

Finance and Resources Committee

10.00am, Thursday, 23 January 2020

Capital Monitoring 2019/20- Month Eight Position

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 To note the projected capital outturn position for the General Fund and Housing Revenue Account (HRA) at month eight;
- 1.2 To note the Council's prudential indicators at month eight; and
- 1.3 To refer the report to the Governance, Risk and Best Value Committee as part of its workplan.

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Capital Monitoring 2019/20- Period Eight Position

2. Executive Summary

- 2.1 The report provides capital expenditure and income forecasts for 2019/20, providing explanations for significant variances.
- 2.2 At month eight, slippage of £25.610m is forecast against the general fund capital expenditure budget of £288.870m. Capital income is forecast to be £179.950m, due to carry forward of £1.579m on Early Years 1,140 hours programme and £2.132m on Town Centre funding, resulting in a net requirement of £83.310m in loans fund advances.
- 2.3 At month eight, the Housing Revenue Account (HRA) is reporting capital expenditure slippage of £8.275m which is partially offset by slippage of £4.564m in capital receipts primarily due to delays in completion of new homes at North Sighthill and Craigmillar which is also reflected in the Place - Lending figures.

3. Background

- 3.1 The Council set its capital investment programme for the period 2019-24 at its budget meeting of 21 February 2019. This budget has subsequently been revised to reflect slippage from 2018/19 and up-to-date project cashflows, as reported to this committee on 15 August 2019.
- 3.2 This report sets out forecast capital expenditure and income for the current financial year at month eight and compares this with the revised capital budget.
- 3.3 The initial Capital Budget Strategy 2020-2030 was reported to Finance and Resources Committee on 10 October 2019 and an updated version will be reported to Finance and Resources Committee on 14 February 2020.

4. Main report

General Fund

- 4.1 At month eight, general fund expenditure is projected to be £263.260m, compared with a budget of £288.870m, resulting in projected slippage of £25.610m. Grants and other capital income are forecast to be £179.950m, which represents acceleration of £3.652m against a budget of £172.90. The remaining expenditure being funded by loans fund advances of £83.310m. A detailed position is provided in Appendix 1.

4.2 Within Communities and Families, slippage includes;

- Rising schools rolls of £5.745m to reflect updated expenditure forecasting for a variety of projects including Sciennes, Kirkliston, Liberton High School, Deanpark Primary School, Castleview and Echline now expected to be completed in 2020/21 financial year;
- Local Development Plan Primary School Design costs of £3.975m as the specialist design team were only appointed at 10 October 2019 Finance and Resources Committee and therefore the works programme has now been more accurately phased;
- New South Edinburgh Primary of £2.553m due to the project being significantly delayed by utility companies relating to the diversion of a combined sewer. Whilst these delays resulted in adjustments to the annual spend profile, they will have no impact on the expected and publicised opening date for the new school of August 2021;
- Boroughmuir High School Extension of £2.042m due to extension of delivery programme agreed with the school to meet operational requirements, with work to be completed by August 2021;
- Castlebrae New Wave Four School of £1.883m in order to align expenditure to the final contract programme now that the project is on-site and work commencing. The estimated opening date for the new school is still August 2021; and
- Early Years 1,140 hours programme of £1.579m which will be matched by corresponding carry forward of the Scottish Government grant, with the Council still on target to deliver additional hours capacity before the statutory deadline.

4.3 Slippage in Communities and Families is partially offset by accelerated expenditure on Meadowbank Stadium ahead of its full funding package being agreed. A proposal for addressing the funding shortfall is set out in the Capital Budget Strategy 2020-30 report, which will be reported to Finance and Resources Committee on 14 February 2020.

4.4 Within the Place Directorate, slippage includes;

- Town Centre Fund where there is slippage of £2.132m which will be matched by corresponding carry forward of the Scottish Government grant. Funding allocations were only made in June 2019 with supported projects commenced thereafter. Projects are scheduled to be completed by 30 September 2020, the deadline set by the Scottish Government for funding;
- North Bridge where there is slippage of £1.670m due to delays, that for the most part, are out with the Council's control. The delays were due to the Contractor resolving scaffolding design issues and ensuring that the bridge can accommodate the scaffold and working loads. This work has had no material impact upon members of the public or adjoining stakeholders. The

project management team have been active in seeking the implementation of mitigation measures to reduce the overall impact of this ongoing delaying event;

- Local Development Plan Roads Obligations where there is slippage of £1.400m. Work is being undertaken to develop project management capacity to deliver this project in-line with the Finance and Resources Committee approval;
- Energy Efficiency Street Lighting Project where there is slippage of £1.168m due to changes in the sequencing of the programme, bringing forward work with less value whilst pushing higher value works towards the rear of the programme. This has added 2 months to the overall 36-month programme due to additional project scope;
- Carriageways and Footways where there is slippage of £1.084m due to inherent issues and complexities that forces the delay of the programme;
- Leith Theatre where there is slippage of £0.648m due to delays caused by relocation of an electrical substation; and
- Dunard Centre where there is slippage of £0.500m due to uncertainty caused by the judicial review.

