

UPDATE ON CAPITAL INVESTMENT PROGRAMME 2009/10 – 2018/19

Report by Executive Director of Finance and Corporate Support

1 PURPOSE

- 1.1 To advise Members of progress made with regard to the 10 Year Capital Investment Programme for financial years 2009/10 to 2018/19, and to seek approval for proposed variations to this agreed programme.

2 BACKGROUND

- 2.1 Cabinet on the 11 February 2010 approved a 10 Year Capital Investment Programme for the period 2009/10 to 2018/19. The 10 Year Capital Investment Programme was designed around the key objectives of the approved Capital Investment Strategy, and to ensure the Council's scarce capital resources are focused on the provision of assets deemed to deliver the most efficient, effective and economic approach.
- 2.2 The strategy document and supporting capital programme provides a framework for capital investment aligned to the Council's asset management aspirations, which are designed to support specific priorities of the Council, namely;
- Ensuring that buildings are fit for purpose and meet required statutory and regulatory standards including Health and Safety and Disabled Access;
 - Minimising costs by maximising the use of property assets including co-location of services wherever appropriate;
 - Utilisation of surplus accommodation particularly where this helps secure the longer term viability of under-occupied school buildings;
 - Regeneration of Town Centres;
 - Improving strategic road links;
 - Improving the schools estate;
 - Improving sports, leisure and cultural opportunities.
- 2.3 The Council's 10 Year Capital Investment Programme also included a commitment to support stated national Government objectives to encourage and accelerate capital spending at a local level; recognising the impact this could bring to the local economy.

3 CORE STRATEGIC PROJECTS – 2009/10 TO 2018/19

- 3.1 The approved 10 Year capital programme proposed core strategic schemes that made a positive contribution towards corporate, community plan and service delivery objectives.
- 3.2 Attached at Appendix 1 is an updated 10 Year Capital Investment Programme which provides details of anticipated expenditure in the current and future years for previously approved schemes, any amendments required to take account of accelerated investment, and proposed revision to, or the inclusion of, new projects deemed necessary to ensure the programme continues to be aligned with overall strategic objectives. Details of progress and any amendments are detailed in Section 4.2 to 4.5.

- 3.3 It should be noted that the figures shown for each scheme are indicative only (based on 2009 prices), as some projects are at the early stages of development but also uncertainty in predicting construction rates as a result of fluctuations in market conditions.
- 3.4 Timescales as indicated by the phased budgets are also shown for indicative purposes and are dependent on finalising departmental requirements, identification of sites, planning conditions and so on. Where appropriate timescales have been revised to take account of up-to-date information or changes in progress.

4 AMENDMENTS TO THE 10 YEAR CAPITAL INVESTMENT PROGRAMME

4.1 Overview

- 4.1.1 Since the approval of the original 10 Year Capital Investment Programme on 11 February 2009, a number of amendments are required to be made to the Programme to reflect recent developments with projects in terms of anticipated timescales or necessary budget allocation. In addition, opportunities have been identified during the year to propose new or enhanced schemes in order to ensure the capital programme continues to be aligned with the Council's asset management and service delivery aspirations. Details of the amendments are as follows:

4.2 Educational & Social Services

Better Schools: Better Learning

- 4.2.1 Cabinet on the 6 May 2009 approved revised budgets in respect of the Willowbank School, New Cumnock Primary School and Darvel Primary School projects. The 10 Year Capital Investment Programme has therefore been updated to reflect the amended allocations, and also revisions to the phasings between financial years. Cabinet has noted previously that variable market conditions mean that final costs for major projects could be at odds with the current budgets but tenders will be issued using preferred specifications with the possibility that value engineering may be required if market prices harden.

New School Building Programme

- 4.2.2 In November 2009, the Scottish Government announced that funding would be made available through the Scottish Futures Trust (SFT) for a new build Gargieston Primary School and Nursery Class. The SFT has indicated that it will provide funding of around £3.500m towards overall construction costs; the remaining cost being met from the Council's allocation of £19.000m for replacement schools. Based on available information and experience of previous new build projects it is estimated that the construction costs could be up to £12.000m but the SFT have indicated that they would expect the costs to be less than this given their knowledge of the current market. The 10 Year Capital Investment Programme has therefore been amended to reflect a financial investment of up to £8.500m towards this project, with the final value being adjusted once tender prices have been received and the final position on SFT grant is known.
- 4.2.3 The balance of funding on the previously approved allocation for replacement schools of £10.500m remains earmarked for the provision of a new school in the south area as part of the Knockroon development proposals.

