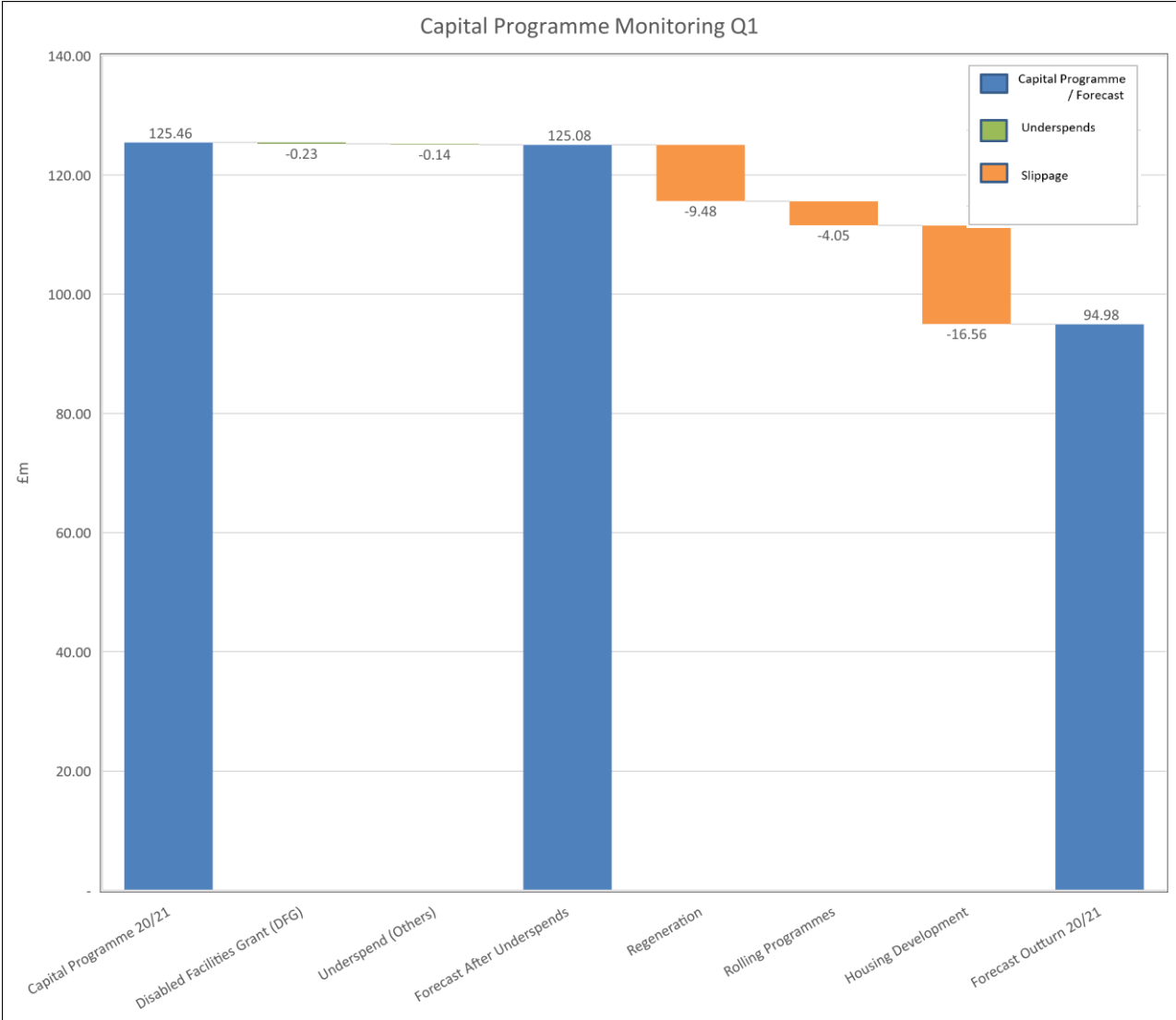


Summary

Forecast Full Year expenditure against the Capital Programme at the end of Quarter 1 is £94.98m which is £30.48m (24%) below the approved Programme for the year. The variance is as a result of £30.10m slippage and a £0.38m net underspend as set out below.

