
Agenda Item:	Finance Report
Meeting Date:	Monday, 22 June 2026
Contact Officer:	Responsible Financial Officer

The purpose of this report is to update Members regarding a number of financial matters.

Background

This report includes the detailed final management accounts for 2025-26.

This report also includes the usual statement in relation to investments since the last meeting, the formal review of investment activity in relation to 2025-26, the bar stocktake report to 9 April 2026, a financial update in relation to the West Witney Project, requests for authorisation to incur expenditure on a vehicle and works equipment and the appointment of the Internal Auditor.

Current Situation

A Management accounts for 2025-26

The Council's statutory accounts for audit are part of the Annual Governance and Accountability Return (AGAR) and this comprises a separate report to this meeting, which will then comprise a recommendation to the Full Council meeting which follows this Committee meeting.

This section of the report considers the management accounts for the Council for the year ending 31 March 2026. The management accounts show the detailed income and expenditure analysed by Committee, cost centre and nominal ledger code and are presented to the various committees during the year.

Committee reports

The Council has appointed committees which have delegated powers to make decisions, including financial decisions, regarding the services which are included within their terms of reference, subject to the committee having the necessary budget. The Council's coding system and management accounts reflect the committee structure.

The Committee's terms of reference details the various responsibilities of the Policy, Governance and Finance Committee.

- The Committee has budgets which are its direct responsibility.

- The Committee also has the responsibility for oversight of the all the Council's resources, its terms of reference including: "b. To conduct effectively the Council's budgetary, financial and precepting responsibilities in accordance with statutory requirements, and to keep the smooth functioning of the Council's work under review" and "d. To consider the resources available to meet the Council's objectives in terms of land, property, finance and manpower and to advise other committees and the Council as required." Consequently, the management accounts of other committees are also brought forward to the Policy, Finance and Governance Committee, by committee.

Within each committee, there are individual **cost centres**, comprising three digits, typically representing a discrete service entity, to which income and expenditure is allocated against previously agreed revenue budgets.

The cost centres for which this committee has **direct responsibility** are:

Cost centre (CC)	Service
401	Civic activities
407	Grants and donations
501	Property/ Investments
502	Town Hall Maintenance
505	Precept
506	Interest received
601	Works department
602	Central support
604	Works depot, vehicles , equipment etc
700	Strategic planning initiatives
701	Corporate management
702	Democratic representation and management
800	Capital Projects

In relation to the Committee's **oversight responsibilities** these are in the detailed management accounts and, for 2024-25, were as follows:

Committee	Cost centres
Parks and Recreation	201, 202, 203, 204, 205, 207, 208, 209, 211, 212, 213, 214, 215,216,217,218,219,230
Stronger Communities	402, 408
Halls, Cemeteries and Allotments	102, 103, 104, 105, 106, 301,302, 303, 305
Climate, Biodiversity and Planning	206, 250, 403

Within each cost centre income and expenditure is then allocated to a four-digit nominal ledger code; these codes are common across the cost centres. Nominal ledger codes further

refine the costs associated with the cost centre and correspond to a specific type of account, such as materials or staffing costs. Codes commencing with “1” are income codes; codes commencing with “3” or “4” are expenditure codes.

Report format

There are differences to note on the treatment of EMRs which are made between the budget cycle and the production of the final management accounts. This is due to limitations in relation to the reports produced by the Council’s accounting software.

During the budget cycle, in order to represent proposed EMR movements within the “Projected” figures column for the year transfers from the EMRs are shown against line 4495; transfers to EMRs are represented by retaining the original budget, thus impacting the General Fund, and then at 31 March 2026 underspends may be transferred to the reserve, where appropriate. This is done in this way because the software does not include a column for earmarked reserve movements within the “Projected” estimates for the current year.

