Property Group Update Quarter 1: April – June 2013

Report from: Senior Property Officer

Introduction and Background

This report provides a general update on key Property Group business issues for the first quarter of the financial year 2013/14. The intention here is not to provide in depth updates on all ongoing individual property cases but rather to provide a general overview of Property Group's progress in the following areas:

- 1. Corporate Non-Housing Property Portfolio 1st Year Delivery Plan
- 2. Capital Receipts
- 3. Joint Property Review
- 4. Performance of Commercial Buildings

1. Corporate Non-Housing Property Portfolio 1st Year Delivery Plan

As a direct result of the comprehensive condition survey work undertaken during the latter part of 2012, a significant amount of required improvement and maintenance work was identified across the Council's corporate non-housing building portfolio. This required maintenance work has been prioritised and developed into a 5-year capital programme. The budget approved by Council of £10.637M makes up the 5-year capital programme, of which £2.402M has been assigned to the current financial year. The ultimate goal for this investment is to shift the Council from its current emphasis on reactive maintenance to a more strategic planned maintenance ethos which will deliver significant potential savings and improve financial planning in the years to come.

The projects will be delivered and managed through the property shared service collaboration arrangements in place between Lancaster City Council (The City Council) and Lancashire County Council (The County Council).

During the first quarter it has been necessary to spend a significant amount of time assessing, quantifying and programming the various individual projects in order to firm up project costs and identify where further specialist surveys and design works may be needed. This work has fed into the formulation of a preliminary first year delivery programme produced in conjunction with the County Council's Building Design Unit. Although previously reported, it is worthy of note that budget flexibility between individual projects is essential because the costs taken from the condition survey data to build up the £10.637M budget are purely indicative having been estimated based upon non-obtrusive surveys. As such, the levels of work required at each property could increase or decrease as detailed specification work for the procurement process progresses.

To date, 95% of sites identified within the 1st year delivery plan for 2013/14 have been surveyed to review the estimate and quantify the condition information. As this work is completed the information is fed into the working procurement/delivery programme to identify when each building will be worked on throughout the year. To date the following additional works have been identified following the specialist surveys carried out as a result of recommendations made during the non-obtrusive condition survey phase.

- Lancaster Town Hall Banqueting Suite ceilings Following inspection of the barrelled ceilings significant deterioration was discovered. A conservation & structural survey has been commissioned to establish the full extent of the deterioration and to specify, quantify and estimate the remedial works. Progress on this project will be reported once full details are known.
- Storey Institute Garden Walls As advised in the condition survey a structural survey was carried out by R G Parkins (local structural surveyors) who identified the significant deterioration of the garden walls. As part of the 1st Year delivery plan work is being

undertaken to quantify and estimate the extent of the deterioration. Again progress on this project will be reported once full details are known.

Procurement of the projects will fall into the following procurement groups:

- Minor Works (MW): These will be for projects up to £5K in value, there are 22 sites in this group estimated value £45K, 6 sites are Grade 2 listed and 16 of the sites have currently been assessed. Under the County Council's Partnering Framework Agreement, Garside and Laycock have been asked to produce Agreed Maximum Prices (AMP) and a programme of works. Any risks in terms of conservation will be co-ordinated for discussion with the Conservation Officer and English Heritage.
- Intermediate Works (IW): These projects will range from £5K to £49K in value, there bring 27 sites in this group of which 4 have a grade 2 or 2* listing and 19 have been visited so far. The total estimated value of this work is £498K. Collectively, it was considered by the Project Board that this work is sensitive in nature for conservation reasons and it should prove beneficial to utilise some experienced local contractors. Again using the County Council's Partnering Framework Agreement, Bramall Construction is to be appointed as the principal general partnering contractor and will pursue the option of utilising some local contractors in their supply chain.
- Projects (P): These are the more 'sensitive/large' projects which have been grouped appropriately and are likely to have more complex conservation issues. Groupings range from £50K to £750K in value, affect 18 sites and all have been visited. Bramall Construction are to be appointed as the principal general partnering contractor for these works also, and again the option of utilising some local contractors in their supply chain is to be pursued.

Based on the indicative programmes currently available, current projections indicate likely works spend by 31^{st} March 2014 of circa £2.077M, plus fees at circa £150K, giving an indicative total of £2.227M. This would indicate an under-spend of circa £184K which may need to slip forward into 2014/15.

As at 30 June, all figures are still indicative and therefore no formal update to the Year 1 delivery plan is presented. Furthermore, no use of the Municipal Buildings Reserve programme has been budgeted. No spending has registered as yet against the Plan, in fact, payments are yet to be made in relation to work done in the previous year.

2. Capital Receipts

Capital receipts totalling £9.443M are budgeted in the current year.

Against this, the capital receipts received during the last quarter are as follows:

• £21K for the Oxford Street garage, received in May

The following receipts are budgeted for during 2013/14 but none have been received as yet:

- Land at south Lancaster: Agreement of detailed legal documentation still underway (by external parties, in connection with planning issues regarding the adjoining site). It is expected that this will be completed soon, and then the sale will progress.
- 12-14 Wellington Terrace, Morecambe: Heads of terms agreed at Cabinet 28 May 2013 (minute 10).
- 56-60 Euston Rd, Morecambe: Not yet considered / reported to Cabinet.
- Land at Quernmore Rd & Willow Grove, Lancaster: Cabinet 04 September 2013 (minute 50). Heads of terms for the sale agreed at the end of June 2013, under delegated authority.
- Heysham Mossgate: Heads of terms agreed at Cabinet 28 May 2013 (minute 11).
- Housing Grant/Loan Repayments and other miscellaneous receipts.