Headline Capital Budget Information, Quarter 1 2020/21

	£m
Current Budget (Annex 1):	125.46
Projected Net Underspend	(0.38) (or 0.3% of Programme).
Projected Slippage	(30.10) (or 24% of Programme)
Forecast Capital Expenditure	94.98



Underspends

Disabled Facilities Grant (DFG)	(£0.23m underspend) - COVID-19 has had a big impact on the amount of referrals for DFG works, with these stopping during the early part of lockdown. Works in properties were also temporarily suspended for several weeks, due to contractors suspending their entire operations and vulnerable clients unwilling to allow works in their homes. Work is now underway again, but a lower than budget spend over the year is expected.
Underspend (others)	Handy Person Scheme (£0.04m underspend) - COVID-19 has resulted in fewer applications being received and progressed for Small Works Grants and Loans than might otherwise be expected.
	Vibrant Towns & Villages (£0.08m underspend) - This allocation is intended to enhance the revenue allocation for the four town centres to ensure that they remain attractive and vibrant places. The stakeholders we would normally have worked with to identify suitable capital projects were not accessible due to COVID-19 lock down. From the return of non-essential retail their attention has been very much on trying to rebuild trade. As a result they have not had the capacity to engage with us in the process of identifying potential works for consideration. It is unlikely that demands will be made on this programme in 2020/21 due to COVID-19 related disruption, but £0.02m may be required.
	Play Area Improvement Programme - minor overspend of £0.01m.

Slippage

Regeneration	Marketfield Way (£8.43m slippage) - Slippage due to the extended period of time it has taken to conclude the build contract and in securing all necessary consents.
	Preston Regeneration (£0.23m slippage) - Chetwode Road Highways scheme - some delay in securing all the necessary consents for the scheme, main contractor now secured to deliver the project and works will be completed this financial year. Slippage due to remaining project priorities currently being discussed with local members and Portfolio Holder to be delivered next financial year.
	Horley Public Realm Improvements - Phase 4 (£0.08m slippage) - Slippage due to capacity within the team. Team now in place to deliver project.
	Merstham Recreation Ground (£0.74m slippage) - Slippage due to COVID-19 and capacity within the team. COVID-19 has affected our ability to be able to commence early engagement with local residents and stakeholders and delayed the appointment of key initial surveys and studies. Team now in place to deliver project. Initial Concept Plan prepared with main design works commencing in 2020/21 (subject to approval of final scheme by Executive)
Rolling Programmes	Beech House, London Road. Reigate (£3.0m slippage) - Negotiations with tenant (AIG) are still ongoing, slightly delayed by the COVID-19 pandemic. Current assumption is a revised £2.1m major works to be carried out in 2021/22 but this is subject to a review by Knight Frank on the viability of the proposal. Property Services is reviewing the overall deal and will recommend the final sum to the Commercial Ventures Executive Sub-Committee once review completed.
	Priory Park Maintenance (£0.20m slippage) - The tenant (Pistaccios) have been issued a 1-year extension to their concession during COVID-19 and remain in occupation. Works will now be completed as part of the concession contract negotiation, delaying the refurbishment until 2021/22. This allows us the ability to review the overall contract and capital outlay.
	Car Parks Capital Works (£0.18m slippage) - Works were tendered prior to the COVID-19 lockdown measures were imposed and the tender process was unable to be completed, as contractors were unable to price works and submit programmes. Rescheduled for 2021/22.
	Tenanted Properties (£0.10m slippage) - Park Farm Depot. Break clause initiated by the Council. Works to be completed in line with the planned Greenspaces occupation. Detailed survey to be carried out.
	Council Offices Programme - (£0.16m slippage) - Boilers and plant completed. Air conditioning, external decoration and roof works delayed to 2021/22 due to limited resources and contractor/equipment availability due to COVID-19
	Earlswood Depot/Park Farm Depot- (£0.06m slippage) - Earlswood Depot requires major boiler replacement. Works were unable to be completed during COVID-19. Works have now been delayed to 2021/22. Tenant at the Park Farm Depot has been given notice in accordance with the lease. Greenspaces will occupy the unit from January 2021. Works to be completed in line with Greenspaces <u>occupation schedule</u> .
	Unit 61E, Albert Road North (£0.06m slippage) - Roadway maintenance. Currently on hold pending a review of the Council's position as a whole on Albert Road North .
	Cemeteries & Chapel (£0.04m slippage) - Planned external decorations to chapel suspended during COVID-19. Contractors assigned to essential works only.

Housing Development	Lee Street Bungalows - (£0.26m slippage forecast). Project timing has slipped due to delays on other projects.
	Cromwell Road Development - (£4.23m slippage forecast) Spend profile changed following contract signature - slightly behind original profiled schedule
	Unit 1 Pittwood Park Tadworth (£2.33m slippage forecast) - Spend profile changed following contract signature - slightly behind original profiled schedule
Housing Delivery	Housing Delivery (£10m Capital allocation - 2020/21) - (£9.74m slippage forecast). £0.26m forecast expenditure this year relates to the procurement of the design team to include professional services such as quantity surveyor, project manager, architect, civil, structures and building services consultants together with a wide range of technical consultants, procurement of supporting surveys and documentation required for the planning application and future development of the site.
Commercial Investments	£64m balance is currently available of the original £75m allocated capital funding (2019/20 - 2020/21) for investment in new developments and commercial assets and activities that, in addition to local regeneration and place-shaping benefits, deliver a sustainable net income stream to the revenue budget. There has been a drawdown of £1.03m in Q1 to fund the acquisition of Units 3, 6, 8 and 20 Reading Arch Road with additional spend on further acquisitions forecast for rest of the financial year; therefore the current assumption is that all funds will be invested.