Community Education Facilities

4.2.4 The 10 Year Capital Investment Programme included an allocation relating to the partial upgrade of the Auchinleck Community Centre. However, following an initial scoping exercise carried out by officers in Finance and Corporate Support it was identified that the previously approved allocation of £0.956m for Auchinleck Community Facilities would only achieve superficial improvements, with an estimated cost of £3.100m being required to carry out a modest refurbishment of the building. On 10 March 2010, the Council also received a formal 'Notice to Quit' from NHS Ayrshire and Arran in respect of the Council's lease of the former Roseburn Day Hospital, which is currently used by Educational and Social Services to deliver registered day care provision for older people in the south of the authority. The 'Notice to Quit' advised that the facility should be vacated by 31 December 2010.

4.2.5 In response to this, officers were requested to explore the future requirements for registered day care provision in the south of the authority, the current provision within the Community Centre and potential for upgrading the facility, and the future need in respect of local office and library provision. Following an option appraisal exercise, it was established that the optimum solution would be for the existing Auchinleck Community Centre to be demolished and a new integrated community facility and resource centre for older people be developed on the existing site. It was estimated that this would cost approximately £4.900m. £0.956m has already been committed for the Community Centre and the source of the remaining funding of £3.944m would require to be identified if Members agreed that the scheme should proceed. Possible sources include the Regeneration Fund, underspends within the Corporate Accommodation line of the Capital Programme, as yet unallocated resources within the Capital Programme and the Capital Fund. One option would therefore be :

Source	Balance at 31 March 2010 £m	Proposed Allocation £m	Remaining Balance £m
Regeneration Fund	4.100	1.020	3.080
Corporate Accommodation	2.178	0.678	1.500
Unallocated	7.967	0.967	7.000
Capital Fund	16.279	1.279	15.000
Total		3.944	

Adult Day Care Facilities

4.2.6 A provision of £2.500m was set aside within the 10 Year Capital Investment Programme to improve adult day care facilities, which will compliment the previously approved new resource centre for older people at the former Rosebank site in Kilmarnock.

4.2.7 Initially, the funding was earmarked to replace the existing facilities which are located in Hurlford. Following an external review it is clear that the replacement needs to have a more accessible site to take account of needs and demand in the wider Kilmarnock area. This may also provide an opportunity to incorporate a replacement for the current Gateway Centre in Kilmarnock. An option appraisal exercise is currently on-going to establish a suitable site for the new facility in or near Kilmarnock Town Centre, with a report to be presented for Member consideration.

Telecare

- 4.2.8 Funding was allocated in 2009/10 to match fund allocations from the Scottish Government for the expansion of Telecare. The Council has received notification that additional funding of £0.120m will be made available in 2010/11. An allocation of £0.100m has been allowed for within the 10 Year Capital Investment Programme in respect of match funding requirements; the balance to come from funding secured through NHS Ayrshire & Arran.

4.3 Neighbourhood Services

Depot Improvements

- 4.3.1 Cabinet on 24 February 2010 approved the allocation of £0.550m to fund the purchase and installation of pre-fabricated buildings at Gauchalland Depot to provide essential office accommodation and staff welfare facilities, in addition to new lighting at the Underwood Depot. These additional improvements compliment the works that are also on-going with regard to the provision of new shower and changing units at other depot sites, which was previously approved by Cabinet on 2 September 2009 with an allocation of £0.150m. The funding for these proposals is to be met from the existing capital budget allocation, leaving a balance of £4.900m in respect of the wider review of depots.
- 4.3.2 An option appraisal exercise in relation to the wider depot portfolio is scheduled to be completed by 30 June 2010.

Play Parks Programme

- 4.3.3 Cabinet on the 22 April 2009 accelerated funding into 2009/10 for the replacement and renewal of play park equipment. Work is currently in progress to deliver an agreed programme of works. The available funding for play park improvements within the 10 Year Capital Investment Programme has therefore been re-phased to reflect anticipated future spending patterns.