Detailed information on the above is exempt from publication, by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.

The outcome of the proposed sales will result in some adjustment to the financing of the Capital Programme. This will be updated in Quarter 2. Information on any other key land or property disposals or plans will also be included then.

3. Joint Property Review (for Lancashire County and Lancaster City Councils)

The joint property review is approaching the end of the data collection phase. The next stage will be to work up a number of options based on this data. As the data compilation exercise has progressed, a number of priority areas have been identified within the portfolios of both authorities. Some of these priority areas are solely for consideration by the authority currently occupying the building in question, whilst others will require a joint approach by both authorities. From a City Council perspective, the areas (in no particular order) include:

- Cable Street Offices
- St. Leonard's House
- Palatine Hall
- White Lund Depot
- Lancaster and Morecambe Town Halls to improve occupancy / utilisation rates

The work identified in the 1st Year Delivery Programme is being continually monitored against the progress being made with the joint property review to ensure that so far as reasonably possible no unnecessary work is undertaken. However, in some cases it will be necessary to make a judgement call by assessing the urgency of the repair works against the likelihood and timescale of the possible vacation of a building.

It is anticipated that additional information about the options being investigated will be available for the next quarterly update.

4. Performance of Commercial Buildings

The following table summarises the current position of the City Council's commercial property relating to the General Fund and the Housing Revenue Account (HRA) with regards to occupation, lease obligations, income and running costs as well as the total required repair and maintenance identified in the condition surveys undertaken in 2012, as discussed earlier.

Measures are being taken to improve management information and associated systems regarding property. Progress will shape the format and content of future reporting.

Occupation

The current occupation across the City Council's total commercial property portfolio is 82%. The remaining 18% of vacant space amounts to the equivalent of 3961m2, the majority of which is attributable to:

- The Storey, which returned to City Council control in October 2012. It has a vacant floor area of 504m2, which has reduced from 652m2 since the last time this exercise was undertaken early in 2013.
- St. Leonard's House currently has 1904m2 of vacant space but as reported previously, the building requires considerable investment. Options are currently being explored with the County Council's regeneration partner Carillion, around alternative viable uses, for consideration by Members in due course.
- The vacancy rate at Citylab (4/5 Dalton Square) is currently running at 50% (or 649m2) which can largely be attributed to the lack of demand for office space in the current financial climate. However, there is interest in the ground floor accommodation and in "No. 4", which means that these figures could look much improved by the next quarterly update.

These three buildings account for 77% of the vacant commercial portfolio and as mentioned earlier, further options to address this will be explored during the joint property review. The remaining 23% is made up of 7 buildings that are currently between lets or to be sold.

Lease Obligations

The column headed 'Lease' identifies the tenant obligations for repair and maintenance of the buildings under the lease. The majority are internal repairing leases, where the City Council retains responsibility for the external envelope of the building and the tenant accepts responsibility for the interior. The remainder are mainly full repairing leases where the tenant accepts responsibility for both the interior and exterior of the building.

Income and Running Costs

The table shows the current income due from each building, broken down between the rental income and service charge.

The running costs shown include the costs the City Council incurs through ownership of the buildings including gas, water, electricity, staff, etc, some of which are recharged to the tenant through the service charge depending on the terms of the lease. These running costs do not include management costs, i.e. the officer time incurred by Property group in managing the buildings, nor do they include any financing costs in relation to the original acquisition or later capital investment.

As a very simple measure therefore, the current figures indicate a starting surplus of £464,600 in cash terms, which is equivalent to 37% of total income due.

Condition Survey

This final column provides information taken from the condition surveys undertaken during 2012. These figures show the total required maintenance over the next 5 years for each building. These figures include both internal and external repairs and therefore responsibility for the £5m total is shared between the city council and the tenants. The condition for a building with a full repairing lease has been shown as nil but for internal repairing leases the condition requirement would need to be broken down between internal and external repairs. Therefore this column should only be used as an indication of the overall condition of the building.

