0	3,000.0
Affordable Housing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	3,000.0	150.0	0.0	3,150.0	3,000.0	150.0	0.0	3,150.0
CAPITAL FINANCING								
Capital Grants	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capital Receipts	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capital Contributions	0.0	0.0	0.0	0.0	0.0	150.0	0.0	150.0
Total	0.0	0.0	0.0	0.0	0.0	150.0	0.0	150.0
Contribution (to) / from balances	3,000.0	150.0	0.0	3,150.0	3,000.0	0.0	0.0	3,000.0
Total Financing	3,000.0	150.0	0.0	3,150.0	3,000.0	150.0	0.0	3,150.0

ASSET MANAGEMENT PROJECTS

ANNEX 2

CAPITAL PROGRAMME

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
1	Land and Property Projects	1,730.7			1,730.7	1,336.4	1,306.8		2,643.2
2	Vehicle and Plant Projects	686.3			686.3	674.3	985.8		1,660.1
3	IT Equipment Projects	193.7			193.7	166.8	43.0		209.8
Total AMP Capital Programme		2,610.7	0.0	0.0	2,610.7	2,177.5	2,335.6	0.0	4,513.1

COMMUNITY & LEISURE
CAPITAL PROGRAMME

ANNEX 2

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
1	Urban Realm (Lights - Bus Station access)	15.0			15.0	0.0	15.0		15.0
2	Valley Park Woodland	43.0			43.0	12.0			12.0
3	Community Asset Fund - New projects 2017/18	0.0			0.0	150.0			150.0
3a	Community Asset Fund - O/s projects	163.7			163.7	163.7			163.7
4	MUGA Picket Twenty	155.0			155.0		155.0		155.0
5	Play Areas Picket Twenty/Urban Park	174.0			174.0	114.0	60.0		174.0
6	Ganger Farm - Sports & Recreation	640.0			640.0		640.0		640.0
7	East Anton Public Art	82.0			82.0	63.0	19.0		82.0
8	Saxon Fields Car Park	63.0			63.0	63.0			63.0
9	Charlton Lakes Footpath	50.0			50.0	50.0			50.0
10	RSC Skate Park	180.0			180.0	180.0			180.0
11	Knightwood Skate Park	160.0			160.0	160.0			160.0
12	Andover War Memorial	25.0			25.0	25.0			25.0
13	Andover Fitness Trail	45.0			45.0	45.0			45.0
14	Town Mill River Improvements	70.0			70.0		70.0		70.0
15	Upgrade War Memorial Park Play area	60.0			60.0	60.0			60.0
16	Leisure Contract	7,504.9	10,950.3	742.0	19,197.2	7,504.9	10,950.3	742.0	19,197.2
17	Property matters	500.0			500.0	507.8			507.8
18	Fitness Equipment - Valley Park						20.0		20.0
19	Footpath link - Knightwood Leisure centre						58.2		58.2
20	Play Areas - Jubilee Park, Nursling						70.0		70.0
21	Fishlake Meadows					100.0	135.0	119.8	354.8
	Total Approved Projects	9,930.6	10,950.3	742.0	21,622.9	9,198.4	12,192.5	861.8	22,252.7
	Community Asset Fund Projects - yet to be identified	150.0			150.0		150.0		150.0
	Total C&L Capital Programme	10,080.6	10,950.3	742.0	21,772.9	9,198.4	12,342.5	861.8	22,402.7

ESTATES, ECONOMIC DEVELOPMENT & TRANSPORT SERVICE
CAPITAL PROGRAMME

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
1	Hampshire Community Bank	375.0			375.0	125.0	250.0		375.0
2	Boom Lift	17.0			17.0	16.9			16.9
3	Chantry Centre Enhancement	0.0			0.0				0.0
4	Strategic Land and Building purchase	594.0			594.0	594.0			594.0
5	Land to the West of Romsey Abbey	2.0			2.0	0.0			0.0
6	Town Mill Access & Environmental Enhancement	133.1			133.1	20.0	113.1		133.1
7	Romsey Enhancement Works - Phase 3	150.0			150.0	150.0			150.0
8	Romsey Flood Alleviation Scheme	250.0			250.0		250.0		250.0
9	Bus Shelter Purchase					30.0			30.0
Total Estates Capital Programme		1,521.1	0.0	0.0	1,521.1	935.9	613.1	0.0	1,549.0