Regeneration

- 4.3.4 An opportunity exists to utilise an element of Regeneration Fund monies to extend and improve parking facilities at Bellfield Shops. This would require funding of £0.080m and would deliver significant practical improvement to the area. This would reduce the Regeneration Fund balance to £3m.
- 4.3.5 Work is also being done with regard to the feasibility of improving the environment at Shortlees Shops. Early indications are that this will be a significantly more expensive project requiring co-operation of a number of private owners. If a feasible proposals can be developed, these will be brought forward to the Cabinet in due course.

Roads and Infrastructure Capital Programme

- 4.3.6 The 10 Year Capital Investment Programme includes an allocation to meet the challenges of the current and backlog maintenance demands of the roads and bridges programmes, including improvements to the A70 and A71 strategic routes. Overall, the budget allocation equates to a total investment of £44.000m over the 10 year period, and reflects both the approved accelerated funding in 2009/10 and proposed reallocation of funding in future years to meet the expected maintenance programme of the roads department.

CCTV

- 4.3.7 East Ayrshire Council currently has a network of 53 public space cameras that are distributed across the authority area; connected with the Risk Management Centre where images are monitored on a 24 hour basis. The current network of cameras was based on

a schedule of works drawn up in consultation with Strathclyde Police, taking into account crime, offence and incident levels. In order to complete the remainder of the works identified, and to also replace a number of existing cameras that are coming to the end of their useful economic life it is proposed to allocate funding within the capital programme.

- 4.3.8 The 10 Year Capital Investment Programme includes an allocation for Health and Safety works which was originally intended to fund works resulting from the fixed wire electrical surveys. However, the surveys have not resulted in the level of activity previously anticipated, therefore, it is proposed that funding of £0.100m for three years starting in 2010/11 be reallocated from the Health and Safety budget to meet the costs of the remainder of the CCTV programme.

Private Sector Housing Grant

- 4.3.9 In December 2009, the Council received notification from the Scottish Government confirming that the Private Sector Housing Grant (PSHG) which was previously funded by ring-fenced grant was now to be rolled up into the General Capital Grant (GCG). In doing so the Scottish Government recognised that this would restrict the previous practice of applying the grant to support revenue expenditure, and as a result would leave authorities in a difficult position with regard to future programmes.

- 4.3.10 In order to reduce the impact on local authorities, the Scottish Government has identified an opportunity to reduce the Council's GCG for PSHG by £0.400m, and has increased the General Revenue Grant by the same amount. As a result the Council is required to allocate part of its future capital programme to meet the future costs associated with the PSHG programme. Of the £0.830m annual budget therefore, £0.430m requires to be included in the Capital Programme, based on current projections from the Department of Neighbourhood Services.

4.4 Finance and Corporate Support

- 4.4.1 It is currently anticipated that construction works on the new data centre at Headquarters will be completed by October 2010, however, the centre will only become fully operational in January 2011 as the full switch-over requires to be carried out over the Christmas period. The re-configuration of the building presents opportunities to maximise the use of the space to enable the consolidation of certain staff groups to generate both cash and non-cash efficiencies. This would include bringing staff involved in performance, planning and policy together, allowing Education Human Resources staff to join other services HR staff at Headquarters and co-locating all executive directors in one area. The costs of works would be minimised by including them in the wider Data Centre contract at an estimated additional cost of £0.160m. This could be met from Corporate Accommodation budget of which £0.285m was unused in 2009/10 and brought forward. The debt repayment costs, which have been budgeted for, would be around £0.011m per annum. It is anticipated that savings of at least £0.030m per annum would be released however. There are also significant benefits to the organisation in terms of improved communication, consistency, effectiveness and resilience arising from these groups of staff working in closer proximity.

ICT Investment

- 4.4.2 The Council's Back-up Data Centre was completed in January 2010, which provides much needed disaster recovery services which will compliment the new data centre at London Road Headquarters. However, in order to provide the essential equipment required for the effective operation of the new facility, IT required to reallocate funding from its future years' capital allocations. The 10-year capital programme has therefore been amended to reflect this acceleration funding, resulting in a reduced allocation of £4.281m for financial 2010/11 to 2018/19. This allocation will be used to fund the continuing programme of improvements to the Council's central UNIX and File Server Infrastructure and Corporate Data and Voice Networks.