Property NameTotal (20)Total (20)Venet (20)(b°) (20)(b) (20)(b) (20)(b) (20)(b) (20)(b) (20)(b) (20)(b) (20)(b) (20)(b) (20)(b) (20		Occupation by Floor Area			Lease	Income		Running Costs	Annual Balance	Condition Survey
ind ind <th>Property Name</th> <th>Total</th> <th>Let</th> <th>Vacant</th> <th>· •</th> <th>Rent</th> <th></th> <th>(fpa)</th> <th>(fpa)</th> <th></th>	Property Name	Total	Let	Vacant	· •	Rent		(fpa)	(fpa)	
Condig Line Line Condig Line Line <thline< th=""> Line <thline< th=""> <</thline<></thline<>					Repair)		-	(2 p.u.)	(2 p.u.)	
Concession 299 70 Full 4=60000 54000 900.00 445,0000 500.00 445,0000 500.00 445,0000 500.00 445,0000 500.00 445,0000 500.00 445,0000 500.00 445,0000 500.00 445,000 500.00 445,000 445,000 425,000 <td>Cottage Museum</td> <td>64</td> <td>64</td> <td>0</td> <td></td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>44,194.00</td>	Cottage Museum	64	64	0		0.00	0.00	0.00	0.00	44,194.00
Compact 111 111 0 Fut -499000 40000 2000 40000 2000 40000 2000 40000 2000 40000 2000 40000 2000 40000 20000 400000 400000 400000 <td>5 Cheapside</td> <td>243</td> <td>0</td> <td>243</td> <td>Vacant</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td>	5 Cheapside	243	0	243	Vacant	0.00	0.00	0.00	0.00	0.00
Optim Optim< Optim< Optim< Optim< Optim< Optim< Optim< Optim Optim Optim	7 Cheapside	259	259	0	Full	-45,000.00	-800.00	500.00	-45,300.00	0.00
Barry Books, Lancaur 24 0 Internal 1 <th1< th=""> 1 1</th1<>	9 Cheapside	111	111	0	Full	-48,900.00	-400.00	200.00	-49,100.00	0.00
Superside (Dire) uncaster 1980 1980 1980 1990.00 1950.000	CityLab, 4-6 Dalton Square	1,307	658	649	Internal	-66,300.00	-37,700.00	144,500.00	40,500.00	170,672.00
Damy Mutualization Conv. Lancesity Type 0 Internal and State Sta	Bus Station Kiosk, Lancaster	24	24	0	Internal					
Based Struct Darce Study 199 0 199 Vieward 0.00 0.00 0.00 0.00 0.00 0.00 11170200 Atted Start Warkowsky 44 44 0 Friend 10.80.00 -0.80.00 -0.80.00 -0.0000 -0.0000	Stagecoach Office, Lancaster				Internal	-19,100.00	-120,000.00	145,600.00	6,500.00	25,990.00
Arted Sear Windsach 7 44 44 0 Full Part 1 Part 1<	County Information Centre, Lancaster									
Anter Stear Vorschop 1 44 44 0 Internal -10,800,0 -200,00 -200,00 -4,7000 1 Neg Stand 77 77 0 Internal -10,800,0 100,00 -10,000 -10,000 -10,000 -11,000,0 -894,00 Sterg Stand 65 65 0 Internal -10,000 -10,000 -10,000 -10,000 -10,000 -11,000,0 -894,000 -10,000 -10,000,0						0.00	0.00	0.00	0.00	111,746.00
Artes Store Viewardsph 44 44 0 Fall										. =
1100 Stroke 77 77 0 Internal -10.000 100.00 100.000 -10.000 59.000 Strog Stroke 54 56 0 internal -10.000 100.000 -10.000 5.700 Stroke Strog Stroke 64 64 0 internal -10.000 -0.000 0.000 </td <td>· · ·</td> <td></td> <td></td> <td>-</td> <td></td> <td>-10,800.00</td> <td>-200.00</td> <td>3,000.00</td> <td>-8,000.00</td> <td>4,700.00</td>	· · ·			-		-10,800.00	-200.00	3,000.00	-8,000.00	4,700.00
Inc. Strong Statum 56 66 0 Internall 9,00000 140000 140000 9,00000 9,7780.00 54 Nog Stead 64 64 0 remarall 11,000.00 2,300.01 2,300.01 3,900.00 0.00 4,800.00 0.00 6,800.00 0.00 6,800.00 0.00 6,800.00 0.00 6,800.00 0.00 6,800.00 0.00 10,800.00 11,800.00 11,800.00 4,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 6,800.00 1,800.00 6,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 1,800.00 6,800.00 6,800.00 <td>•</td> <td></td> <td></td> <td></td> <td></td> <td>40,000,00</td> <td>400.00</td> <td>100.00</td> <td>11 100 00</td> <td>004.00</td>	•					40,000,00	400.00	100.00	11 100 00	004.00
Ping Stret 21 21 0 Internal -11,000,0 -2,000,0 4,800,0 2,012,00 84 Nog Stret 64 64 0 Internal 4,500,00 -300,00 0,00 4,800,00 100,000 100,000 100,000 100,000 100,000 100,000 12,800,00 100,000 12,800,00 100,000 241,882,00 4,800,00 100,000 12,800,00 4,800,00 10,800,00 4,800,00										
A fung Sport 64 66						-9,000.00	-400.00	100.00	-9,300.00	5,700.00
Bit Signappet 24 24 24 94 0 Internal 4.50000 300.00 4.50000 4.50000 4.50000 4.50000 4.50000 4.50000 4.50000 4.50000 4.50000 4.50000 7.7000 1.10000 7.50000 1.20000 7.50000 1.20000 2.40000 2.416.200 2.416.200 2.50000 4.50000 1.50000 4.50000 6.50000 7.50000 4.50000 6.50000 7.50000 4.50000 6.50000						-11,000.00	-200.00	2,300.00	-8,900.00	2,012.00