4.5 The forecast includes estimated costs for the Tram to Newhaven project which are based on the Final Business Case approved by Council on 14 March 2019 and the updated position following completion of Early Contractor Involvement stage of the project. The budget was realigned in Period Six to reflect the revised expenditure profile agreed following Early Contractor Involvement and remains within the time and budget parameters agreed by Council. The new spend profile at Period Eight shows acceleration of £4.217m, this includes re-alignment of the programme of work for mobilisation, traffic management and utilities. At Period Six, insurance costs were assumed to be spread across the entire project whereas they are now recognised as being paid up-front.

4.6 Within the Place - Lending figures, there is slippage in National Housing Trust payments where the Shrubhill payment of £4.723m which was due in February 2020 is forecast to slip into next financial year, with completion now estimated at September 2020. There is also slippage on Edinburgh Living Mid-Market Rent (MMR) on-lending of £7.503m due to delays in completion of new homes at North Sighthill and Pennywell. The Council will delay borrowing to match the revised expenditure profiles.

4.7 Within the Resources Directorate, there is acceleration across Asset Management Works which includes;

- c. £2m major structural improvements to ceilings;
- c. £2m asbestos removal costs;
- c. £1m for Edinburgh Leisure properties; and

- c. £5m for access to school properties throughout the year which has allowed an acceleration of works from future years.

- 4.8 There is a general slippage bias of 2.5% applied across the programme included in the figures provided in Appendix 1, resulting in additional slippage of £4.215m. This is in recognition of the fact that variances against budgets are likely to occur due to delays or unforeseen circumstances out with the Council's control. The Directorates have provided forecasts against project budgets and the general provision will be kept under review throughout the year and forecasts will be amended as appropriate.
- 4.9 Additional detail of the slippage and acceleration on capital projects is included in Appendix 2. This is split across five broad categories; however, it is worth noting that a project could exhibit an element of all the categories, but the overriding reason has been considered when applying a variance category.
- 4.10 Income from asset sales is anticipated to be £10.698 higher than budget. This is largely due to the acceleration of land sales to the HRA for affordable house building and regeneration. This acceleration is partially offset by a reduction in capital grants income, reflecting the carry forward of £1.579m for the Early Years 1,140 hours programme and £2.132m for the Town Centre Fund. Members should be aware that the value and timing of capital receipts can be impacted by several factors including abnormal costs arising from survey results and offers contingent on planning approvals. Any revisions to the receipts programme will be reported within future capital monitoring reports.

HRA

- 4.11 The HRA capital investment budget is £108.954 million for 2019/20, a 35% increase on the previous year and is the largest annual capital investment programme in Council homes. At period eight, it is forecasting a slippage of £8.275m (7.6%) on the approved annual expenditure budget. There is slippage in capital receipts of £4.564m primarily from Edinburgh Living MMR as clarified in 4.6, resulting in a net slippage across the HRA of £3.711m (6.2%). A detailed position is provided in Appendix 3.
- 4.12 This year's core capital programme includes installation of new heating systems, improved insulation and new windows and doors to enable homes to meet the Energy Efficiency Standard for Social Housing (ESSH); making them easier and cheaper to heat for tenants with 75% of homes expected to meet ESSH by the end of the year. The reported slippage on the core housing improvement programme is due to contractor capacity; including the loss of a major kitchens and bathroom contractor who went into administration at the end of the last financial year. To mitigate this risk in future, a new Housing Capital Framework is currently being procured and expected to be in place from April 2020. This will increase the number of lots and contractors who can be drawn upon to deliver the five-year capital programme.
- 4.13 There is also an element of slippage in the external fabric improvement programme, due to delays in securing owner consents to progress works in mixed tenure blocks.

A business case is presented to this Committee to pilot a Mixed Tenure Improvement Service (MTIS) and to extend debt repayment terms to Council's Scheme of Assistance to increase the support available for home-owners in HRA-led projects to help progress mixed tenure investment programme.

