

## Quarter 3 Capital Programme Update

## 1. 2022/23 Capital Programme

1.1 The Q3 capital budget has increased by £12.3m to £464.9m from £452.6m. The breakdown in budget is £374.3m for the IAS, £57.3m for the GF, £2.4m transformation and £31.0m for the HRA. The forecast spend has decreased by £38.8m to £391.9m, with the largest decrease in forecast within the IAS, with the spend on some schemes being delayed.

	22/23	22/23	22/23	22/23	22/23	22/23	22/23
Strategic Function	Q2	Adjust	Q3	Spend to	Q3	Q3	Change
	Budget	ment	Budget	31/12/2022	Forecast	Variance	in
	£000s	£000s	£000s	£000s	£000s	£000s	£000s
ADULTS CARE & SUPPORT	1,456	0	1,456	695	617	-839	0
INCLUSIVE GROWTH	10,009	1,007	11,016	956	8,047	-2,969	-2,969
CIL	932	-201	731	216	731	0	0
TFL	1,529	21	1,550	350	1,550	0	0
IT	1,409	-1	1,408	467	1,408	0	1
PARKS COMMISSIONING	8,416	9,450	17,866	3,048	12,073	-5,793	-9,333
CULTURE & HERITAGE	643	0	643	34	421	-222	393
ENFORCEMENT	2,254	0	2,254	43	418	-1,836	0
MY PLACE	8,486	-21	8,465	4,278	5,522	-2,943	-184
PUBLIC REALM	1,334	0	1,334	1,071	1,373	39	205
EY&C	27,876	-17,338	10,538	7,672	10,537	-1	18,177
Other	2,055	-2,055	0	0	0	0	1,048
Community Solutions	15	0	15	0	0	-15	0
<b>General Fund Total</b>	<b>66,414</b>	<b>-9,138</b>	<b>57,276</b>	<b>18,831</b>	<b>42,696</b>	<b>-14,580</b>	<b>7,337</b>
HRA STOCK INVESTMENT	18,691	0	18,691	10,266	18,691	0	0
HRA ESTATE RENEWAL	10,247	0	10,247	2,701	10,247	0	0
HRA NEW BUILD SCHEMES	2,122	-77	2,045	919	1,611	-434	-434
<b>HRA Total</b>	<b>31,060</b>	<b>-77</b>	<b>30,983</b>	<b>13,886</b>	<b>30,549</b>	<b>-434</b>	<b>-434</b>
IAS RESIDENTIAL	321,794	918	322,712	185,979	264,567	-58,145	-58,145
IAS Temp. Accom.	36	-36	0	0	0	0	0
IAS COMMERCIAL	30,948	20,630	51,578	44,150	51,754	176	176
<b>Investments Total</b>	<b>352,778</b>	<b>21,512</b>	<b>374,290</b>	<b>230,129</b>	<b>316,321</b>	<b>-57,969</b>	<b>-57,969</b>
<b>Transformation Total</b>	<b>2,354</b>	<b>0</b>	<b>2,354</b>	<b>2,354</b>	<b>2,354</b>	<b>0</b>	
<b>Capital Programme Total</b>	<b>452,606</b>	<b>12,296</b>	<b>464,902</b>	<b>265,200</b>	<b>391,919</b>	<b>-72,983</b>	<b>-51,066</b>

## 2. General Fund

### 2.1 Adult Care and Support.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C00106	DISABLED FACILITIES GRANT-PRVT	1,456	695	617	839
<b>CAP01</b>	<b>GF - ADULTS CARE &amp; SUPPORT</b>	<b>1,456</b>	<b>695</b>	<b>617</b>	<b>839</b>

Disabled Facilities Grant is used for adaptations to older and disabled people's homes to help them live independently and safely.

### 2.2 Inclusive Growth (Be First)

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C03028	Corporate Retrofit	2,969	-	-	2,969
C03099	ABBAY GREEN & BTC CONS HLF	1,006	573	1,007	-0
C05084	DECARBONISATION	7,040	383	7,040	0
<b>CAP02</b>	<b>GF - INCLUSIVE GROWTH</b>	<b>11,016</b>	<b>956</b>	<b>8,047</b>	<b>2,969</b>

The Corporate Retrofit Programme aims to undertake energy efficiency measure which will reduce energy consumption and decrease carbon emissions as part of LBBD's Net Zero Carbon Strategy. The Abbey Green and Barking Town Centre Conservation Area Townscape Heritage project aims to deliver heritage-led shopfront and building improvements.