However, at year end this treatment has to be reversed and movements are represented as follows:

- (i) Where in-year expenditure is funded from the EMR – line 6000/ cost centre. Using the detailed report option in the budget module of the software allows this to be represented in a column alongside the relevant nominal ledger code.
- (ii) Where in-year income (e.g. unspent grants) is transferred to the EMR – line 6001/ cost centre. This shows as one figure for the whole cost centre rather than showing as accruing to specific codes.
- (iii) Where budget is not spent during the year but is transferred to an EMR for future expenditure then the transfer is from the General Fund to the EMR. Depending on the report chosen from the accounts software this shows as one figure for the whole cost centre rather than showing as accruing to specific codes.

I am looking at ways ahead of the budget cycle to address this issue and to make the transfers easier to track within the reports. The solution is likely to export reports from the accounting software into Excel where it can be amended to suit the requirements of the Council.

The Omega financial programme has a number of different report formats but there are none which include all the information which would be helpful for our purpose in the one report.

On this occasion, I am reporting using the detailed income and expenditure report in the management accounts module, sorted by committee, rather than the one in the budget module, which was used during the budget cycle. This format has been chosen because it shows much more clearly the use of earmarked reserves by including a column showing the use of earmarked reserve by code and also partially addresses the issue detailed above. The disadvantage is that this report format does not show the revised 2025-26 estimates (within

the report within the “Projected” column), agreed in February 2026 and for these I would refer Members to the report submitted to the meeting of 2 February 2026. Please also refer to that report for the current year budget figures.

The format of this report is as follows, the columns from left to right:

- (i) Nominal ledger code.
- (ii) Nominal ledger code description.
- (iii) Actual last year = 2024-25 final income/ expenditure.
- (iv) Actual year to date = 2025-25 draft final income/ expenditure.
- (v) Current annual = 2025-26 budget estimate.
- (vi) Variance = difference between 2025-26 actual and budget.
- (vii) Committed expenditure = indicates where income/expenditure has been committed by way of an order placed – as yet not operational.
- (viii) Funds available = the funds remaining against the code.
- (ix) % spend.
- (x) Transfer to/from EMR. This shows where budget lines have been funded via the earmarked reserves (EMRs). Funds moved to EMRs show at code 6000 at the foot of each cost centre report.

At the end of each committee section there are totals of income and expenditure and similarly at the end of the report itself, for the whole Council.

Budget review

A full review of the budgetary position was undertaken during the budget cycle. Further consideration has taken place during the various committee meetings during May/ June 2026. The RFO would refer members to the finance reports which were approved at those meetings for further details.

The final management accounts include the Reserve movements which have been processed and as part of the year end process. This includes an allowance for some underspends against specific codes to be transferred into the earmarked reserves to allow projects to continue and to provide for prudential reserves where expenditure has not been required this year but will be in future years.

Within the year there were two major changes affecting Committee responsibilities and the cost centres to note:

1. There was a change in Committee responsibilities with the following items, previously within the remit of the Stronger Communities Committee transferred to the Climate and Biodiversity Committee. These are, referenced directly from the Committee terms of reference for 2025-26:

(b) To manage the Council's Environmental Spaces, including Amenity Areas...

c) To oversee the management of the Council's tree stock across the town;

h) To oversee the maintenance of the Council's infrastructure concerning planting displays (including hanging baskets).

As a consequence, the following budget lines were transferred to the Climate and Biodiversity Committee:

402 – Community Infrastructure, nominal ledger codes – 4017, 4036, 4037, 4039, 4040, 4066, 4067, 4888, 4890, 4892, 4893 and 4899.

This resulted in a virement in relation to the 2025/26 original budget amounted to £233,491.

2. There was a change in relation to the treatment of property budgets. Previously where a property was leased out this was represented in the accounts against the site where the property was located.

