
NOTICE OF MEETING

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

WEDNESDAY, 9 APRIL 2014 AT 9.00 AM

CONFERENCE ROOM A - CIVIC OFFICES (FLOOR 2)

Telephone enquiries to Vicki Plytas 02392 834058
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CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT Councillor Terry Hall (Liberal Democrat)

Group Spokespersons

Councillor Aiden Gray, Labour
Councillor Frank Jonas, Conservative

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.

AGENDA

- 1 Apologies for Absence**
- 2 Declaration of Members' Interests**
- 3 Introduction of Planning Pre Application Charging (Pages 1 - 6)**

The attached report by the City Development Manager sets out the process for introducing charging for pre-application advice. It seeks approval for a charging schedule and following consultation the introduction of a charging schedule from 6th May 2014.

RECOMMENDED that the Cabinet Member:

(1) Approve 6 May 2014 as the start date for the introduction of pre-application charges.

(2) Authorise the City Development Manager, following consultation, to make reasonable changes to the charging schedule in consultation with the Cabinet Member for Planning, Regeneration and Economic Development.

4 Monitoring of 2013/14 cash limits and capital programme for the period to 31 December 2013 (information report) (Pages 7 - 18)

The attached report by the Strategic Director, Head of Financial Services & Section 151 Officer is to inform the Cabinet Member of:

- i) The forecast revenue expenditure for the year compared with the cash limited budget.
- ii) The forecast capital expenditure against the capital programme for the Planning, Regeneration and Economic Development (Excluding the Port) portfolio.

RECOMMENDED that the Cabinet Member for Planning, Regeneration and Economic Development:

- i) **Notes the forecast revenue expenditure for the year compared with the cash limited budget.**
- ii) **Notes the forecast capital expenditure against the capital programme for the Planning, Regeneration and Economic Development (Excluding the Port) portfolio.**

Agenda Item 3



Portsmouth
CITY COUNCIL

Agenda item:

Decision maker: Cabinet Member for Planning, Regeneration and Economic Development, 9th April 2014

Subject: Introduction of pre-application charging

Report by: City Development Manager

Wards affected: All

Key decision (over £250k): No

1. Purpose of report

- 1.1 This report sets out the process for introducing charging for pre-application advice. It seeks approval for a charging schedule and following consultation the introduction of a charging schedule from 6th May 2014.

2. Recommendations

The Cabinet Member is recommended to:

- 1. Approve 6 May 2014 as the start date for the introduction of pre-application charges.**
- 2. Authorise the City Development Manager, following consultation, to make reasonable changes to the charging schedule in consultation with the Cabinet Member for Planning, Regeneration and Economic Development.**

3. Background

- 3.1 The City Development teams provide pre-application advice as an integral part of the overall service to a host of customers wishing to carry out different types of development within the city. Although engagement / discussions prior to the submission of a planning application is not a statutory requirement (and historically has not been charged for), it is general considered best practice to deliver such advice as it contributes to higher quality development, reduces risk and uncertainty for developers / applicants and helps promote growth and inward investment.
- 3.2 The practice of pre-application engagement is now also firmly encouraged in the National Planning Policy Framework (NPPF). Pre-application engagement is considered by the government to be an essential requirement on both planning departments and developers in order to secure developments that improve the economic, social and environmental conditions of an area.
- 3.3 The provision of pre-application advice is a discretionary service and has not been charged for to date. Due to the significant benefit that can be achieved for this early engagement considerable time is currently spent on pre-application advice and

guidance. A number of other authorities in the Hampshire area already charge fees for pre-application planning advice and it is also common practice throughout the country. The council has the ability, through the Local Government Act 2000, to apply a charge for this service. The introduction of pre-application charging was considered by the Cabinet, at its meeting on 11th November 2013, as part of the Revenue and Budget 2014 / 2015 report and the proposal to introduce pre-application charging for advice was accepted.

- 3.4 Whilst the introduction of pre-application charging would produce an income it would also provide a structured approach for developers / applicants and council officers in the way the advice is sought and given.