Decarbonisation funding consists of Social Housing Decarbonisation Fund and Green Homes grant. In 2020 LBBD led a successful consortium bid for £9m on behalf of six councils for the Social Housing Decarbonisation Fund (Demonstrator) Scheme –the Energiesprong deep retrofit scheme.

### 2.3 Community Infrastructure Levy (CIL) Schemes

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C05028	BOX UP CRIME	214	52	214	0
C05029	EAST END WOMEN'S MUSEUM	175	-	175	0
C05031	BECONTREE CENTENARY	61	8	61	-0
C05027	KINGSLEY HALL	30	-	30	-
C05062	LITTER IN PARKS (CIL)	96	-	96	-
C05108	Studio 3 arts	156	156	156	-
<b>CAP03</b>	<b>GF - CIL</b>	<b>731</b>	<b>216</b>	<b>731</b>	<b>0</b>

CIL is charged to new developments, with income recouped to deliver infrastructure needed to support new developments in the borough. These projects have utilised CIL income for third party delivery benefitting LBBD, including Studio 3 Arts (£156k CIL), Box Up Crime and East End Woman's' Museum enhancements.

## 2.4 Transport for London (TfL) Schemes.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C02898	LOCAL TRANSPORT PLANS (TFL)	136	30	136	0
C04094	BECONTREE HEATH LOW EMISSION	-88	-21	-88	0
C05052	HEATHWAY [HEALTHY STREETS]	130	-	130	-
C05058	TFL MINOR WORKS - VARIOUS LOCS	99	-	99	-
C05079	CYCLE ROUTE CFR10	265	-	265	-0
C05080	LOW TRAFFIC NEIGHBOURHOODS	548	302	548	-0
C05083	BUS PRIORITY	459	39	459	-
<b>CAP04</b>	<b>GF - TFL</b>	<b>1,550</b>	<b>350</b>	<b>1,550</b>	<b>0</b>

The TfL programme aims to improve the borough's transport networks in line with the Mayor's Transport Strategy objectives. This includes Corridors funding that is allocated by a formula reflecting transport need across London, and bus and cycling project funding. The TfL programme is forecast to spend in full.

## 2.5 IT (Core).

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C02877	ORACLE R12 JOINT SERVICES	-	5	0	-0
C03052	KEEP THE LIGHTS ON	1,209	297	1,209	0
C03059	CUSTOMER SERVICE CHANNEL SHIFT	-64	-48	-64	0
C03068	ICT END USER COMPUTING	263	212	263	0
<b>CAP06</b>	<b>GF - CORE</b>	<b>1,408</b>	<b>467</b>	<b>1,408</b>	<b>0</b>

Keep the Lights On is a fund to maintain existing IT infrastructure requirements. ICT End User Computing is primarily a fund for laptop replacement. The Oracle and Customer Service channel shift projects are no longer live.

## 2.6 Parks Commissioning.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C03032	PARSLOES PARK (CIL)	13,600	2,473	10,392	- 3,208
C03090	LAKES	293	5	141	- 152
C04013	PARK INFRASTRUCTURE ENHNCMTS	30	30	30	- 0
C04017	FIXED PLAY FACILITIES	96	7	55	- 41
C04018	PARK BUILDINGS BLDNG SUR	92	1	92	- 0
C04080	CHILDRENS PLAY SPCS & FAC (CIL)	214	118	145	- 69
C04081	PARKS & OPEN SPCS STRAT 17 (CIL)	219	70	247	- 28
C05060	SAFER PARKS (CIL)	84	32	84	-
C04084	CENTRAL PARK MASTERPLAN IMP	982	170	332	- 650
C04085	PLAY FACILITY AT VALENCE PARK	5	5	5	-
C05061	B & D LOCAL FOOTBALL FACILITY (CIL)	157	-	-	- 157
C05089	DE-CONTAMINATION AT ECP	2,094	138	550	- 1,544
<b>CAP07</b>	<b>PARKS COMMISSIONING</b>	<b>17,866</b>	<b>3,047</b>	<b>12,073</b>	<b>- 5,793</b>

The investment in Parsloes Park is to upgrade the the pitch and pavilion facilities at as part of the nationwide Parklife Football Hubs programme for key strategic sport sites. Overall project costs have been steadily rising through protracted procurement exercises, and inflation in construction and component costs has more than doubled the total project cost to £13.6m. In July 2022 Cabinet agreed to increase the project budget – some of this funding may need to be carried forwards into 2023/24.