The rationale for the change is that the previous treatment inadvertently had the impact of distorting revenue budgets. An example was the lease of the Cemetery Lodge previously shown against cc301. This brought an income into the cost centre but none of the expenditure in this cost centre related to this property. The expenditure in cc301 relates to gravedigging and maintenance of the Tower Hill cemetery. In governance terms it should also be noted that whilst clearly spending committees have an interest, property matters in relation to leases etc are primarily a matter for the Policy, Governance and Finance Committee (PGF). Consequently, a new cost centre – 501 was created under PGF to consolidate all rented property income and expenditure with the exception of the Langdale Hall and Madley Park Hall, which already had their own cost centres but which are now also included under PGF.

Current year budgets were vired from the old budget lines to the new cost centre 501 which has the impact of ensuring that like for like comparisons may more readily be made between 2025-26 and 2026-27.

In summary, on page 24 the headline figures for the Council are:

- Income – Original budget £4,682,781; actual £4,605,370 = 98.3%
- Expenditure – Original budget £5,608,029; actual £4,143,022 = 73.9% (excluding the committed sum figure). Note the original budget did not provide

for any contribution to or from the General Reserve, with all expenditure funded by way of income received during the year (including precept). The difference was budgeted to be funded from a combination of earmarked reserves and s106 contributions and amounted to £925,248 as shown on the bottom line of the budget although not unfortunately represented by a separate budget column.

- The main reason for differences between actuals and budget relates to capital projects which were either outstanding or works in progress at year end.
- On the bottom line of page 26, showing against actual year to date there is a figure of £147,856. This represents a surplus on the year and therefore a transfer o the General Reserves. Whilst the majority of reserve movements have now been determined there are some which require further consideration and consultation with other officers and therefore a report on the Council's general and earmarked reserves will be presented to the Council at its meeting on 13 July 2026.

B Investment statement to 31 May 2026

At each meeting members receive the latest updates in relation to the Council's investments.

The Council holds the following investments:

1. Public Sector Deposit Fund (CCLA Investment Management Ltd.) – Value of as of 31 May 2026 - £1,230,659 (*Value of £1,219,461 as of 28 February 2026*) an increase of £11,198 over the three-month period (0.9% over the three months). This has been reinvested.
2. The Local Authorities' Property Fund (CCLA Fund Managers Ltd.) – Value as of 31 May 2026 = £58,044 (*Value as of 28 February 2026 = £58,776*). This represents a decrease in value of £732 over that period, i.e 1.2%). Income is credited to the Council on a quarterly basis and the sum of £722.11 was credited on 30 April 2026.

D Report on investment activity during 2025-26

Under the Council's investment policy the RFO presents a report on the Investment activity to Full Council following the end of each financial year (31 March).

The Council invests in the two funds above – [the Public Sector Deposit Fund](#) and the [Local Authorities' Property Fund](#).

These funds are managed by the CCLA (Churches, Charities and Local Authorities (CCLA) Investment Management Limited). It was previously reported that CCLA were joining the Jupiter Group, a UK-based active investment management company. This took place on 2 February 2026.

A summary of the returns on these two funds is detailed in the following table:

Name of fund	Fund value 01.04.25	Fund value 31.03.26	Increase/ (decrease) in value	%age change 25-26	%age change 24-25	Notes
Public Sector Deposit Fund (CCLA Investment Management Ltd.)	£1,173,745	£1,222,981	£49,236	4.2%	5.1%	Dividends are automatically reinvested in the Council's fund holding
The Local Authorities' Property Fund (CCLA Fund Managers Ltd.) Original investment £60,469	£58,710	£58,705	(£5)	0.0%	1.9%	Although the fund lost value during the year, there were dividends of £2,698 relating to the year and credited to code 1190/506
Inflation rate – year to March 2026 (CPI)				3.3%	2.6%	

With regard to the Public Sector Deposit Fund, this comprises the bulk (95%) of the Council's investments. This a low-risk investment, a low volatility net asset value money market fund. The return remained higher than the rate of inflation for the period.