Bit Prog Start Bit & Convert Yunt 109 109 100 Internant 20,0000 -00,000 11,0000 201,0000 201,0000 201,0000 201,0000 201,0000 201,0000 201,0000 201,0000 201,0000 20,0000 20,0000 40,000 10,0000 -200,000 6,0000 0,000 <t< td=""><td></td><td></td><td></td><td>-</td><td></td><td>-6 500 00</td><td>-300 00</td><td>0.00</td><td>-6 800 00</td><td>0.00</td></t<>				-		-6 500 00	-300 00	0.00	-6 800 00	0.00
Asamely toom, fing 9:Mark (17) (15) (6) Internal (2,2,0000) (2,20000)									,	
Assemic for Sup St. Liaza 245 245 0 Internal 110000 4-0000 240000 2241620 Gr Yay Breek 212 212 0 Internal 1104000 5-0000 110000 9-80000	Assembly Rooms, King St Market									
Pf Meg Bmet 212 212 0 Internal -1-04000 -50000 1,0000 -9.80000 6.95000 Cry, Massum 1.075 1.075 0 Compliance works only by strant 0.00 0.00 0.00 0.00 9.80000 6.95000 Storage frank from yoard Storage 244 244 0 Internal -530000 -160000 180.0000 3.40000 3.40000 -360.000 -40000 -221.0000 -40000 -221.0000 -000 -200000 -150000 -150000 -150000 -150000 -150000 -200000 -150000 -200000	Assembly Rooms, King St Ludus									241,652.00
City Maseum 1.075 1.075 0 Compliance numbers 0.00 0	87 King Street								,	6,950.00
Botry Institute 1.554 1050 504 Internal 4-53,400.00 4-51,600.00 168,200.00 84,300.00 517,262.00 0.6 Cashe Ray, formery part of Story) 224 224 0 Internal -7,500.00 -500.00 1,400.00 34,000.00 4,000.00 4,000.00 4,000.00 4,000.00 4,000.00 3,000.00 4,000.00 3,000.00 4,000.00 3,000.00 4,000.00 5,000.00<	City Museum				Compliance works			,		968,342.00
Bit Come Part Stormy 234 234 0 Internal -7.500.00 -500.00 7.600.00 -400.00 14278000 Most Law Mine 3112 3112 0 Full -235.000.00 1.450.00 1.400.00 -235.000.00 4.810.00 -85.000.00 4.810.00 -85.000.00 4.810.00 -85.000.00 4.800.00 0.00 -85.000.00 -85.000.00 -85.000.00 -85.000.00 0.800.00 0.807.000 -85.000.00 0.807.000 -85.000.00 0.807.000 -85.000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 1.810.00 2.500.00 -7.500.00 -8.500.00 7.800.00 1.810.00 0.00					, ,					
67.71 Mules Stream 308 308 0 Interval 353.00.0 1.400.00 1.400.00 3.400.00 4.411.00 Dvice Refinition 3.112 3.112 0 Full 230.000.00 1.430.00 1.400.00 233.000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 230.00 230.00 230.00 230.00 230.00 0.00 0.00 2.530.00 0.00 0.00 2.530.00 0.00 0.00 2.530.00 1.600.00 0.00	Storey Institute	-								-
Mode Law Mile 3.112 0 Full -230,000.0 1.3,000.00 .231,300.0 0.00 Dush Playbours 1,198 1,096 0 internal -12,200.00 -3,400.00 10,000.00 -5,300.00 93,774.00 Moor Laws Methodist Church 267 0 Full -4,000.00 -3,400.00 10,000.00 -5,300.00 20,000.00 -5,300.00 20,000.00 25,544.00 0,000 45,000.00 2,000.00 2,000.00 2,000.00 2,000.00 10,000.00 11,010.00 11,010.00 11,010.00 11,010.00 11,010.00 11,010.00 11,010.00 11,010.00 11,010.00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 118,720.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750.00 37,750	26 Castle Park (formerly part of Storey)			-						
Dules Psycholes 1198 1198 0 Internal 1-12 500.00 -3-200.00 -5-300.00										
Mon Lane Methodis Church 287 267 Full + 0,000.0 2000.0 2000.0 -0.000.0		-		-	-				,	
4 Guesen Streat 319 319 319 0 Internal -220000 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.500.00 2.700.00 6.500.00 2.700.00 5.730.00 2.700.00 3.7300.00 3.7000.00 3.7000.00 3.7000.00 3.7000.00 3.7000.00 3.7000.00 3.7000.00			,						,	
Psychol Shouse 258 258 0 Internal -22.700.00 -46.00.000 69.300.00 1.80.000 61.101.000 Did Mans Rest, Ryelands House 230 125 105 Internal -13.500.00 -6.300.00 -6.300.00 -8.700.00 -37.600.00										
Out Mass Real, Ryslands House 220 125 105 Internal -13,5000 6,500.00 -9,700.00 188,002.00 28 BL George Cave 1,492 1,492 0 Internal -38,500.00 -6,200.00 7,200.00 -37,500.00 37,985.00 Maritime Mussuum 768 768 0 Compliance works only by tenant 0,00 0,00 0,00 9,700.00 318,743.00 St. Leonards House 3,144 1,280 1,804 1 1,400.00 -50.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 1,450.00 0,00 <										
28 SL George Guay 1,492 1,492 0 Internal -38,500.00 -6,200.00 7,200.00 -37,500.00 37,995.00 Martime Museum 768 768 0 Compliance works only by tenant 0.00 0.00 0.00 0.00 0.00 318,743.00 SL Leonard's House 3,164 1,260 1,904 Internal -56,800.00 0.00 -147,900.00 91,100.00 2,023,007.00 Skinton Community Centre 166 166 0 Full -1,400.00 -56,00 0.00 -1,450.00 0.00 Skinton Community Centre 107 107 0 Full exceptrod -700.00 -56,00 0.00 -1,450.00 0.00 Skinton Road 28 28 0 Full par.witimital -8,000.00 0.00 -8,000.00 0.00 -2,000.00 0.00 2,8612.00 0.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 -2,000.00 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>										