4.5 Refurbishment, Component Renewal and Other General Projects

- 4.5.1 The previously approved projects relating to Fenwick Primary Electrical Upgrade and Gargieston Primary School Window replacement are no longer required and it is proposed that the funding be reallocated to alternative schemes at Fenwick, Hillhead, Loanhead and Netherthird Primary Schools to reflect emerging priorities.
- 4.5.2 Other than the amendments noted above, there have been no further revisions or additions to the overall refurbishment programme. Work is currently on-going to complete the work required to populate the Council's asset management system. This information will allow future proposals to be brought forward on a priority driven basis.

5 FUNDING CAPITAL INVESTMENT

- 5.1 Given the aspirations of the Council's 10 Year Capital Investment Programme, it is necessary for the Council to adopt a robust and rigorous approach to the management of its capital and assets in order to deliver its key objectives.
- 5.2 Decisions relating to the 10 Year Capital Investment Programme require to take into account the overall impact on revenue budgets relating both to the borrowing impact and consequential running costs associated with each proposed scheme. Acknowledging therefore the natural convergence between the revenue and capital budget setting process, the capital programme and associated revenue costs are kept under close scrutiny. Whilst it is not envisaged that any changes are required to the Council's current capital commitments, as the programme develops it may be necessary to reassess these commitments.
- 5.3 Opportunities to support capital investment continue to be explored by the Council. The Council has been successful in achieving investment through non-traditional delivery vehicles for capital investment such as the Scottish Futures Trust but also continues to explore other opportunities through this and other routes such as the hub initiative and potential Joint Venture arrangements. Where a tangible benefit to the organisation arises, these will be brought forward for Member consideration.
- 5.4 The Council also has a recognised commitment to partnership in the development of capital projects. This is a growing area and the Council actively promotes community involvement and working with other agencies to maximise the impact of the Council's capital resources to address key issues. The Council continues to promote Partnership working through its Co-location Board. Other partnerships opportunities will be explored and developed for specific tasks or schemes as they arise.
- 5.5 Where appropriate the Council continues to explore opportunities which can be financed through annual revenue savings or income, which will at least be equal to the annual debt servicing costs will be added to the programme as identified. Whilst there are no plans to significantly support capital expenditure from revenue, there are some possible future projects arising from the Corporate Office Strategy, Intensive Support Facilities for young people and the Decriminalisation Parking Enforcement (DPE) project which could be supported in this manner.

6 RISK MANAGEMENT

- 6.1 All management risk associated with delivering the 10 Year Capital Investment Programme, whether a positive opportunity e.g. advantageous pricing, access to alternative funding streams, or negative threat e.g. supplier delays, adverse weather conditions in relation to this project will be managed through the application of effective

project management principles as embodied within the Council's Total Project Management (TPM) Framework.

7 POLICY IMPLICATIONS

- 7.1 The 10 Year Capital Investment Programme is a key element in ensuring the Council Delivers on its Single Outcome Agreements (SOA) which reflect local needs, circumstances and priorities and are relevant to the national outcomes included in the Concordat.

8 FINANCIAL IMPLICATIONS

- 8.1 The total budget allocation in relation to the 10 Year Capital Investment Programme remains unchanged at £200.000m.
- 8.2 Within the draft General Services Revenue Budget for 2010/11 to 2012/13, provision has been made for the estimated costs of the current and future years capital programme. The acceleration of capital spend towards the early years of the 10 year plan results in additional borrowing costs being incurred earlier than previously planned. In order to smooth the impact on the revenue budget it was agreed to utilise £6.000m from the Capital Fund to even out annual debt charges as required.

9 RECOMMENDATIONS

- 9.1 It is recommended that Members;
- i) Approve the allocation of up to £8.500m for Gargieston Primary School;
 - ii) Approve re-allocation of funding of £3.944m as shown in paragraph 4.2.5 to enable the replacement of Auchinleck Community Centre and Roseburn Day Centre;
 - iii) Agree that a new Adult Day Care facility should be located in or near Kilmarnock Town Centre;
 - iv) Approve a match funding allocation of £0.100m for Telecare in 2010/11;
 - v) Approve utilisation of £0.080m of Regeneration Fund monies for the extension of car parking at Bellfield;
 - vi) Note that a feasibility study on environmental improvements at Shortlees Shops will be undertaken;
 - vii) Approve an allocation of £0.100m for three years from 2010/11 for the completion of the CCTV programme;
 - viii) Note that £0.430m of Private Sector Housing Grant requires to be funded from Capital Grant;
 - ix) Approve the use of Corporate Accommodation funding brought forward from 2009/10 to facilitate office layout proposals at HQ designed to enable cost and efficiency improvements;
 - x) Approve the re-allocation of component renewal funding for schools shown at paragraph 4.5.1;
 - xi) Note that the total ten year Capital Investment programme remains at £200m.