The Fitch rating for the Fund as of 'AAAmmf (May 2026), the same as previously reported and the highest rating available. Their report states: "The affirmation of the MMF ratings is driven by the funds' high credit quality and diversification, high levels of daily and weekly liquid assets and low exposure to interest-rate and spread risks. The ratings also reflect the capabilities and resources of CCLA as investment manager."

The Council holds shares in the fund (1,222,981 as at 31 March 2026) and shares can be sold on a daily basis.

The Council's investment in the Local Authorities' Property Fund is much smaller (5% on investments). The CCLA's overview of the Fund states: "The fund aims to provide investors with a high level of income and long-term capital appreciation. The fund is designed to achieve long term capital growth and a rising income from investments in the UK commercial property sector. The fund is actively managed with a focus on asset selection. The intention is to boost returns by lease and tenant management and property improvement. The fund has a broad sector spread, with prudent diversification to keep risks under control."

Whilst in 2024-25 there was a profit of £1,110 against the value of the Council's holdings, during 2025-26 there was a very small decrease in value of £5 and dividends also decreased from £2,891 (2024-25) to £2,698 (2025-26). Members will be aware that there can be significant variation in property values which is why this type of investment is considered one for the long-term.

The RFO previously reported in relation to the sustainability of the funds and for the purposes of this report I would confirm that in the judgement of the RFO the CCLA investments deliver on the Council's investment objective 7 which requires that:

"The power to invest must be exercised in accordance with the provisions of this Strategy and what is best for the financial position of the Council in terms of investment returns. However subject to these requirements, the precise choice of investment may then be influenced by wider social, ethical or environmental considerations. The Council has declared a Climate Change Emergency and therefore places a high priority on sustainability in order to meet the needs of the present without compromising the ability of future generations to meet their needs. The Council will consider these matters when making investment decisions but also recognises that there are limitations on the extent to which it can make environmental, social and governance comparisons and assessments including:

"(a) Multiple and diverse sustainability frameworks and standards including on sustainability disclosure.

"(b) The lack of common definition of sustainable activities.

"(c) Greenwashing (a difficulty establishing the depth of claimed green credentials)."

The RFO considers that the Council's investments are low risk and currently returning a good yield. I recommend that the Council's investments should continue to be with CCLA.

Previously the RFO has mentioned consideration of investment in other CCLA Funds in accordance with the Investment Strategy. Work on this has been delayed but I am arranging a meeting with CCLA shortly to explore the options including the CCLA Better World Global Equity Fund. I will explore this further in terms of the criteria, liquidity and yields and report back to Members.

E Bar stocktake reports

The Bar stocktake report for the period to 9 April 2026 is attached (confidential).

These reports show that the bar stock is being well-managed, with reasonable levels of stock, appropriate margins and minimal wastage. The RFO does not consider that there are any matters of concern arising from these reports.

Members are requested to note these reports.

Following consideration of the above regular reports there are a number of specific items which are now brought forward for consideration.

F West Witney Project

The West Witney Project is now nearing completion. This section of the report is an interim update in relation to the costs of the project to 31 May 2026.

To recap:

At the Council meeting on 10 November 2025 the Council agreed a revised budget in relation to the building phase of the West Witney project in the sum of £1,977,008.

Following that meeting the Town Council received additional contributions in relation to the works for the West Witney club house from Section 106 funds which substantially improved the funding situation.

At the budget briefing on 3 January 2026 Members were advised that the latest estimates in relation to the project work were as follows:

Building contract (net of MCD)	£1,798,000
Contract admin	£27,500
Other costs (total)	£95,000
	<hr/>
	£1,920,500
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Members were further advised that the funding now available was:

Loan approved	£1,250,000
s106 –	£643,090
West Witney Clubhouse	
EMR 315 - Rolling Capital Fund	£150,000
EMR 319- Sports Contingency	£147,509
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	£2,190,599
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At the Council meeting on 2 February 2026 it was resolved that the Council take out the full loan of £1,250,000 on the Project. A total sum of £960,000 was drawn down on the loan during March 2026 and it is anticipated that the remainder will be borrowed in the coming months.