Marine Museum 768 768 0 Compliance works only by teraints 0.00 0.00 0.00 0.00 318,743.00 St. Leanard's House 3.164 1.260 1.904 Internal -56.800.00 0.00 147,900.00 911,00.00 2.023,007.00 Stane Barn/Scoat Hu King George V 107 107 0 Full except roof -750.00 0.00 -14,500.00 0.00 -14,500.00 0.00 -756.00 13,420.00 Dept Adjacent 46 Hala Road 28 28 0 Full value with initial works the carried and -800.00 0.00 -8,000.00 0.00 -16,000.00 0.00 60 Euston Road 74 74 0 Full value with initial works the carried and -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -20,000.00 0.00 0.00 -20,000.00 0.00 -20,000.00 0.00 0.00 -20,000.00 0.00 -20,000.00 0.00 -20,000.00 -20,000.00 0.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 <td></td>										
Skatton Community Centre 186 186 0 Full 1.1,400.00 -60.00 0.00 1.1,450.00 0.00 Stone Barn/Scout Hut King George V 107 107 0 Full exceptroof -700.00 -50.00 0.00 -7750.00 13,420.00 Dep Adageant 48 Halk Read 28 28 0 Full -1,050.00 0.00 0.00 -7750.00 13,420.00 66 Eviston Road 253 0 223 Vacant 0.00 0.00 3,600.00 0.00 28,612.00 66 Eviston Road 74 74 0 Full or vith initial 800.00 0.00 -8,000.00 0.00 -8,000.00 0.00 28,612.00 Clock Tower Café 74 174 0 Full -19,200.00 -800.00 0.00 -6,300.00 42,022.00 0.00 0.00 -6,300.00 42,022.00 0.00 5,060.00 7,044.00 -7,600.00 -6,00.00 -6,00.00 -7,604.00 -7,604.00 -7,604.00 -7,604.00 -7,604.00	Maritime Museum				Compliance works					318,743.00
Skatton Community Centre 186 186 0 Full 1.1,400.00 -60.00 0.00 1.1,450.00 0.00 Stone Barn/Scout Hut King George V 107 107 0 Full exceptroof -700.00 -50.00 0.00 -7750.00 13,420.00 Dep Adageant 48 Halk Read 28 28 0 Full -1,050.00 0.00 0.00 -7750.00 13,420.00 66 Eviston Road 253 0 223 Vacant 0.00 0.00 3,600.00 0.00 28,612.00 66 Eviston Road 74 74 0 Full or vith initial 800.00 0.00 -8,000.00 0.00 -8,000.00 0.00 28,612.00 Clock Tower Café 74 174 0 Full -19,200.00 -800.00 0.00 -6,300.00 42,022.00 0.00 0.00 -6,300.00 42,022.00 0.00 5,060.00 7,044.00 -7,600.00 -6,00.00 -6,00.00 -7,604.00 -7,604.00 -7,604.00 -7,604.00 -7,604.00	St. Leonard's House	3 164	1 260	1 904	Internal	-56 800 00	0.00	147 900 00	91 100 00	2 023 007 00
Stone Barn/Scout Hut King George V 107 107 0 Full except roof -700.00 -50.00 0.00 -750.00 13,420.00 Depot Algacent 46 Hale Road 28 28 0 Full -1,050.00 -60.00 0.00 -1,100.00 0.00 0.000 -50.00 0.00 -1,100.00 0.00 0.00 0.000 -1,000.00 0.00 0.000 0.000 0.000 0.000 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 28,612.00 Happy Mount Park Carlé 374 74 0 Full -19,200.00 -800.00 0.00 -20.000.00 0.00 0.00 28,612.00 Stone Jety Carlé 87 87 0 Internal -7,600.00 -800.00 0.00 -20.000 0.00 5.00.00 0.00 5.00.00 0.00 5.600.00 0.00 5.600.00 7,044.00 -20.00 1.1,40.00 -1,40.00 -1,40.00 -1,40.00 -2,40.00 -2,00.00 <td></td> <td></td> <td>,</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			,	-						
Depot Adjacent 46 Hala Road 28 28 0 Full -1,050.00 -50.00 0.00 -1,100.00 0.00 66-85 Euston Road 253 0 253 Vacant 0.00 0.00 3,600.00 3,600.00 3,600.00 0.00 66 Euston Road 74 74 0 Full (put with initial works to be carried out by LCO.00 +8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 0.00 -8,000.00 -20,000.00 0.00 -20,000.00 0.00 -20,000.00 0.00 -20,000.00 -0,00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00 -20,000.00										
56-58 Euston Road 253 0 253 Vecant 0.00 0.00 3,600.00 3,600.00 0.00 60 Euston Road 74 74 0 Full potentination of the carring out on				-						0.00
60 Euston Road 74 74 0 works to be carried out by LCCs -8,000.00 -8,000.00 0.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -8,000.00 -0.00 -0.00 -0.00 -0.00 -0.00 0.00 -2,000.00 0.00 -0.00 0.00 -2,000.00 0.00 -2,000.00 4,202.00 0.00 -2,000.00 -2,000.00 4,202.00 0.00 -2,000.00 -2,000.00 4,202.00 -2,000.00	56-58 Euston Road									0.00
Happy Mount Park Caté 374 374 0 Full -19,200.00 -800.00 0.00 -20,000.00 0.00 Clock Tower Cafe 174 174 0 Full -3,800.00 -400.00 0.00 -4,200.00 5,600.00 7,044 0 7,044 0 -5,000.00 12,200.00 12,400.00 -600.00 7,044.00 0 0.00 5,000.00 28,408.00 28,408.00 28,408.00 28,408.00 28,408.00 -0.00 5,000.00 12,400.00 -90,300.00 28,408.00 -0.00 300.00 0.00 5,000.00 -4,300 Council Housing -2,500.00 -4,000 -4,000 -4,000 -4,000 -4,000 -4,000 -4,000 -4,000 -1,014.01 -4,250 -5,00	60 Euston Road		74		Full (but with initial works to be carried out	-8,000.00			`	28,612.00