- 4.14 The slippage in the core programme has been partly offset by the acquisition of ex-Council homes to consolidate Council owned blocks and the acceleration of the heating replacement programme. It is expected that 75% of Council homes will meet the Energy Efficient Standard for Social Housing by the end of the year.
- 4.15 The 2019/20 Council new build programme budget of £73.323m represents a 72% increase on the previous year's budget and is the largest Council annual new build programme to date. There are currently around 800 homes under construction, 3,500 homes in design development and/or procurement; including major strategic sites at Fountainbridge, Powderhall, Meadowbank and Granton. Around 300 new homes are expected to complete by the end of 2019/20. The house building programme is projecting slippage of £2.564m (3.5%) in gross expenditure in month eight. There have been some delays in handover of homes from contractors with damages applied in accordance with contractual agreements. A significant proportion of this year's budget will be used to purchase land from the General Fund for housing development through the HRA.
- 4.16 Despite the projected slippage, the HRA capital programme is forecasting an outturn of over £100m in 2019/20, which is almost 25% higher than last year's outturn and more than double the amount spend in 2016/17.

Prudential Indicators

- 4.17 The above forecasts are reflected in the Council's prudential indicators, which are set out in Appendix 4.

5. Next Steps

- 5.1 Finance staff will continue work with project and programme managers to monitor capital budgets. A further capital monitoring report will be provided to the Finance and Resources Committee showing the outturn position.

6. Financial impact

- 6.1 The projected 2019/20 general fund outturn outlines loans fund advances of £83.310m. The overall loan charges associated with this over a 30-year period would be a principal amount of £83.310m, interest and expenses of £75.207m, resulting in a total cost of £158.517m based on a loans fund interest rate of 4.6%. The average annual cost would be £5.284m for 30 years.
- 6.2 The projected 2019/20 HRA outturn outlines loans fund advances of £55.800m. The overall loans charges associated with this over a 30-year period would be a principal amount of £55.800m, interest of £50.373m, resulting in a total cost of £106.173m based on a loans fund rate of 4.6%. The average annual cost would be £3.539m for 30 years.

- 6.3 Borrowing required is carried out in line with the Council's approved Treasury Management Strategy.
- 6.4 The loan charge costs outlined above will be met from the general fund and HRA revenue budgets for loan charges.

7. Stakeholder/Community Impact

- 7.1 Consultation on the capital budget was undertaken as part of the Council's budget setting process.
- 7.2 The stakeholder and community impact of individual projects within the Council's capital programme is considered as part of the business cases for those projects.

8. Background reading/external references

- 8.1 [Capital Investment Programme 2019-20 to 2023-24](#), The City of Edinburgh Council, 21 February 2019
- 8.2 [Housing Revenue Account Budget Strategy 2019-24](#), The City of Edinburgh Council, 21 February 2019
- 8.3 [Coalition Budget Motion](#), The City of Edinburgh Council, 21 February 2019
- 8.4 [Edinburgh Tram – York Place to Newhaven Final Business Case](#), The City of Edinburgh Council, 14 March 2019
- 8.5 [Capital Monitoring 2019/20 – Month Three Position](#), Finance and Resources Committee, 15 August 2019
- 8.6 [Half Year Capital Monitoring 2019/20 Position](#), Finance and Resources Committee, 6 December 2019
- 8.7 [Capital Budget Strategy 2020-30](#), Finance and Resources Committee, 10 October 2019