Summary update

The total expenditure on the West Witney Project to 31 March 2026, which included expenditure during 2024-25 of £16,942, totalled £1,526,932 split as follows:

- Phase 1 – Works depot - £1,000,100
- Phase 2 – Clubhouse/ Pavilion- £526,932

For the period 1 April to 31 May 2026 a further £414,915 of expenditure was incurred on the Project, the bulk being in relation to the building contract (£398,019), the remainder being professional fees, costs in relation to the electrical supply and fitting out the depot. In relation to the building contract the split in the current year is Works depot £45,491 and Clubhouse/ Pavilion £352,528.

Consequently, the costs to 31 May 2026 total £1,941,847 (revised Nov.2025 budget £1,977,008).

I would anticipate that the final costs will exceed the revised November 2025 budget but will be within the funding allocated for the scheme. It should be understood that with any Project of this nature there are often additional costs which are incurred. In appendix 1 these have been detailed by the Project Officer, who points out that whilst the cost of the variations amounts to £92,927 the Council has benefited from savings of £150,785 against the contract as a result of the Multi-Contractor discount.

This is an interim update which Members are requested to note and will be followed by a further report to the Full Council at its meeting on 13 July 2026.

G Requests in relation to capital expenditure

1. Purchase of mower

A request has been received from the Operations Manager to purchase an additional mower. He has advised: *“Following a recent review of our plant assets with the Maintenance team, we have identified priority areas for investment. The initial requirement for two replacement strimmers has now been completed; these are in use and have been added to the asset register. The next priority identified is the procurement of an additional fine turf mower (quote attached).*

“At present, we are reliant on a single mower capable of meeting the required greens standard. During the playing season, greens require frequent cutting, and any breakdown presents a significant risk to service delivery—an issue we experienced last year. Whilst hire options have been explored, availability cannot be relied upon at short notice. A second mower would provide essential resilience, reduce service risk, and improve our ability to meet operational demands, particularly during extended

workdays for bowls clubs where completing all works within the time window is currently challenging.”

An estimate for this equipment is £8,000 and its procurement is subject to three quotes being received.

A sum of £19,816 (line 4964/800) is included in the budget for 2026-27, funded from the Outside Services Contingency Earmarked reserve, the sum in this reserve being

Members are requested to approve this expenditure of up to £8,000 as detailed above.

2. Replacement vehicle

When the budget was set for 2026-27 a sum of £ 25,000 was set aside for the replacement of the vehicle used by the Biodiversity and Green Spaces Officer. This budget was funded by £17,800 from the precept and £7,200 from the Renewals Fund (EMR320).

Please see appendix 2 (confidential) for officer justification in relation to this matter. Members may consider any trade-in value of the vehicle being replaced as available as an additional budget if required.

Members are requested to approve this expenditure of up to £25,000 as detailed above.

H Internal audit

The Council is required to appoint an internal auditor. The internal auditor is appointed by council every five years and is currently Adrian Shepherd-Roberts of Auditing Solutions. I am of the view and advise Council that the auditor is an independent and competent person who undertakes audits for a number of Council and is employed by [Auditing Solutions](#) employ a number of internal auditors to provide services in the local council sector.

The Internal Auditor undertakes reports throughout the year with the resultant internal audit report reviewed by the Policy, Governance & Finance Committee.

The contract was due for re-tender in 2025 but due to other priorities this did not take place; it is now proposed that this exercise takes place in 2026 for a new contract from 1 April 2027.

Consequently it is recommended that Adrian Shepherd-Roberts of Auditing Solutions is appointed the Internal Auditor for Witney Town Council for the financial year 2026-27 and that a re-tendering exercise takes place during 2026-27 for a new contract for Internal Audit services to commence on 1 April 2027.