In October 2018, Cabinet approved the procurement of a design and build contract for landscaping and sports facilities at Central Park. The importation of inert material from building sites across London and the South East is being utilised to create a new landscape in the park, deliver biodiversity enhancements and provide improved infrastructure and leisure and recreation facilities.

A sum of £2.5m was allocated for costs arising from Decontaminated Land, of which £406k was incurred in 2021/2. This project is to be reviewed to determine the extent of anticipated costs and whether costs should be treated as revenue rather than capital.

## 2.7 Culture and Heritage

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C04031	RE IMAGINING EASTBURY	4	-	4	0
C04033	REDRESSING VALENCE	250	19	28	- 222
C04043	THE ABBEY: UNLOCKING BARKING	389	16	389	-
<b>CAP07</b>	<b>CULTURE &amp; HERITAGE</b>	<b>643</b>	<b>34</b>	<b>421</b>	<b>- 222</b>

Unlocking Barking Abbey is a part Heritage Lottery funded project. The vision for the project is to ‘unlock’ the heritage of Barking Abbey, ensuring a sustainable future, and includes the post excavation assessment of the archaeology from the Barking Abbey site to better understand, interpret and make accessible the heritage of the Abbey.

## 2.8 Enforcement

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C02982	CONTROLLED PRKNG ZONES (CPZs)	2,154	110	345	1,809
C04015	ENFORCEMENT EQUIPMENT	100	-67	73	27
<b>CAP08</b>	<b>GF - ENFORCEMENT</b>	<b>2,254</b>	<b>43</b>	<b>418</b>	<b>1,836</b>

The CPZ project aims to improve road safety and air quality, reduce traffic congestion, provide improved parking for residents and businesses, and better access for pedestrians. Consultation on the second phase of the project is due to commence in May 2023 with an estimated go live date of April 2025.

The Enforcement equipment project is a contribution to a £4m scheme for a new CCTV control room. Tenders are currently being evaluated.

## 2.9 My Place. PM:

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C02811	WARD CAPITAL BUDGETS	666	76	127	-539
C03011	STRUCT REP'S & MAINTCE-BRIDGES	33	6	33	-0
C03064	STREET LIGHTING PROG	-	72	-	-
C03065	HIGHWAYS INV PROG	3,016	2,962	3,117	102
C04019	REPLACEMENT OF WINTER EQUIP	3	-	-	-3
C04029	ENGINEERING WORKS (RD SAFETY)	99	99	-	-99
C04032	Habitat for Humanity	574	302	-	-574
C04063	FLOOD SURVEY	84	23	-	-84
C04064	BRIDGES AND STRUCTURES	1,124	178	1,124	-0
C05018	STOCK CONDITION SYRVEY	1,596	120	560	-1,036
C05038	82A AND 82B OVAL ROAD SOUTH	325	-	-	-325
C05055	ROAD SAFETY AND ACCESS	457	198	160	-297
C05077	DISPERSED WORKING (PHASE 1)	488	242	400	-88
<b>CAP09</b>	<b>GF - MY PLACE</b>	<b>8,465</b>	<b>4,278</b>	<b>5,522</b>	<b>-2,943</b>

The ward capital allocation comprises an allocation of £340k for 22/23 plus £326k brought forwards from previous years. Although the £340k for 22/23 has largely been committed to projects, the expenditure forecast for 22/23 is just £127k.