9. Appendices

Appendix 1 - Capital Monitoring 2019/20 – General Fund

Appendix 2 - Slippage and Acceleration on Projects

Appendix 3 - Capital Monitoring 2019/20 – HRA

Appendix 4 - Prudential Indicators 2019/20

Appendix 1 Capital Monitoring 2019/20

General Fund Summary

Period 8

Expenditure	Approved Budget £000	Adjusts £000	Revised Budget £000	Actual to Date £000	Projected Outturn £000	Projected Variance £000	%
Communities and Families	116,193	-34,789	81,404	26,936	66,319	-15,085	-18.53%
Edinburgh IJB	239	-122	117	0	117	0	0.00%
Place	141,766	-31,475	110,291	50,494	99,745	-10,546	-9.56%
Place - Tram York Place to Newhaven	0	20,994	20,994	8,863	25,211	4,217	20.09%
Place - Lending	18,118	22,556	40,674	19,895	28,448	-12,226	-30.06%
Resources - Asset Management Works	31,498	-4,494	27,004	32,734	40,300	13,296	49.24%
Resources - Other	11,706	-3,320	8,386	549	7,335	-1,051	-12.53%
General slippage in programme 2.5% (excluding lending, TMDF and Tram)	0	0	0	0	-4,215	-4,215	n/a
Total Gross Expenditure	319,520	-30,650	288,870	139,471	263,260	-25,610	-8.87%
Income							
<i>Capital Receipts</i>							
General Asset Sales	6,318	10,127	16,445	2,916	16,445	0	0.00%
Ringfenced Asset Sales	10,000	0	10,000	6,273	20,698	10,698	106.98%
<i>Total Capital Receipts from Asset Sales</i>	<i>16,318</i>	<i>10,127</i>	<i>26,445</i>	<i>9,189</i>	<i>37,143</i>	<i>10,698</i>	<i>40.45%</i>
<i>Drawdown from Capital Fund</i>	<i>6,311</i>	<i>0</i>	<i>6,311</i>	<i>0</i>	<i>6,311</i>	<i>0</i>	<i>0.00%</i>
<i>Developer and Other Contributions</i>	<i>585</i>	<i>12,760</i>	<i>13,345</i>	<i>12,113</i>	<i>13,345</i>	<i>0</i>	<i>0.00%</i>
<i>Developers Contributions Transferred to Investments</i>	<i>0</i>	<i>0</i>	<i>-8,728</i>	<i>-8,728</i>	<i>-8,728</i>	<i>0</i>	<i>0.00%</i>
Total Capital Receipts	23,214	22,887	37,373	12,574	48,071	10,698	28.62%
<i>Grants</i>							
Scottish Government General Capital Grant	58,675	71	58,746	39,429	58,746	0	0.00%
Cycling, Walking and Safer Streets	834	0	834	0	893	59	7.07%
Transfer of Management of Development Funding (TMDF)	33,877	11,354	45,231	10,429	45,231	0	0.00%
Early Years and Childcare - Expansion	14,500	0	14,500	14,500	12,921	-1,579	-10.89%
Town Centre Fund	0	2,613	2,613	1,960	481	-2,132	-81.59%
Capital Grants Unapplied Account Drawdown	11,297	2,310	13,607	0	13,607	0	0.00%
Total Grants	119,183	16,348	135,531	66,318	131,879	-3,652	-2.69%
Total Income	142,397	39,235	172,904	78,892	179,950	7,046	4.08%
Balance to be funded through Loans Fund Advance	177,123	-69,885	115,966		83,310	-32,656	-28.16%

Appendix 2 Capital Monitoring 2019/20

General Fund Summary

Period 8

Slippage and Acceleration on Projects

Slippage on projects is shown as a negative value, while acceleration or overspends are shown as positive values.

Key to variance category

- Type**
1. Slippage due to unforeseen delays
 2. Slippage due to optimistic budget
 3. Slippage due to timing of payments
 4. Acceleration on a project
 5. Projected Underspend on a project

Explanation

Slippage that has occurred due to unforeseen circumstances or delays that for the most part, are outwith the Council's control.

Slippage that has occurred due to optimism bias when budget was set. Issues include projecting spend on block budgets when a programme of works has not been considered or designed, not applying a discount factor for adverse weather / risk issues, providing for too much contingency and predicting an optimistic works timetable.

Slippage that has occurred where a project is on time and schedule but is as a result of the timing of cash flows. Represents accelerated spend on a project i.e. due to better than anticipated progress.

Projects where the final outturn is expected to be below budget.

Note that a project will exhibit an element of all of the above but the overriding reason has been considered when applying a variance category.