Corporate Strategy

The Council's Strategic Plan 2025–29 sets out the Council's long-term priorities and direction, supporting its mission to 'make Witney a great place to live, work and visit.' This report contributes to the delivery of the following strategic pillar of the plan:

1. A Forward Looking Town Council

Risk

In decision making Councillors should give consideration to any risks to the Council and any action it can take to limit or negate its liability.

The provision of regular financial reports and associated matters is part of the Council's risk management system.

Social Value

Social value is the positive change the Council creates in the local community within which it operates. Social value is not quantified in the financial reports but clearly the creation of social value is dependent on setting adequate budgets to meet the Council's objectives.

Financial implications

This report forms part of the Council's due diligence and a process in line with its Financial Regulations. The financial implications are detailed above and also in the attached appendices.

This report forms part of the Council's mechanisms for budgetary control, as it enables income and expenditure incurred to be reviewed and to be compared with the Council's budgets.

Recommendations

Members are invited to note the report and

1. To approve the report and the management accounts of the Council to 31 March 2026.
2. To approve the report on investments to the period to 31 May 2026.
3. To approve the report on investment activity during 2025-26.
4. To note the bar stocktake report for the period to 9 April 2026.
5. To approve the financial update in relation to the West Witney Project.
6. To approve the requests to purchase:
 - a. Mower – budget up to £8,000.
 - b. Replacement vehicle – budget up to £25,000.As detailed in the report.
7. To approve the appointment of Adrain Shephard-Roberts as Internal Auditor for the financial year 2026-27 and delegate the re-tender of the internal audit function to the officers for the five-year period from 1 April 2027.

APPENDIX 1 – UPDATE FROM PROJECT OFFICER RE THE WEST WITNEY PROJECT

West Witney Project – Variations and Cost Savings to date

The West Witney Project is made up of 2 phases which combines the construction of a New Works Depot alongside the refurbishment of the existing Clubhouse.

Throughout a construction project it is considered normal to reveal issues or identify opportunities for improvement. These items are called “variations” which are highlighted, discussed and agreed formally through our strict contract administration processes.

For this report the project officer has detailed the variations for both phases, combined with associated costs and justification. This list represents an up to date position of the project which is still ongoing and is subject to change.

WEST WITNEY PROJECT - VARIATIONS

Phase 1 - NEW DEPOT

Variation	Cost	Justification
Installation of a "Man-Safe" System on the roof of the new Depot	£3,250.00	This system will enable our operatives and contractors to carry out essential maintenance and cleaning of the roof and solar panels, without the need to hire specialist contractors or equipment. This will save the council money in the future.
Increase the height of the vehicle bays on the Car Port	£2,081.98	Previous architect designed car port for our vans and cars. When the Car Port was constructed officers realised the opening was too low to accommodate our larger flatbed vehicles. Remedial work was instructed to ensure not only the Flat-Bed vehicles could park in bays, but also future-proof bays for any vehicles the council may purchase in the future.
Creation of a new internal doorway from the Tractor Bay to the Lawnmower storage area. This entailed the installation of new fire door.	£2,255.00	The installation of this door improves operative efficiency/convenience and building security. It prevents operatives having to walk outside or open main shutters to access the Lawnmower storage areas. Useful if the weather is poor and mitigates the risk of leaving shutters open unintentionally.
Additional grounds work when installing the oil separator underground	£1,301.02	Unexpected solid rock underground when excavating required hire of specialist rock breaking attachments to achieve required hole depth.
Installation of additional CCTV to improve exterior and interior security. Includes supply of 4 new cameras and installation/routing of cables.	£1,485.00	During partial completion inspection officers identified several blind spots inside and outside of building that required addressing.