## 2.10 Public Realm.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C04012	BINS RATIONALISATION	34	11	11	-23
C04070	VEHICLE FLEET REPLACEMENT	1,052	1,060	1,156	104
C03083	CHADWELL HEATH CEMETRY EXT	149	-	-	-149
C04028	REDUCE HAND ARM VIBRATIONS	5	-	-	-5
C05048	PROCURING IN CAB TECH	205	-	205	-
C04016	ON-VEHICLE BIN WEIGHING SYS	16	-	-	-16
C05039	Tree planting	-127	-	-	127
<b>CAP10</b>	<b>GF - PUBLIC REALM</b>	<b>1,334</b>	<b>1,071</b>	<b>1,373</b>	<b>39</b>

In 2018 Cabinet approved an investment of £10.7m for fleet replacement. This programme is anticipated to complete in 2023/24. Any overspend in 22/23 will be deducted from the 23/24 budget. The remaining £149k budget for Chadwell Heath cemetery will finance further landscaping, cemetery vaults and columbaria.

The In Cab Technology project will automate the current business processes for waste collection planning, recording and administration and will provide an automated routing facility for all rounds. The system will go live in 23/24.

## 2.11 Community Solutions

These works comprise a new boiler at Village Hall and electrical works and door replacement at Fanshawe Community Centre.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C04042	Community Halls	15	-	-	-
<b>CAP05</b>	<b>GF - COMMUNITY SOLUTIONS</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>

## 2.12 Education Youth & Childcare.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C02959	ROBER CLACK EXPANSION EXISTING	-	-	-	0
C03018	EASTBURY SECONDARY	156	-	156	0
C03020	DAGENHAM PARK	-	-	-	0
C03022	GREATFIELD SECONDARY SCH	451	406	451	0
C03042	ADDITIONAL SEN PROVISION	-	-	-	0
C03053	GASCOIGNE PRMRY - 5FE TO 4FE	60	-	60	0
C03054	LYMINGTON FIELDS SCHOOL 2016	236	51	236	0
C04052	SEND 2018-21	292	267	292	0
C04053	SCA 2018-20	-	19	-	0
C04058	MARKS GATE INFS & JNRS 18-20	831	788	831	0
C04071	RODING FIRE	34	34	34	0
C04072	SCHOOL CONDITION ALCTNS 18-19	25	20	25	0
C04087	SCA 2019/20 (A)	-	3	-	0
C04097	TRINITY SPECIAL SCH EXPANSION	-	-	-	0
C04098	RIPPLE PRIMARY SUFFOLK ROAD	6	1	6	0
C05033	SCA PRIORITY WORKS 20/22	100	33	100	0
C05034	SCHOOLS EXPANSION PROG 20/22	375	138	375	0
C05040	HEALTHY SCHOOL	121	-	121	0
C05069	SCA 20-21	800	648	800	0
C05078	GREATFIELDS PRIMARY	1,000	18	1,000	0
C05098	SCA 21-22	2,500	2,317	2,500	0
C05099	SEN SMALL PROJECTS	1,100	917	1,100	0
C05105	BASIC NEED SMALL PROJECTS	450	428	450	0
C05107	SCA 22-23	2,000	1,584	2,000	0
<b>CAP20</b>	<b>GF - EDUCATION, YOUTH &amp; CHILD</b>	<b>10,537</b>	<b>7,672</b>	<b>10,537</b>	<b>0</b>

The Council has the legal duty to ensure that there are sufficient school places within the borough for the pupils who need them. Expenditure is designed to improve the fabric of buildings using Basic Needs Grant and/or make them more inclusive for children with special educational needs (SEN) or a physical impairment. The service is making use of its SEN Capital Grant, School Condition Allocation Grant and sourcing funding from Section 106 and Community Infrastructure Levy to ensure schools remain in good condition. Government Grant of Schools Conditions allocation is being utilised for condition maintenance covering the fabric of school buildings, roofs, brickwork, windows and internal works. Schools Capital and Investment.

The budgets have been revised to profile the budgeted spend over a number of years. As a result the budget has been reduced by £17.3m, with the remaining budgets profiled into 2023/24 and 2024/25.