The benefits of a structured pre-application service include:

- providing an understanding of the relevant issues, opportunities and constraints, planning policies and other material considerations associated with a proposed development;
- working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development;
- discussing the possible mitigation of the impact of a proposed development including measures that might be secured through planning obligations;
- identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage;
- providing more certainty of outcome to developers, and
- increasing the likelihood of developing a scheme that is capable of being implemented.

- 3.5 Proposed timetable

Date	Stage
January - March 2014	Research / formulating schedule and procedures
April 2014	PRED approval / consultation / finalise implementation
May 2014	Introduce charging schedule

Factors for Consideration

- 3.6 Due to the significant advantages associated with the provision of pre-application advice the City Development Manager considers that a good, well-structured pre-application service could play a key role in enabling the delivery of sustainable development and growth within the city. The introduction of a structured system with charging and service standards will ensure that this part of the service is as efficient and effective as possible.

- 3.7 Certain elements of the service will remain free of charge such as telephone advice and the reception service available via the ground floor of the civic offices (although the way this element is delivered will be subject to further review). Planning application fees will also remain chargeable according to the nationally regulated level of charging.
- 3.8 The pre-application service will seek to raise complex or difficult issues at an early stage enabling these issues to be resolved prior to the submission of an application. The service may also be used to confirm to a customer whether planning permission is required, (although such an opinion would be expressed as an informed view rather than a legal determination).
- 3.9 To ensure that the service is provided in an efficient manner, developers will be required to provide sufficient information about a scheme to enable advice to be given. The amount of information required will be set out in supporting guidance produced by the City Development Service, which will be available in various formats, including on the council's website.
- 3.10 All pre-application submissions from developers / applicants can be provided on paper or electronically. In addition, a new website (with forms and an online payment system) has been developed and it is envisaged that most applications will come via this route. It is intended that the introduction of the new website will help to provide a pre-application system that is efficient, clear, easy to use and customer friendly.
- 3.11 For larger proposals a meeting (or meetings) will be held with the developer. The developer will be required to provide explanatory information prior to their meeting, such as an analysis of the character of the area, and an assessment of the constraints and opportunities of the site. This information will be used as a means of ensuring that all relevant issues are identified early in the discussion and they are properly considered in the development of the scheme. This will improve the quality of formal applications and more importantly, it will improve the quality of the schemes as they are being proposed, and ensure that all issues are addressed. It is more likely that by having the additional information at an earlier stage there will be less likelihood that something would be identified during the life of an application that prevents or challenges the delivery of the scheme.
- 3.12 Written confirmation of the advice given will be provided (which is set out in the charging schedule), for all pre-application advice where a charge has been made.
- 3.13 The City Development team gives planning advice and guidance to a number of other services within the council, it is not envisaged that there will be a charge to internal customers.

Fees

- 3.14 The following fee schedule and service provided are proposed:



Type of advice	Service provided	Fee
<p>Householder and small developments -</p> <ul style="list-style-type: none">proposals to alter or extend a single house or a single flat including where the property affected is a listed building;shopfronts;advertisements. <p>Exemption from payment would apply for alterations, extensions etc to a dwelling house for the benefit of a registered disabled person</p>	<p>A written response will be provided within a set target date (currently 15 working days).</p> <p>Meetings would be an additional charge and a site visit is at the discretion of the case officer and is not guaranteed.</p>	£40
<p>Minor development -</p> <ul style="list-style-type: none">residential conversions up to 4 residential units with no new extensions;change of use with no increase in floorspace;mixed use with no increase in floorspace;telecommunications equipment;air conditioning / ventilation equipment;amendment to previously approved schemes;discharge of conditions attached to previously approved schemes.	<p>A written response will be provided within a set target date (currently 15 working days).</p> <p>Meetings would be an additional charge and a site visit is at the discretion of the case officer and is not guaranteed.</p>	£250
<p>Medium development -</p> <ul style="list-style-type: none">residential new build or conversion with extension relating to 1-9 residential units;non-residential new build or conversion with extension where the increase in floorspace is less than 999sqm.	<p>A written response will be provided within a set target date (currently 15 working days).</p> <p>A one hour meeting will be provided. Additional meetings would be an additional charge. An unaccompanied site visit will be undertaken by the case officer.</p>	£400