Installation of Plywood panels to reinforce plasterboard walls within the Tool Storeroom	£438.00	Enables operatives to install hooks and shelves to hang equipment on walls
Installed plywood edging around the 1st floor mezzanines	£2,150.32	Normal construction methods resulted in a 300mm gap around the mezzanine flooring. This isn't a safety issue but could create frustration should anything fall down the gap. As mezzanines are used for storage the risk of this happening is quite high.
Replace loose Type 1 compacted surface in Large Bin Storage area with concrete hard standing finish	£15,651.28	Opportunity presented itself to concrete this area at a cheaper cost than if we decided to concrete in the future. Operationally it made sense as the bin area is a high traffic area for heavy vehicles. In addition, it would have been the only area of the depot that was loose surface, so aesthetically it was justified.
Prepare and concrete additional area excavated to install soakaway crates to satisfy amendment to drainage design	£1,669.50	Districts planning team required some changes to the drainage design to comply with regulations. This meant revising the soakaway design and additional groundworks.
Installation of a Kerb line in the depots storage bays - to prevent materials entering the drainage system	£3,394.65	To comply with regulations and achieve sign off of drainage design, kerb lines were required to prevent stored material and surrounding soil entering the drainage system, reducing risk of blockage.
Supply and install of temporary toilets and associated fencing, gates, locks etc	£3,399.12	The council needed to provide sports teams with toilet facilities whilst the clubhouse is closed
Total	£37,075.87	

Phase 2 - Clubhouse Refurbishment

Variation	Cost	Justification
Unexpected requirement to insulate behind cladding	£2,650.00	Demolition of building revealed a requirement to insulate behind cladding to ensure building meets building control UV value
Demolish Chimney and unstable/cracked internal chimney stack	£3,541.44	Chimney stack was redundant and dated the look of building. Deeper internal investigations revealed large cracks in the inner stack so decision to remove was made based on safety, with added benefit of improving aesthetics.
Supply and install 2x door lintels on ground floor	£675.00	Deeper investigations into building revealed inadequate lintels which needed to be replaced to comply with building control
Remove external wooden door to access the storeroom and block up and make good	£595.00	Door is redundant and would present a hazard as opens into the alleyway separating the kitchen and bar area (high foot traffic).

		Instruction given as mitigates a health and safety risk
Change M&E design to remove high energy consuming electric boilers and replace with Air Source Heat pumps	£8,199.00	Air source heat pump technology has made a step forward since tendering for the project and both reliability and energy consumption has improved significantly. The design of M&E has always been the responsibility of the contractor and upon demonstration of the efficiencies, reliability, cost of purchase and future costs versus electric boilers a decision was made to go with heat pumps. In addition, it aligns with the councils' green strategies and will reduce overall energy consumption year on year.
Repair and re-block unstable wall between bar and sports bar.	£895.00	Deeper investigations into building revealed an unstable wall, which required demolition and rebuild to satisfy building control
SSEN costs to install new electric cable from substation based on 3rd party land to our new depot.	£30,996.00	Despite early engagement with SSEN the council and contractor have been misinformed by SSEN regarding available loads, substation availability and unacceptable quotes. After many discussions and actions to explore all options, we located a substation on 3rd party land that was sufficient for our load requirements. This cost represents the cheapest option available and includes legal wayleave agreements and cost supply and join the lines.
Hire of temporary generator	£8,300.00	Whilst we await SSEN to install new electricity line this generator is to supply electric to New Depot and Clubhouse. As the line is due to be installed end of June this represents an approx. total cost.
TOTAL	£55,851.44	

The combined cost of the variations is **£92,927.31**

The cost savings for the project are yet to be fully captured and costed as this is done at the end of the project and will reported upon within the post project evaluation report. In the meantime, officers can report that the council has saved **£150,785.37** through the contractors Main Contractor Discount (MCD).

Therefore, the headline is whilst the project has incurred additional costs, these are covered by the MCD and don't take into account the cost savings identified through both phases of the project.