Stone Jetty Café 87 87 0 Internal -7,600.00 -800.00 2,100.00 -6,300.00 42,022.00 Regent Park Café 139 139 0 Internal -5,300.00 0.00 0.00 0.00 5,762.00 West End Gardens Café 139 139 0 Internal -5,300.00 -300.00 0.00 -5,600.00 7,704.00 Yacht Lockout Tower 20 20 0 Internal -400.00 -100.00 0.00 -500.00 3,770.00 Palatine Hall 1,401 1,401 0 Internal -90,500.00 -12,200.00 12,400.00 -90,300.00 28,408.00 Lodge Street Musicians Co-op 660 660 0 Internal -4,250 -50 0.00 -4,300 Council Housing S1 Highfield Road 66 66 0 Internal -5,100.00 -50.00 0.00 -2,550.00 Council Housing 3 Lighteld Road 66 66 0 Internal -3,500.00 <td>Happy Mount Park Café</td> <td>374</td> <td>374</td> <td>0</td> <td></td> <td>-19,200.00</td> <td>-800.00</td> <td>0.00</td> <td>-20,000.00</td> <td>0.00</td>	Happy Mount Park Café	374	374	0		-19,200.00	-800.00	0.00	-20,000.00	0.00
Regent Park Café 74 0 74 Vacant 0.00 0.00 0.00 0.00 5,782.00 West End Gardens Café 139 139 0 Internal -5,300.00 -300.00 0.00 -5,600.00 7,004.00 Yacht Lockout Tower 20 20 0 Internal -400.00 -100.00 0.00 -500.00 3,770.00 Palatine Hall 1,401 1,401 0 Internal -90.500.00 -12,200.00 12,400.00 -90.300.00 28,408.00 Lodge Street Musicians Co-op 660 660 0 Caretaking -200.00 0.00 500.00 300.00 0.00 S7 Highfield Road 81 81 0 Internal -4,250 -50 0.00 -3,650.00 Council Housing 10 Lentworth House 34 34 0 Internal -3,000.00 -50.00 0.00 -3,50.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,100.00 -	Clock Tower Café	174	174	0	Full	-3,800.00	-400.00	0.00	-4,200.00	0.00
West End Gardens Café 139 139 0 Internal -5,300.00 -300.00 0.00 -5,600.00 7,004.00 Vacht Lookout Tower 20 20 0 Internal -400.00 -100.00 0.00 -500.00 3,770.00 Palatine Hall 1,401 1,401 0 Internal -90,500.00 -12,200.00 12,400.00 -90,300.00 28,408.00 0.00 Lodge Street Musicians Co-op 660 660 0 Caretaking agreement -200.00 0.00 500.00 300.00 0.00 57 Highfield Road 81 81 0 Internal -4,250 -50 0.00 -4,300 Council Housing 31 Langdale Place 99 99 0 Internal -5,000 0.00 -5,650.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,150.00 50.00 0.00 -3,250.00 Council Housing 14 Lentworth House 29 29 0 Internal -3,1	Stone Jetty Café	87	87	0	Internal	-7,600.00		2,100.00	-6,300.00	42,022.00
Yacht Lookout Tower 20 20 0 Internal -400.00 -100.00 0.00 -500.00 3,770.00 Palatine Hall 1,401 1,401 0 Internal -90,500.00 -12,200.00 12,400.00 -90,300.00 28,408.00 Lodge Street Musicians Co-op 660 660 0 Caretaking agreement -200.00 0.00 500.00 300.00 0.00 57 Highfield Road 81 81 0 Internal -4,250 -50 0.00 -4,300 Council Housing 3 Langdale Place 99 99 0 Internal -3,600.00 -50.00 0.00 -2,550.00 Council Housing 11 Lentworth House 34 34 0 Internal -2,500.00 -50.00 0.00 -3,850.00 Council Housing 3 Owen Road 55 55 0 Internal -3,150.00 -50.00 0.00 -3,850.00 Council Housing 3 Owen Road 60 60 0 Internal -3,60.00 <td>Regent Park Café</td> <td>74</td> <td>0</td> <td>74</td> <td>Vacant</td> <td></td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>5,762.00</td>	Regent Park Café	74	0	74	Vacant		0.00	0.00	0.00	5,762.00
Palatine Hall 1,401 1,401 0 Internal -90,500.00 -12,200.00 12,400.00 -90,300.00 28,408.00 Lodge Street Musicians Co-op 660 660 0 Caretaking agreement -200.00 0.00 500.00 300.00 0.00 57 Highfield Road 81 81 0 Internal -4,250 -50 0.00 -4,300 Council Housing 63 Highfield Road 66 66 0 Internal -3,600.00 -50.00 0.00 -3,650.00 Council Housing 3 Langdale Place 99 99 0 Internal -2,500.00 -50.00 0.00 -3,650.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,150.00 -50.00 0.00 -3,250.00 Council Housing 3 Owen Road 60 60 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 7 Owen Road 40 0 Internal -8,500.00 <	West End Gardens Café	139	139	0	Internal	-5,300.00	-300.00	0.00	-5,600.00	7,004.00
Lodge Street Musicians Co-op 660 660 0 Caretaking agreement -200.00 0.00 500.00 300.00 0.00 57 Highfield Road 81 81 0 Internal -4,250 -50 0.00 -4,300 Council Housing 63 Highfield Road 66 66 0 Internal -3,600.00 -50.00 0.00 -3,650.00 Council Housing 3 Langdale Place 99 99 0 Internal -5,100.00 -50.00 0.00 -2,550.00 Council Housing 10 Lentworth House 34 34 0 Internal -2,500.00 -50.00 0.00 -2,550.00 Council Housing 11 Lentworth House 29 29 0 Internal -3,150.00 -50.00 0.00 -3,280.00 Council Housing 3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 10 Wen Road 40 0 Internal -8,500.00 -8,	Yacht Lookout Tower	20	20	0	Internal	-400.00	-100.00	0.00	-500.00	3,770.00