	Movement Between			Variance Category	
	Period 8 £000	Period 6 £000	Periods £000		
Communities and Families			Explanations for Significant Slippage / Acceleration		
LDP Primary Schools	-3,975	0	-3,975	Specialist design team appointed at 10 October 2019 Committee	2
New South Edinburgh Primary	-2,553	-243	-2,310	Project significantly delayed due to utilities	1
Boroughmuir High School Extension	-2,042	-1,764	-278	Delivery date rescheduled with school's agreement	2
Castlebrae New Wave Four School	-1,883	-1,883	0	Delay in going on-site but forecast matches contract, now on-site and work commencing	2
Early Years 1,140	-1,579	-5,062	3,483	Slippage will be matched by carry forward of Scottish Government Grant	1
Rising School Rolls Total Programme	-5,745	-1,761	-3,984	Sciennes, Kirkliston, Liberton, Deanpark, Castleview and Echline slipped to next year	2
Boroughmuir High School	-916	-1,316	400	Original build complete - retention being held	3
Leith Victoria Primary School	-54	1,042	-1,096	Project now delayed due to land transfer and site conditions	1
Meadowbank Sports Centre	3,394	995	2,399	Timing difference on income and expenditure	4
St Crispin's School	660	313	347	Acceleration in year	4
Net (slippage) / acceleration on various projects	-392	-434	42	Various movements over a number of projects	2
Total Communities and Families	-15,085	-10,113	-4,972		
Place (including Tram and Lending)					
Edinburgh Living Mid-Market Rent	-7,503	-6,971	-532	Delays in completion of new homes at North Sighthill and Craigmillar	3
National Housing Trust	-4,723	-4,723	0	Shrubhill payment of £4.7m due in February 2020 now forecast September 2020	3
Trams - York Place to Newhaven	4,217	0	4,217	New profile aligned to timing of programme of work; including mobilisation, traffic management and utilities. Insurance now paid up-front rather than profiled over the life of project.	4
Town Centre Fund	-2,132	0	-2,132	Slippage will be matched by carry forward of Scottish Government Grant	2
North Bridge Major Refurbishment	-1,670	-1,435	-235	Delays in temporary works scaffolding design and erection and condition of concrete deck, necessitating redesign.	1
LDP Roads	-1,400	-1,400	0	Developing a PMO schedule to deliver the project	2
Energy Efficiency Street Lighting	-1,168	-1,715	547	Lower value work has been brought forward	3
Carriageways and Footways	-1,084	0	-1,084	Optimistic budget with inherent issues and complexities that forces the delay of the programme	2
Various Bridge Strengthening Projects	-817	-367	-450	Primarily slippage on Burnshot Bridge	1
Leith Theatre	-648	-648	0	Delay caused by relocation of an electrical substation	2
Dunard Centre	-500	-500	0	Due to uncertainty caused by the judicial review	1
Localities	-363	0	-363	Optimistic budget with inherent issues and complexities that forces the delay of the programme	2
Bus Priority Schemes / Bus Shelters	-357	0	-357	Use of additional Transport Scotland funding is being prioritised before Council funding	3
Net (slippage) / acceleration on various projects	-407	61	-468	Various movements over a number of projects	2
Total Place	-18,555	-17,698	-857		
Resources - Asset Management Works					
Acceleration across the Asset Management Works programme	13,296	2,881	10,415	£2m ceilings, £2m asbestos, £1m Edinburgh Leisure and c. £5m acceleration of school projects	4
Total Resources - Asset Management Works	13,296	2,881	10,415		
Resources - Other					
Net (slippage) / acceleration on various projects	-1,051	285	-1,336	Slippage on IT contract and other minor movements across projects	2
Total Resources - Other	-1,051	285	-1,336		
Council Wide / Corporate Projects					
Net (slippage) / acceleration on various projects	-4,215	-4,036	-179	Various movements over a number of projects	2
Total Council Wide / Corporate Projects	-4,215	-4,036	-179		
Total for all Services	-25,610	-28,681	3,071		
Summary of Variance Category					
1 Slippage due to unforeseen delays	-7,173	-6,565	-608		
2 Slippage due to optimistic budget	-25,337	-11,580	-13,757		
3 Slippage due to timing of payments	-14,667	-14,725	58		
4 Acceleration on a project	21,567	4,189	17,378		
5 Projected final underspend	0	0	0		
	-25,610	-28,681	3,071		

Appendix 3 Capital Monitoring 2019/20

Housing Revenue Account

Period 8

Expenditure	Revised Budget £000	Actual to Date £000	Projected Outturn £000	Projected Variance	
				£000	%
Core Programme	35,631	15,806	29,921	-5,710	-16.0%
House Building	73,323	23,425	70,758	-2,565	-3.5%
Total Gross Expenditure	108,954	39,231	100,679	-8,275	-7.6%
Income	Revised Budget £000	Actual to Date £000	Projected Outturn £000	Projected Variance	
				£000	%
Capital Receipts	17,917	13,353	13,353	-4,564	-25.5%
Developers and Other Contributions	23,000	2,027	23,000	0	0.0%
Specific Capital Grant	8,526	2,801	8,526	0	0.0%
Total Income	49,443	18,181	44,879	-4,564	-9.2%
Balance to be funded through Loans Fund Advance	59,511	21,050	55,800	-3,711	-6.2%