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20 May 2010

LIST OF BACKGROUND PAPERS
NIL

Members wishing further information should contact Malcolm Roulston, Head of IT and Asset Management. Telephone 01563 576809.

Project	Current Allocation	Proposed Indicative Allocation					TOTAL
	09/10	10/11	11/12	12/13	13/14-15/16	16/17-18/19	2010/11-2018/19
	£m	£m	£m	£m	£m	£m	£m
EDUCATIONAL AND SOCIAL SERVICES							
Netherthird Community Facilities	0.275						0.275
Stewarton Academy Facilities	0.044						0.044
Galston Community / Office Facilities	0.200	0.200	3.000	0.600			4.000
Darvel Primary		1.000	3.000	1.000			5.000
Flowerbank Nursery					1.750		1.750
Willowbank School	0.100	2.000	5.000	2.900			10.000
New Cumnock Primary School	0.150		4.725	4.725			9.600
Patna / St Xaviers Primary Schools Co-location	0.030		4.485	4.485			9.000
Replacement Gargieston Primary School			4.250	4.250			8.500
Replacement School - Knockroon					10.500		10.500
GLOW Project	0.200	0.200	0.200	0.200	0.600	0.600	2.000
Rosebank Centre for Older People	1.100	0.100					1.200
Stewarton Townhouse Refurbishment	0.240						0.240
Children's Residential House	0.050	1.000	0.450				1.500
Kilmarnock Area Day Centre				1.250	1.250		2.500
Telecare Development	0.100	0.100					0.200
Auchinleck Community Centre (see Note below)			1.810	1.811			3.621
Refurbishment	3.110	4.055	1.420	0.620	1.200		10.405
NEIGHBOURHOOD SERVICES							
Crosshouse Resource Centre	0.400	0.300					0.700
Palace Theatre / Grand Hall Refurbishment (Phase 3)	0.400						0.400
Refurbishment of the Baird Institute	0.400						0.400
Public Art Initiative	0.050	0.050	0.050	0.050			0.200
Kilmarnock Athletics Facilities	0.200	0.150	3.800	1.475			5.625
New Sports Pavilions	0.500	0.700					1.200
Improvements to Major Parks	0.200	0.200	0.200	0.200			0.800
Depot Improvements		0.700	2.800	2.100			5.600
Stewarton Sports Facilities		1.340	2.600	0.360			4.300
Roads & Transportation Programme	3.750	3.900	3.860	4.045	13.340	15.105	44.000
Dean Ford Bridge	0.050	0.100	0.850				1.000
Flood Prevention				0.500			0.500
Stewarton Park & Ride Facility	0.140						0.140
Kilmarnock Town Centre	1.100	2.000	10.000	7.900			21.000
Cumnock Town Centre	0.593	5.550	5.550				11.693
Regeneration - Other Areas	0.000	1.500	1.500				3.000
Miscellaneous	1.040	0.730	0.730	0.560	0.030	0.000	3.090
FINANCE & CORPORATE SUPPORT							
New Data Centre/Meeting Facilities	2.180	1.500	0.220				3.900
ICT Corporate & Departmental	1.440	0.791	0.436	0.436	1.308	1.310	5.721
Corporate Accommodation	0.285	0.393	0.274	0.274	0.274		1.500
Health & Safety/ DDA Issues - All Services	0.435	0.085	0.400	0.400	1.500	1.500	4.320
Extension of Car Park at Bellfield		0.080					0.080
Unallocated	0.000	0.000	0.000	0.000	0.000	7.000	7.000
Budget Brought Forward	(5.548)		(0.956)				(6.504)
Total Additional Indicative Expenditure	13.214	28.724	60.654	40.141	31.752	25.515	200.000

Note

The difference between the allocated figure and the approved allocation for the Auchinleck Community Centre of £4.900m is the draw down of £1.279m from the Capital Fund which will be made in year.