Type of advice	Service provided	Fee
Major development - <ul style="list-style-type: none">• 10 or more residential units;• 1000sqm or more of non-residential floorspace. Developers can elect to use a 'Planning Performance Agreement' (PPA) for schemes depending on the complexities of the proposal and site.	A written response will be provided within a set target date (currently 15 working days). A one hour meeting will be provided. Additional meetings would be an additional charge. An unaccompanied site visit will be undertaken by the case officer.	£600
Planning Performance Agreement (PPA)	A bespoke service will be provided including written advice, meetings and an agreed timetable for any subsequent planning application.	An estimated cost will be provided per application.

Consultation

- 3.15 If the Cabinet Member approves the introduction of pre-application charging, consultation with regular users will start in April and if necessary the process will be further modified and tested. Council officers will also be briefed during April 2014. It is the intention to introduce the pre-application charging scheme on the 6th May 2014.

4. Reasons for recommendations

- 4.1 The council has accepted the principle of introducing pre-application charging for planning advice as part of the Cabinet Revenue and Budget 2014 / 2015 report. This report sets out the advantages of introducing this system and proposes a charging structure.

5. Equality impact assessment (EIA)

- 5.1 A preliminary EIA has been completed which shows that there will not be a disproportionate impact on any equality group as a result of the proposals and so a full EIA is not necessary.

6. Head of legal services' comments

- 6.1 Under its general powers provided through the Localism Act 2011, the council may introduce charging for advice given to prospective developers before any formal planning application is submitted. Early pre-application discussion of development proposals will lead to improved quality of applications, and reduce delays in the more formal and statutory processes of determining the applications. It will be necessary to ensure that the documents and website guidance explaining the scheme is 'user friendly'. Developers using the service should be able to

understand that nothing from pre-application discussions would have an effect to bind the council to a particular decision on particular issues associated with a development, or in respect of their planning application.

7. Head of finance’s comments

7.1 A budget saving of £10,000 was approved in February 2014 to be achieved through the introduction of charging for pre-application planning advice. Previously this advice has been given free of charge. Historically the number of requests for pre-application planning advice has not been formally recorded, it is anticipated, however, that sufficient income will be generated to meet the savings target.

The charging rates proposed are comparable to those being charged by other authorities locally and across the country and PCC will be the last council in the Hampshire area to introduce costs. It is therefore important that these charges are comparable with other organisations and are of level that will not deter applicants from seeking early advice.

.....
Signed by City Development Manager

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
None.	

The recommendation(s) set out above were approved / approved as amended / deferred / rejected by on

.....
Signed by:

Agenda Item 4

FOR INFORMATION ONLY

Agenda item:

4

Title of meeting:	Cabinet Member for Planning, Regeneration and Economic Development
Date of meeting:	27 March 2014
Subject:	Monitoring of 2013/14 Cash Limits and Capital Programme for the Period to 31 December 2013
Report by:	Strategic Director and Head of Finance & S151 Officer
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 The purpose of this report is to inform the Cabinet Member of:
- i) The forecast revenue expenditure for the year compared with the cash limited budget.
 - ii) The forecast capital expenditure against the capital programme for the Planning, Regeneration and Economic Development (Excluding the Port) portfolio.

2. Recommendations

- 2.1 It is recommended that the Cabinet Member for Planning, Regeneration and Economic Development:
- i) Notes the forecast revenue expenditure for the year compared with the cash limited budget.
 - ii) Notes the forecast capital expenditure against the capital programme for the Planning, Regeneration and Economic Development (Excluding the Port) portfolio.