Appendix 4 Capital Monitoring 2019/20

Prudential Indicators 2019/20 - Period 8

Indicator 1 - Estimate of Capital Expenditure	2018/19	2019/20	2019/20	2020/21	2020/21	2021/22	2021/22	2022/23	2022/23	2023/24	2023/24
	Actual £000	Estimate £000	Forecast £000								
Council Wide / Corporate Projects	26	0	0	0	0	0	0	0	0	0	0
Contingency - Meadowbank Stadium	0	0	0	0	0	0	0	0	0	7,000	7,000
Lending	23,152	40,674	28,448	80,154	91,848	55,104	55,104	76,692	76,692	22,266	22,266
Communities and Families	28,431	77,414	66,319	96,617	96,617	1,707	1,707	165	165	165	165
Edinburgh Integration Joint Board	138	117	117	5,000	5,000	5,000	5,000	0	0	0	0
Place	109,572	106,650	99,745	84,984	84,984	29,963	29,963	36,785	36,785	19,835	19,835
Resources	2,652	8,386	7,335	5,000	5,000	0	0	0	0	0	0
Resources - Asset Management Works	21,770	27,039	40,300	30,000	30,000	25,516	25,516	20,450	20,450	14,000	14,000
Trams	0	20,994	25,211	90,804	90,804	58,004	58,004	29,731	29,731	0	0
General slippage / acceleration across programme (5% 2.5% 19/20)	0	0	-4,215	0	-7,044	0	7,971	0	239	0	1,170
Total General Services Expenditure	185,741	281,274	263,260	392,559	397,209	175,294	183,265	163,823	164,062	63,266	64,436
Housing Revenue Account Expenditure	108,954	100,679	100,679	142,251	142,251	177,531	177,531	171,392	171,392	273,984	273,984
Total Capital Expenditure	185,741	390,228	363,939	534,810	539,460	352,825	360,796	335,215	335,454	337,250	338,420

The 'estimate' figures relate to those reported as part of the revised Capital Investment Programmes reported to Finance and Resources Committee on 16 August 2019 incorporating the final slippage and realignment after the outturn for 2018/19. Differences between these and the 'forecast' figures relate to slippage or acceleration in the programmes for the General Fund and HRA detailed in Appendices 1, 2 and 3.

The 'Lending' figures relate to lending by the Council to National Housing Trust (NHT) bodies and Edinburgh Living LLPs. The Edinburgh Living LLPs figures are based on a pipeline of development and will be subject to annual approval from Finance and Resources Committee and Council. The figures shown are indicative.

Indicator 2 - Ratio of Financing Costs to Net Revenue Stream	2018/19	2019/20	2019/20	2020/21	2021/22	2022/23	2023/24
	Actual %	Estimate %	Forecast %	Estimate %	Estimate %	Estimate %	Estimate %
General Services	11.38	10.58	10.44	10.72	10.44	10.39	n/a
Housing Revenue Account	39.98	41.64	42.08	44.64	46.96	49.41	50.89

Figures for 2020/21 onwards are indicative as neither the Council nor HRA has set a budget for these years. The figures for General Services are based on the current long term financial plan that ends in 2022/23. HRA figures are based on the current business plan.

Indicator 3 - Capital Financing Requirement	2018/19	2019/20	2019/20	2020/21	2020/21	2021/22	2021/22	2022/23	2022/23	2023/24	2023/24
	Actual £000	Estimate £000	Forecast £000								
General Services (including finance leases)	1,079,328	1,206,776	1,205,308	1,376,423	1,368,088	1,384,096	1,383,732	1,356,907	1,356,782	1,272,398	1,273,443
Edinburgh Living LLP	2,734	26,862	19,238	107,326	99,654	161,152	153,480	235,798	151,434	254,932	148,302
NHT LLPs	87,143	103,651	98,928	107,693	107,693	107,693	107,693	107,693	107,693	107,693	107,693
Housing Revenue Account	377,454	415,351	412,759	415,678	413,086	479,677	477,085	526,588	523,996	675,321	672,729
Total Capital Financing Requirement	1,546,659	1,752,640	1,736,233	2,007,120	1,988,521	2,132,618	2,121,990	2,226,986	2,139,905	2,310,343	2,202,167

Forecasts include the capital financing requirement relating to PPP assets and advances to NHT and Edinburgh Living LLPs