Lodge streter Musicial's Co-op 660 0 agreement -200.00 0.00 300.00 300.00 0.00 C Image Streter Musicial's Co-op 600 0 agreement -200.00 0.00 300.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 63 Council Housing 63 Highfield Road 66 66 0 Internal -3,600.00 -50.00 0.00 -3,650.00 Council Housing 3 Langdale Place 99 99 0 Internal -2,500.00 -50.00 0.00 -2,550.00 Council Housing 10 Lentworth House 34 34 0 Internal -3,000.00 -50.00 0.00 -3,050.00 Council Housing 14 Lentworth House 29 29 0 Internal -3,800.00 -50.00 0.00 -3,220.00 Council Housing 3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00	Palatine Hall	1,401	1,401	0		-90,500.00	-12,200.00	12,400.00	-90,300.00	28,408.00
S7 Highfield Road B1 B1 O Internal -4,250 -50 0.00 -4,300 Council Housing 63 Highfield Road 66 66 0 Internal -3,600.00 -50.00 0.00 -3,650.00 Council Housing 3 Langdale Place 99 99 0 Internal -2,500.00 -50.00 0.00 -2,550.00 Council Housing 10 Lentworth House 32 32 0 Internal -2,500.00 -50.00 0.00 -2,550.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,150.00 -50.00 0.00 -3,260.00 Council Housing 3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 7 Owen Road 41 41 0 Internal -8,200.00 <t< td=""><td>Lodge Street Musicians Co-op</td><td>660</td><td>660</td><td>0</td><td></td><td>-200.00</td><td>0.00</td><td>500.00</td><td>300.00</td><td>0.00</td></t<>	Lodge Street Musicians Co-op	660	660	0		-200.00	0.00	500.00	300.00	0.00
63 Highfield Road 66 66 0 Internal -3,600.00 -50.00 0.00 -3,650.00 Council Housing 31 Langdale Place 99 99 0 Internal -5,100.00 -50.00 0.00 -5,150.00 Council Housing 10 Lentworth House 34 34 0 Internal -2,500.00 -50.00 0.00 -2,550.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,000.00 -50.00 0.00 -3,050.00 Council Housing 3 Owen Road 55 55 0 Internal -3,150.00 -50.00 0.00 -3,250.00 Council Housing 3 Owen Road 60 60 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 9 Owen Road 41 41 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road	57 Highfield Road	01	01			A 050	50	0.00	4 000	
3 Langdale Place 99 99 0 Internal -5,100.00 -50.00 0.00 -5,150.00 Council Housing 10 Lentworth House 34 34 0 Internal -2,500.00 -50.00 0.00 -2,550.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,000.00 -50.00 0.00 -3,050.00 Council Housing 14 Lentworth House 29 29 0 Internal -3,150.00 -50.00 0.00 -3,200.00 Council Housing 3 Owen Road 55 55 0 Internal -3,150.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -3,800.00 -85.00 0.00 -8,585.00 Council Housing 9 Owen Road 41 41 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 10 Wen Road 40 0 64 Vacant -3,000.00										•
10 Lentworth House 34 34 0 Internal -2,500.0 -50.00 0.00 -2,550.00 Council Housing 11 Lentworth House 32 32 0 Internal -3,000.00 -50.00 0.00 -3,050.00 Council Housing 14 Lentworth House 29 29 0 Internal -3,150.00 -50.00 0.00 -3,200.00 Council Housing 3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -3,800.00 -85.00 0.00 -8,855.00 Council Housing 9 Owen Road 39 39 0 Internal -8,500.00 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road 40 40 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 10 Ridge Square 111 111 0 Internal -2,900.00										
11 Lentworth House 32 32 0 Internal -3,000.00 -50.00 0.00 -3,050.00 Council Housing 14 Lentworth House 29 29 0 Internal -3,150.00 -50.00 0.00 -3,200.00 Council Housing 3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -8,500.00 -85.00 0.00 -8,585.00 Council Housing 9 Owen Road 41 41 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road 40 40 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 10 Ridge Square 111 111 0 Internal -3,000.00 50.00 0.00 -3,050.00 Council Housing 12/14 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>, end</td>										, end
14 Lentworth House 29 29 0 Internal -3,150.00 -50.00 0.00 -3,200.00 Council Housing 3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -8,500.00 -85.00 0.00 -8,585.00 Council Housing 7 Owen Road 39 39 0 Internal -8,500.00 -85.00 0.00 -8,585.00 Council Housing 9 Owen Road 41 41 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road 40 40 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 4-6 Ridge Square 111 111 0 Internal -3,000.00 50.00 0.00 -3,050.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square										Ŭ