REFURBISHMENTS	Proposed Indicative Allocations							TOTAL £m
	Current Allocation							
	09/10 £m	10/11 £m	11/12 £m	12/13 £m	13/14 - 15/16	16/17 - 18/19		
EDUCATION & SOCIAL SERVICES								
Auchinleck Academy - PE Block Window Replacement	0.150						0.150	
Auchinleck Academy - PE Block Upgrade	0.000	0.470					0.470	
Auchinleck Academy Heating Upgrade	0.130						0.130	
Bellsbank Primary - Window Replacement	0.000	0.100					0.100	
Bellsbank IFE - Electrical Upgrade	0.125						0.125	
Cairns Nursery - Window Replacement	0.100						0.100	
Crosshouse Nursery - Window Replacement	0.100						0.100	
Crosshouse Primary - Window Replacement (Final Phase)	0.090						0.090	
Crossroads Primary School		0.100			0.550		0.650	
Cumnock Academy - Window Replacement	0.250	0.250					0.500	
Dalmellington Primary - Window Replacement	0.100						0.100	
Dalmellington Community Centre - Toilet Refurbishment	0.025						0.025	
Doon Academy - Window Replacement	0.100						0.100	
Doon Academy - Toilet Replacement	0.060						0.060	
Dunlop Primary - Window Replacement	0.200						0.200	
Fenwick Primary - Electrical / Fire Alarm	0.125	0.010					0.135	
Fenwick Primary - Window Replacement		0.150					0.150	
Hillhead Primary - Electrical / Fire Upgrade	0.110	0.110					0.220	
Hillhead Primary - Toilet Refurbishment		0.050					0.050	
James Hamilton Academy - Home Economics Room	0.150	0.150					0.300	
James Hamilton Academy External Door Replacement	0.114						0.114	
Lainshaw Primary School Electrical Upgrade	0.149						0.149	
Littlemill Primary School (Better Schools : Better Learning)		1.100	0.220				1.320	
Loanhead Primary - Electrical Upgrade		0.150					0.150	
Logan Primary - Window Upgrade	0.075						0.075	
Loudoun Academy - Electrical Rewire	0.150	0.250	0.200				0.600	
Loudoun Academy - PE Block					0.650		0.650	
Muirkirk Primary - Roofing Works	0.000	0.200					0.200	
Nether Robertland Primary - Window Replacement	0.200	0.200					0.400	
Netherthird Primary - Toilet Refurbishment		0.065					0.065	
New Cumnock Community Centre - Boiler Plant Replacement	0.120						0.120	
Ornthank Community Centre - Boiler Plant Replacement	0.110						0.110	
Ornthank Primary School Kitchen Upgrade	0.002						0.002	
Riccarton Nursery - Window Replacement	0.075						0.075	
Silverwood Primary - Window Replacement	0.200	0.200					0.400	
Sorn Primary School (Better Schools : Better Learning)		0.100	1.000	0.620			1.720	
Stewarton Academy - Roofing Works	0.100	0.100					0.200	
Woodstock Centre - Accessible Toilet		0.100					0.100	
Dunlop Primary - Kitchen and Counter Renewal		0.035					0.035	
Lainshaw Primary - Kitchen and Counter Renewal		0.045					0.045	
Logan Primary - Kitchen and Counter Renewal		0.040					0.040	
Loudoun Academy - Kitchen and Counter Renewal		0.080					0.080	
NEIGHBOURHOOD SERVICES								
Cemeteries Extension	0.435						0.435	
Playpark Investment Programme	0.455	0.170	0.170				0.795	
Hamilton Gardens Park & Ride	0.085						0.085	
CCTV Public Realm		0.100	0.100	0.100			0.300	
Private Sector Housing Grant		0.430	0.430	0.430			1.290	
Dick Institute	0.035						0.035	
Core Paths Plan	0.030	0.030	0.030	0.030	0.030		0.150	
FINANCE & ASSET MANAGEMENT								
Health & Safety / DDA Works	0.435	0.085	0.400	0.400	1.500	1.500	4.320	
Corporate Accommodation	0.285	0.393	0.274	0.274	0.274		1.500	
Balance To Be Allocated	0.000	0.000	0.000	0.000	0.000	7.000	7.000	
TOTAL	4.870	5.263	2.824	1.854	3.004	8.500	26.315	