FOR INFORMATION ONLY

3. Information requested

Cash Limit 2013/14

	£'000	
Controllable Cash Limit 2013/14	(1,304)	
Outturn 2013/14		%of Budget
Controllable Cash Limit 2013/14	(1,304)	100
Forecast net expenditure to 31 March 2014	(1,237)	94.9
Forecast under achievement of income	67	5.1

An analysis of the Portfolio's actual variations from budget is attached at Appendix A, an overspend of £66,971 was reported to 31st December, 2013. Funding has subsequently been identified to offset the PCMI overspend, see note 9 below. The revised outturn for the Portfolio will therefore be a £28,104 underspend.

An analysis of the Portfolio's capital expenditure to 31st December 2013 is attached at Appendix B.

4. Manager's Comments

(Please read in conjunction with the attached Appendix A)

The revised revenue outturn for the Portfolio compared to the cash limit indicates a projected underspend of £28,104 at year end.

There are compensating underspend and overspend variances between services, detail of the variances exceeding £5,000 is outlined below.

1. Planning Management and Administration - Underspend (£47,000)

Following the formation of the Planning and City Development team, there has been a re-structure of the service. Expenditure has been reduced as a result of posts remaining vacant for longer than originally anticipated during the transition period.

4. Building Regulations and Control - Underspend (£20,000)

The underspend is as a result of vacant posts in the service. This has been offset by a reduction in income as a result of the team having less capacity to proactively seek fee earning work.

7. Economic Development, Business and Standards -

FOR INFORMATION ONLY

Underspend (£44,485)

The projected underspend is due to the service having been able to attract additional one-off sponsorship for town centre activities and also reduce expenditure on Christmas lights and other seasonal events.

8. Enterprise Centres - Underspend (£53,992)

The Enterprise Centres have had higher than anticipated occupancy levels which has led to increased income compared to budget.

9. PCMI - Overspend £95,075

Sales within PCMI manufacturing are below the targeted amount, resulting in a reduction in sales income. This shortfall will be met from within the overall PCMI Service, the source of funding has recently been identified and was not reported at 31st December 2013.

10. Community Learning - Overspend £63,000

Within Employment, Learning and Skills (*Community Learning*), a staffing restructure was expected to be completed by the end of July however anticipated savings were reduced as the restructure wasn't actually completed until end of August. In addition, the *Pride in Pompey* project lost a significant external funding contract, as funds were diverted to colleges. Further collaboration with the colleges is expected to replace this direct income stream but no formal agreement is expected to be in place until after April 2014.

13. Property Portfolio - Overspend £77,373

Once a City Council asset is declared surplus to requirements the holding and disposal costs of the property become the responsibility of the Property Portfolio. As these costs cannot be predicted or controlled by the Head of Service, no formal cash limit exists for this spend, and in previous years these costs have been absorbed by other underspends in the Portfolio. However, it is proposed that as a result of recent changes to the carry forward rules, and the identification of this pressure in advance, a bid to the corporate contingency will be made to ensure that any overspend is funded corporately, without impacting on the remaining Portfolio. In addition, to avoid this situation occurring in the future, an ongoing cash limit will be issued to this service from 2014/15 to reflect the anticipated ongoing need to incur costs for future assets disposals.

CAPITAL

The revised 2013/14 capital estimates for this Portfolio are summarised at Appendix B. A brief description and status of each scheme is included below.

FOR INFORMATION ONLY

1. **City Centre Regeneration - Environmental Enhancements**
(Total Scheme Budget £703,781 - Spend to Date £673,588)
2. **City Centre Regeneration - Branding and Marketing**
(Total Scheme Budget £20,000 - Spend to Date £5,772)
3. **City Centre Interim Works**
(Total Scheme Budget £250,000 - Spend to Date £129,379)
4. **Southsea Shopping Centre**
(Total Scheme Budget £655,401 - Spend to Date £607,147)

11. **Enterprise Centre Dilapidations**
(Total Scheme Budget £40,000- Spend to Date £nil)

There has been no activity on any of the above schemes this year and as a result they are currently under a review to determine whether they will continue to form part of the Capital programme.