### 3. HRA – Stock Investment, Estate Renewal and New Build Schemes

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C00100	AIDS & ADAPTATIONS	1,000	391	1,000	-
C02933	VOIDS	1,242	1,002	1,242	-0
C04002	LIFT REPLACEMENT PROG 18/19	453	90	453	-0
C04003	DOMESTIC HEATING REPLACEMENT	993	334	993	-0
C04004	BOX-BATHRM REFURB	35	35	35	-0
C04006	MINOR WORKS & REPLACEMENTS	144	33	144	-0
C05000	INTERNALS - ELECTRICALS	2,481	926	2,481	-0
C05002	EXTERNALS 1 - HOUSES & BLOCKS	2,317	3,748	2,317	0
C05003	EXTERNALS 2 - HOUSES & BLOCKS	3,011	1,261	3,011	0
C05004	DOOR ENTRY SYSTEM 19/20	298	623	298	0
C05005	COMM/COMP - COMPLIANCE	324	14	324	0
C05006	COMM / COMP - FIRE SAFETY	54	54	54	0
C05007	COMM/ COMP - FIRE DOORS	200	103	200	-
C05008	COMM/ COMP - DE-GASSING	27	27	27	-0
C05011	COMMUNAL BOILERS 19/20	245	32	245	-
C05013	ESTATE ROADS RESURF 19/20	3,000	1,145	3,000	-
C05014	ENERGY EFFICIENCY 19/20	2,000	69	2,000	-
C05015	LANDLORD WORKS - CONTIGENCY	641	285	641	0
C05068	ADAPTATIONS - NEW BUILDS	225	93	225	0
<b>CAP30</b>	<b>HRA STOCK INVESTMENT</b>	<b>18,691</b>	<b>10,266</b>	<b>18,691</b>	<b>0</b>
C02820	ESTATE RENEWAL	10,247	2,701	10,247	0
<b>CAP31</b>	<b>HRA ESTATE RENEWAL</b>	<b>10,247</b>	<b>2,701</b>	<b>10,247</b>	<b>0</b>
C03071	MELISH AND SUGDEN	299	40	-15	314
C05102	MELLISH CLOSE - AUSTIN HOUSE	1,746	879	1,626	120
<b>CAP32</b>	<b>HRA NEW BUILD SCHEMES</b>	<b>2,045</b>	<b>919</b>	<b>1,611</b>	<b>434</b>
	<b>HRA TOTAL</b>	<b>30,983</b>	<b>13,886</b>	<b>30,549</b>	<b>434</b>

#### 3.1 Stock Investment.

The Council is engaged in a development programme within the HRA with the primary driver £18.7m towards investment in existing stock including fire safety and energy efficiency works. Work is being carried out to provide a detailed, strategic HRA business plan and the outcome of the HRA Business Plan Review will inform future decision making on investment and capacity within the HRA.

The 2022/23 budget was revised mid-year and could end up with an overspend. This will likely require an in year budget adjustment but this will be done after consultation on the impact on the HRA. In addition to 2022/23 spend increase, there are also discussions with BDTP on outstanding invoices relating to 2021/22 and earlier than may need to be paid. If they are paid then there will be a further spend of £3m that has not been included in the forecast.

#### 3.2 Estate Renewal and HRA New Build.

In addition to stock investment the HRA has a small new build programme of £2m.

A stock renewal budget of £10.2m has been allocated to redevelop and regenerate existing estates. The HRA will play a significant role in the delivery of the Housing Programme and will work with the Council's General Fund and the wholly owned subsidiaries to ensure the aspiration of the housing plan is delivered. A revised forecast of £3.5m has been used, with the remaining budget likely to slip into 2023/24, totalling £6.75m

The HRA Business plan will include the analysis of the impact of the loss of stock from both decanting and Right to Buy purchases and will also forecast the ability for the HRA to fund future decanting costs. It will also look at prioritising stock that is in the poorest state.

Pressures from inflation and the lower than inflation rent increases will also be included to help forecast the likely net surplus available to fund the stock investment programme. This will help set the budget and profiling for 2023/24 and 2024/25.

#### 4.1 IAS - Commercial & Other.

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C03088	14-16 Thames Road	-	1,596	-	-
C04057	TRAVELODGE DAGENHAM	-	1	6	-6
C04086	TRAVELODGE ISLE OF DOGS	-	31	-	-
C04091	PURCHASE OF WELBECK WHARF	1,018	770	770	249
C05024	FILM STUDIOS	117	139	117	-
C05042	26 THAMES RD	-	385	401	-401
C05067	DAGENHAM HEATHWAY	-	43	42	-42
C05072	INDUSTRIA	29,930	20,565	29,676	254
C05110	Purchase of Maritime House	20,513	20,518	20,513	-
C05074	BARKING BUISNESS CENTRE	-	19	229	-229
C05112	Purchase of Edwards Waste Site	-	83	-	-
<b>CAP42</b>	<b>IAS COMMERCIAL</b>	<b>51,578</b>	<b>44,150</b>	<b>51,754</b>	<b>-176</b>

During October, the strategy completed the purchase of Maritime House in Barking. This is part of a longer-term strategy to redevelop the area, including Roycraft House and London Road Car Park. Trocoll costs have been included as they represent costs related to the monitoring and contingency for a lease and leaseback. Industria is likely to complete during this financial year and work is being carried out to carryout soft market testing and prepare for the site to be let.