PROJECT ENTERPRISE
CAPITAL PROGRAMME

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
1	Walworth Business Park Investment	255.8			255.8	255.8			255.8
2	Walworth Business Park Investment 2	6,000.0			6,000.0	6,000.0			6,000.0
3	Investment property 2	211.0			211.0	190.0			190.0
4	Hambridge Lane, Newbury					10.6			10.6
5	Solar Panels Portway	62.0			62.0	54.3			54.3
6	Investment property 5	184.5			184.5	176.4			176.4
7	Investment property 6	200.3			200.3	192.9			192.9
8	Investment property 7	6,955.0			6,955.0	6,955.0			6,955.0
Total Approved Projects		13,868.6	0.0	0.0	13,868.6	13,835.0	0.0	0.0	13,835.0
	Purchase of Investment properties - yet to be identified	3,000.0			3,000.0	3,000.0			3,000.0
Total Estates Capital Programme		16,868.6	0.0	0.0	16,868.6	16,835.0	0.0	0.0	16,835.0

HOUSING & ENVIRONMENTAL HEALTH SERVICE
CAPITAL PROGRAMME

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
1	Renovations and Minor Works Grants	142.0			142.0	142.0	100.0		242.0
2	Disabled Facilities Grants/Loans	777.1			777.1	777.1	850.0		1,627.1
Total H & EH Capital Programme		919.1	0.0	0.0	919.1	919.1	950.0	0.0	1,869.1

INFORMATION TECHNOLOGY SERVICE
CAPITAL PROGRAMME

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
1	Sharepoint Server	16.8			16.8		12.0		12.0
Total IT Capital Programme		16.8	0.0	0.0	16.8	0.0	12.0	0.0	12.0

AFFORDABLE HOUSING
CAPITAL PROGRAMME

Ref	Scheme	Outturn 2016/17				November 2017			
		2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £000
	<u>Testway Covenant</u>								
1	Rosalind Hill House, Stockbridge	140.0			140.0	140.0			140.0
2	Braishfield Road, Braishfield	67.5			67.5	67.5			67.5
3	Nightingale Lodge	810.0		810.0	1,620.0		810.0	810.0	1,620.0
4	Registered providers	300.0	300.0		600.0	300.0	300.0		600.0
	Total Approved Projects	1,317.5	300.0	810.0	2,427.5	507.5	1,110.0	810.0	2,427.5
	Schemes to be identified				0.0				0.0
	Ringfenced Right-To-Buy Receipts				0.0				0.0
	Total Affordable Housing Capital Programme	1,317.5	300.0	810.0	2,427.5	507.5	1,110.0	810.0	2,427.5

SUMMARY OF SLIPPAGE IN THE CAPITAL PROGRAMME

<u>Service</u>	<u>Project</u>	Amount £'000	Amount £'000
Community & Leisure	Urban Realm (Lights - Bus Station access)	15.0	
	MUGA Picket Twenty	155.0	
	Play Areas Picket Twenty/Urban Park	60.0	
	Ganger Farm - Sports & Recreation	640.0	
	East Anton Public Art	19.0	
	Town Mill River Improvements	<u>70.0</u>	959.0
Estates, Economic Development & Transport	Hampshire Community Bank	250.0	
	Town Mill Access & Environmental Enhancement	113.1	
	Romsey Flood Alleviation Scheme	<u>250.0</u>	613.1
IT	Sharepoint Server	<u>12.0</u>	12.0
Affordable Housing	Nightingale Lodge	<u>810.0</u>	810.0
Slippage identified in November report			<u>2,394.1</u>
TOTAL SLIPPAGE IDENTIFIED			<u><u>2,394.1</u></u>