5. **North End Shopping Centre Regeneration**
(Total Scheme Budget - £400,000 - on target)

Overview of scheme

Regeneration of shopping area.

Progress

All capital work has been done but some remedial work is required on road and pavement surfacing.

Completion date

Due to complete 2014/15

6. **Palmerston Road (Total Scheme Budget £500,000 - on target)**

Overview of scheme

Palmerston Road improvements.

Progress

The commuted sum for future maintenance is still to be agreed. This will inform the final cost of the scheme.

Completion date

Agreement on commuted sum should be reached in 2014/15.

FOR INFORMATION ONLY

7. Land Purchase - Unit H16 Limberline Spur (Total Scheme Budget £100,000 – Inactive)

Overview of scheme

Deposit for right to purchase of land.

Progress

Scheme is inactive.

Completion date

Scheme will only proceed if a decision is taken to go ahead and buy the land in order to extend the road.

This scheme is currently under review to determine whether it will continue to form part of the Capital programme.

9. Relocation of TIC to D Day Museum (Total Scheme Budget £98,000 - on target)

Overview of scheme

Relocation of Visitor Information Centre into D Day Museum.

Progress

Final paving works to be carried out.

Completion date

May 2014

10. Northern Quarter Road Upgrade (Total Scheme Budget £16,000,000 - on target)

Overview of scheme

Development of Northern Quarter road upgrade.

Progress

Scheme is ongoing.

Completion date

Unknown at present.

FOR INFORMATION ONLY

**12. Provision of Horsea Island Bridge Link and Development of Surrounding Area
(Total Scheme Budget £34,999,500 - on target)**

Overview of scheme

Part of City Deal Development

Progress

Scheme is at a preliminary stage.

Completion Date

Unknown at present.

**13. Cosham High Street
(Total Scheme Budget £200,000-on target)**

Overview of scheme

Cosham High Street improvements.

Progress

Scheme is practically complete, the commuted sum figure is still to be agreed.

Completion date

March 2014

**14. Dunsbury Hill Farm Access Road
(Total Scheme Budget £9,690,000 - on target)**

Overview of scheme

Scheme is to build an Access Road to facilitate the development of future Dunsbury Hill Farm development.

Progress

Project is at the preliminary stage.

Completion date

Due to complete 2015/16.

FOR INFORMATION ONLY

15. City Deal (Total Scheme Budget £124,217,000)

Overview of scheme

Development of City sites funded by City Deal.

Progress

Project is currently at the preliminary stage.

Completion date

Unknown at present.

.....
Signed by (Head of Service):

Appendices:

Appendix A - Revenue Budget
Appendix B - Capital Expenditure

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Portfolio Net Requirement	

The recommendation set out above were approved/approved as amended/deferred/rejected by the Cabinet member for Culture, Leisure & Sport on the 11 October 2013

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APPENDIX A

Planning Regeneration & Economic Development (Excluding Commercial Ferry Port)

BUDGET	1,149,900	City Development & Cultural Services
	(4,580,377)	Corporate Assets, Business & Standards
	2,126,204	Housing Management
TOTAL CASH LIMIT	(1,304,273)	

ITEM No.	BUDGET HEADING
1	Planning Management & Administration
2	Planning Development Control
3	Planning Policy
4	Building Regulations & Control
5	Economic Regeneration and Service Plan
6	Tourism
7	Economic Development, Business and Standards
8	Enterprise Centres
9	PCMI
10	Community Learning
11	Administrative Buildings
12	Guildhall
13	Property Portfolio
14	City Centre North Development
TOTAL	

BUDGET PROFILE 2013/14			
Budget Profile To End December-13	Actual To End December-13	Variance vs. Profile To December-13	
£	£	£	%
108,240	80,398	(27,842)	(25.7%)
2,220	(118,121)	(120,341)	(5420.8%)
249,540	269,707	20,167	8.1%
17,870	2,085	(15,785)	(88.3%)
163,950	124,765	(39,185)	(23.9%)
264,310	204,077	(60,233)	(22.8%)
224,893	164,840	(60,053)	(26.7%)
(210,901)	(254,855)	(43,954)	(20.8%)
53,397	157,220	103,823	194.4%
4,740	35,019	30,279	638.8%
1,161,015	1,087,455	(73,560)	(6.3%)
433,638	421,699	(11,939)	(2.8%)
(3,559,445)	(3,360,554)	198,891	5.6%
		0	-
(1,086,533)	(1,186,265)	(99,732)	(9.2%)