The purchase of Edwards Waste was completed in January, with an initial deposit paid. The sale of Welbeck wharf has stalled and the sale in 2022/23 now seems unlikely.

#### 4.2 IAS Residential. Project Managed by Be First

Project Code	Project Name	P9 Revised Budget	YTD Actuals	P9 Forecast	Variance
C02985	GASCOIGNE WEST (HOUSING ZONE)	-	-22	-	-
C02986	GASCOIGNE EAST	918	1	-	918
C03072	PURCHASE OF SACRED HEART	173	29	159	14
C03080	ACQSTN OF ROYAL BRITISH LEGION	1,073	28	-11	1,083
C03084	SEBASTIAN COURT - REDEVELOP	1,128	-11	345	783
C03086	LAND AT BEC - LIVE WORK SCHEME	104	30	119	-16



C03089	BECONTREE HEATH NEW BUILD	-233	-328	2	-235
C04062	GASCOIGNE EAST PH2	1,261	1,158	1,076	185
C04065	200 BECONTREE AVE	154	35	154	-0
C04066	ROXWELL RD	5,052	2,636	5,392	-340
C04067	12 THAMES RD	33,019	23,444	31,420	1,599
C04068	OXLOW LNE	6,063	3,769	7,103	-1,040
C04069	CROWN HOUSE	4,005	1,306	1,998	2,007
C04090	SITE LONDON RD/NORTH STREET	-	133	-	-
C04099	GASCOIGNE WEST P1	970	3,026	1,640	-670
C05020	WOODWARD ROAD	9,866	5,617	7,844	2,022
C05025	GASCOIGNE WEST PHASE 2	72,843	55,159	75,239	-2,396
C05026	GASCOIGNE EAST PHASE 3A	28,534	13,129	26,091	2,443
C05035	PADNALL LAKE PHASE 1	9,210	3,306	3,662	5,548
C05041	TRANSPORT HOUSE	10,167	207	1,233	8,934
C05065	CHEQUERS LANE	-	223	-	-
C05066	BEAM PARK	22,489	387	71	22,418
C05071	BROCKLEBANK LODGE	1,129	38	51	1,078
C05073	GASCOIGNE EAST 3B	13,691	5,094	8,530	5,161
C05076	GASCOIGNE EAST PHASE 2 (E1)	26	-98	368	-343
C05082	TROCOLL HOUSE	762	39	-	762
C05090	GASCOIGNE EAST 3A - BLOCK I	7,543	7,930	14,191	-6,648
C05091	GASCOIGNE EAST PHASE 2 F	39,545	27,572	38,647	898
C05092	GASCOIGNE EAST PHASE 2 E2	24,203	17,436	27,031	-2,828
C05093	PADNALL LAKE PHASE 2	19,363	13,430	10,495	8,868
C05094	PADNALL LAKE PHASE 3	3,469	1,099	772	2,697
C05100	BARKING RIVERSIDE HEALTH	806	66	777	29
C05103	TOWN QUAY WHARF	5,379	25	166	5,213
C05106	GASCOIGNE ROAD	-	88	-	-
<b>CAP40</b>	<b>IAS RESIDENTIAL</b>	<b>322,712</b>	<b>185,979</b>	<b>264,567</b>	<b>58,145</b>

The Investment and Acquisition Strategy (IAS) is made up of predominantly residential and commercial investments. A number of residential schemes have completed during the year and are now operational. There have been handover issues but these are being addressed.

Due to increased build costs and borrowing costs, a number of schemes are currently not viable and have been removed from the monitor. A more detailed report on the IAS is provided as part of the Treasury and IAS reports to Cabinet and Assembly.