3 Owen Road 55 55 0 Internal -3,800.00 -50.00 0.00 -3,850.00 Council Housing 5 Owen Road 60 60 0 Internal -8,500.00 -85.00 0.00 -8,585.00 Council Housing 7 Owen Road 39 39 0 Internal -8,500.00 -85.00 0.00 -8,585.00 Council Housing 9 Owen Road 41 41 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road 40 40 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 4-6 Ridge Square 111 111 0 Internal -8,200.00 -50.00 0.00 -8,285.00 Council Housing 10 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -2,950.00 -80.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square										
5 Owen Road 60 60 0 Internal -8,500.0 -85.00 0.00 -8,585.00 Council Housing 7 Owen Road 39 39 0 Internal -8,500.00 -85.00 0.00 -8,585.00 Council Housing 9 Owen Road 41 41 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road 40 40 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 4-6 Ridge Square 111 111 0 Internal -0.00 0.00 0.00 0.00 Council Housing 8 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -2,950.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,950.00 -80.00 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>•</td>										•
7 Owen Road 39 39 0 Internal 8,500.0 85.00 0.00 8,585.00 Council Housing 9 Owen Road 41 41 0 Internal 8,200.00 85.00 0.00 8,585.00 Council Housing 11 Owen Road 40 40 0 Internal 8,200.00 85.00 0.00 8,285.00 Council Housing 4-6 Ridge Square 111 111 0 Internal 0.00 0.00 0.00 Council Housing 8 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -3,050.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing Totals 21,983 18,022 3,961 -955,350.00 -302,750.00 793,500.00 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>, v</td>										, v
9 Owen Road 41 41 0 Internal -8,200.0 -85.00 0.00 -8,285.00 Council Housing 11 Owen Road 40 40 0 Internal -8,200.00 -85.00 0.00 -8,285.00 Council Housing 4-6 Ridge Square 111 111 0 Internal 0.00 0.00 0.00 0.00 Council Housing 8 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -3,050.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,950.00 -80.00 0.00 -5,980.00 Council Housing Totals 21,983 18,022 3,961 -955,350.00 -302,750.00						-8,500.00	-85.00	0.00	-8,585.00	Council Housing
11 Owen Road 40 40 0 Internal 8,20.00 85.00 0.00 8,285.00 Council Housing 4-6 Ridge Square 111 111 0 Internal 0.00 0.00 0.00 0.00 Council Housing 8 Ridge Square 64 0 64 Vacant -3,00.00 -50.00 0.00 -3,050.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing Totals 21,983 18,022 3,961 -955,350.00 -302,750.00 793,500.00 -464,600.00 5,004,498.00						0.000.0-	a= 4-		0.007.00	0
8 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -3,050.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing Totals 21,983 18,022 3,961 -955,350.00 -302,750.00 793,500.00 -464,600.00 5,004,498.00	11 Owen Road			0		-8,200.00	-85.00	0.00	-8,285.00	Council Housing
8 Ridge Square 64 0 64 Vacant -3,000.00 -50.00 0.00 -3,050.00 Council Housing 10 Ridge Square 52 52 0 Internal -2,900.00 -50.00 0.00 -2,950.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -2,900.00 -80.00 0.00 -5,980.00 Council Housing 12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing Totals 21,983 18,022 3,961 -955,350.00 -302,750.00 793,500.00 -464,600.00 5,004,498.00	4-6 Ridge Square	111	111	0	Internal	0.00	0.00	0.00	0.00	Council Housing
12/14 Ridge Square 111 111 0 Internal -5,900.00 -80.00 0.00 -5,980.00 Council Housing Totals 21,983 18,022 3,961 -955,350.00 -302,750.00 793,500.00 -464,600.00 5,004,498.00 -1,258,100.00	8 Ridge Square	64	0	64	Vacant	-3,000.00	-50.00	0.00	-3,050.00	Council Housing
Totals 21,983 18,022 3,961 -955,350.00 -302,750.00 793,500.00 -464,600.00 5,004,498.00 -1,258,100.00 -1,258,100.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 5,004,498.00 -464,600.00 -	10 Ridge Square	52	52	0	Internal	-2,900.00	-50.00	0.00	-2,950.00	Council Housing
-1,258,100.00	12/14 Ridge Square	111	111	0	Internal	-5,900.00	-80.00	0.00	-5,980.00	Council Housing
-1,258,100.00		04.000	40.000	0.001		055 050 05	200 750 55	700 500 50	404 000 00	E 004 100 CT
	I otals	21,983	18,022	3,961			-	793,500.00	-464,600.00	5,004,498.00
	By Percenters	1000/	0.00/	4 00/				620/	370/	