BUDGET FORECAST 2013/14			
Total Budget	Forecast Year End Outturn	Variance vs. Total Budget	
£	£	£	%
243,577	196,577	(47,000)	(19.3%)
18,771	15,771	(3,000)	(16.0%)
332,319	332,319	0	0.0%
23,833	3,833	(20,000)	(83.9%)
208,134	208,134	0	0.0%
323,266	323,266	0	0.0%
322,301	277,816	(44,485)	(13.8%)
(284,198)	(338,190)	(53,992)	(19.0%)
83,720	178,795	95,075	113.6%
43,700	106,700	63,000	144.2%
1,548,020	1,548,020	0	0.0%
578,184	578,184	0	0.0%
(4,745,900)	(4,668,527)	77,373	1.6%
		-	-
(1,304,273)	(1,237,302)	66,971	5.1%

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APPENDIX B

PLANNING, REGENERATION & ECONOMIC DEVELOPMENT PORTFOLIO

CAPITAL PROGRAMME ACCRUED EXPENDITURE MONITORING FORM 2013-14

Page 17

Item No.	Description of Scheme	Identified Source of Finance	CO Form Sub Heading	Accrued Expenditure to the 31st March 2013	Revised Budget for 2013-14	Estimate to 2014-15	Total Project Budget	Expenditure on Fixed Assets to the 31st December 2013	Forecast Total Capital Expenditure	Forecast Total Expenditure	Variance Actual Expenditure compared to Total Budget	Variance Forecast Total Expenditure compared to Total Budget
ZFA103	1	CorpRsv	33 - Planning and Development	430,551	0		430,551	0.00	430,551.00	430,551.00		
ZFA107		B	33 - Planning and Development	0	0		0	0.00		0.00		
		OC	33 - Planning and Development	243,037	0	30,193	273,230	0.00	273,230.00	273,230.00		
	Sub Total			673,588	0	30,193	703,781	0.00	703,781.00	703,781.00	(30,193)	(4%)
ZFA106	2	OC	33 - Planning and Development	5,772	0	14,228	20,000	0.00	20,000.00	20,000.00		
	Sub Total			5,772	0	14,228	20,000	0.00	20,000.00	20,000.00	(14,228)	(246%)
ZFA112	3	CorpRsv	33 - Planning and Development	129,379	10,000	110,621	250,000	0.00	250,000.00	250,000.00		
	Sub Total			129,379	10,000	110,621	250,000	0.00	250,000.00	250,000.00	(120,621)	(93%)
ZDA111	4	CorpRsv	33 - Planning and Development	600,147	0	30,254	630,401	2,717.00	630,401.00	630,401.00		
		UB	33 - Planning and Development	7,000	0	18,000	25,000	0.00	25,000.00	25,000.00		
	Sub Total			607,147	0	48,254	655,401	2,717.00	655,401.00	655,401.00	(45,537)	(8%)
ZDA117	5	CorpRsv	33 - Planning and Development	370,399	29,601	0	400,000	21,019.54	400,000.00	400,000.00		
	Sub Total			370,399	29,601	0	400,000	21,019.54	400,000.00	400,000.00	(8,581)	(2%)
ZDA121	6	CorpRsv	33 - Planning and Development	324,214	175,786	0	500,000	(6,185.75)	500,000.00	500,000.00		
	Sub Total			324,214	175,786	0	500,000	(6,185.75)	500,000.00	500,000.00	(181,971)	(56%)
ZDA118	7	CorpRsv	33 - Planning and Development	3,284	0	96,716	100,000	0.00	100,000.00	100,000.00		
	Sub Total			3,284	0	96,716	100,000	0.00	100,000.00	100,000.00	(96,716)	(2,946%)
ZJJC21	8	CorpRsv	33 - Planning and Development	96,765	(52,475)		44,290		44,290.00	44,290.00		
		OC	33 - Planning and Development	73,525	52,475		126,000		126,000.00	126,000.00		
				170,290	0	0	170,290	0	170,290	170,290	0	0
ZDA122	9	CorpRsv	19 - Tourism	60,321	37,679	0	98,000	0.00	98,000.00	98,000.00		
	Sub Total			60,321	37,679	0	98,000	0.00	98,000.00	98,000.00	(37,679)	(62%)
ZDA127	10	OC	33 - Planning and Development		0	0	575,000	429,505.57	575,000.00	575,000.00		
		CorpRsv	33 - Planning and Development		0	1,534,372	4,302,662	0.00	4,302,662.00	4,302,662.00		
		CP(DFT)IT	33 - Planning and Development		0	568,467	568,467	0.00	568,467.00	568,467.00		
		UB	33 - Planning and Development	8,291	950,000	41,709	4,000,000	0.00	4,000,000.00	4,000,000.00		
		CIL	33 - Planning and Development		0	1,155,335	6,000,000	0.00	6,000,000.00	6,000,000.00		
		S106(ST)	33 - Planning and Development		0	161,386	161,386	0.00	161,386.00	161,386.00		
		S106(EW)	33 - Planning and Development		0	5,440	392,485	0.00	392,485.00	392,485.00		
				8,291	950,000	3,466,709	16,000,000	429,506	16,000,000	16,000,000	(15,562,204)	(187,705%)
ZDA126	11	RCCO	33 - Planning and Development	0	0	40,000	40,000	0.00	40,000.00	40,000.00		
	Sub Total			0	0	40,000	40,000	0.00	40,000.00	40,000.00	(40,000)	-
ZDA128	12	OC	33 - Planning and Development	0	0	15,500	34,999,500	1,635.05	34,999,500.00	34,999,500.00		
	Sub Total			0	0	15,500	34,999,500	1,635.05	34,999,500.00	34,999,500.00	(34,997,865)	-
ZDA129	13	CP(DFT)IT	33 - Planning and Development	0	200,000	0	200,000	188,869.67	200,000.00	200,000.00		
	Sub Total			0	200,000	0	200,000	188,869.67	200,000.00	200,000.00	(11,130)	-
ZDA132	14	CorpRsv		0	50,000	50,000	100,000	25,249.90	100,000.00	100,000.00		
		CP(DFT)IT		0	0	294,485	294,485	0.00	294,485.00	294,485.00		
		S106(OS)		0	0	105,515	105,515	0.00	105,515.00	105,515.00		
		RCCO		0	250,000	0	250,000	0.00	250,000.00	250,000.00		
		OC		0	0	6,540,000	6,540,000	0.00	6,540,000.00	6,540,000.00		
		UB		0	0	2,400,000	2,400,000	0.00	2,400,000.00	2,400,000.00		
	Sub Total			0	300,000	450,000	9,690,000	25,250	9,690,000	9,690,000	(9,664,750)	-
ZDA133	15	OG(DCLG)CD		0	0	17,842,000	49,857,000	71.95	49,857,000.00	49,857,000.00		
		CorpRsv		0	0	1,100,000	4,296,000	0.00	4,296,000.00	4,296,000.00		
		CIL		0	0	0	10,189,000	0.00	10,189,000.00	10,189,000.00		
		S106(EW)		0	0	0	48,653,000	0.00	48,653,000.00	48,653,000.00		
		UB		0	0	0	11,222,000	0.00	11,222,000.00	11,222,000.00		
	Sub Total			0	0	18,942,000	124,217,000	72	124,217,000	124,217,000	(124,216,928)	-
Grand Total				2,352,685	1,703,066	23,214,221	188,043,972	662,882.93	188,043,972.00	188,043,972.00	(185,028,404)	(7,865%)

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