Reconciliation of Capital Programme to Approved Budgets 2020/21

	£m	
Original Capital Programme Budget 2020/21	96.10	
Budget approved but not yet released	-	
	<hr/>	
	96.10	
Additions (detailed at Annex 2)		
Carry Forwards from Previous Year (2019/20)	29.49	
Additional Approvals In Year	0.07	Additional in-year Corporate Plan Delivery (CPDF) funding of £67,850 was approved during the COVID-19 pandemic to fund the Microsoft Teams implementation and Zoom license to improve corporate collaborative working and
Reprofiling of projects	(0.55)	Fleet replacement budgets 2020 to 2025 reprofiled.
Other Changes	0.35	New Capital Grants: Flexible Homelessness Support Grant 2020/21
Revenue Contribution to Capital	-	
Current Capital Budget	<hr/> 125.46 <hr/>	

Capital Programme Monitoring: Summary by Project 2020-21

Quarter 1

Project	Original Capital Programme 20/21 £m	Approved Budgets Not Released £m	Carry Forwards £m	Additional Approvals In Year £m	Reprofiled £m	Revenue Contribution to Capital (RCC) £m	Other Changes £m	Current Capital Programme 20/21 £m	Actuals to Date (P3) £m	Forecast Year End Outturn £m	Forecast Year End Variance £m	Explanation of Significant Variances
Horley Public Realm Improvements - Phase 4	0.100	0.000	0.000	0.000	0.000		0.000	0.100	0.000	0.020	(0.080)	Slippage due to capacity within the team. Team now in place to deliver project.
Marketfield Way Redevelopment	18.859	0.000	3.821	0.000	0.000		0.000	22.680	1.341	14.251	(8.429)	Slippage due to the extended period of time it has taken to conclude the build contract and in securing all necessary consents.
Preston - Regeneration	0.362	0.000	0.421	0.000	0.000		0.000	0.783	0.000	0.550	(0.233)	Some delay in securing all the necessary consents for the Chetwode Road highways scheme. Main contractor now secured to deliver the project and works will be completed this financial year. Slippage due to remaining project priorities currently being discussed with local members and Portfolio Holder to be delivered next financial year
Merstham Recreation Ground	0.700		0.094	0.000	0.000		0.000	0.794	0.001	0.053	(0.741)	Slippage due to COVID-19 and capacity within the team. COVID-19 has affected our ability to be able to commence early engagement with local residents and stakeholders and delayed the appointment of key initial surveys and studies. Team now in place to deliver project. Initial Concept Plan prepared with main design works commencing in 2020/21 (subject to approval of final scheme by Executive)
Regeneration	20.021	0.000	4.336	0.000	0.000	0.000	0.000	24.356	1.342	14.874	(9.482)	
Leisure Centre Maintenance	0.030	0.000	0.007	0.000	0.000		0.000	0.037	0.000	0.030	(0.007)	Unable to gain sufficient access due to COVID-19 and minor works are by arrangement only with GLL (leisure operator) Contractor safety and social distancing are an identified risk. Postponed minor works until 2021/22
Harlequin Property Maintenance	0.040	0.000	0.013	0.000	0.000		0.000	0.053	0.007	0.040	(0.013)	Change of use due to accommodating the Response Centre during COVID-19. Agreed only essential works to take place to protect the welfare of staff working in the building. Postponed remaining works until 2021/22.
Play Area Improvement Programme	0.226	0.000	0.000	0.000	0.000		0.000	0.226	0.003	0.234	0.008	Replacement of Nork Park and Petridgewood Common play equipment - also capital replacement of individual pieces of play equipment in various sites across the borough.
Parks & Countryside - Infrastructure & Fencing	0.045	0.000	0.000	0.000	0.000		0.000	0.045	0.000	0.045	0.000	Various civil works, including footpath, track and car park resurfacing, replacement of fencing and gates and sites across the borough
Harlequin Facilities Maintenance	0.040	0.000	0.000	0.000	0.000	0.000	0.000	0.040	0.004	0.040	0.000	Budget is used for facilities maintenance at the Harlequin.
Harlequin - Service Development	0.100	0.000	0.000	0.000	0.000	0.000	0.000	0.100	0.000	0.040	(0.060)	Due to the ongoing work around the venue's future vision and commitments, and delays as a result of the COVID-19 pandemic, previously approved Capital spend are now subject to review.
Priory Park Maintenance	0.198	0.000	0.030	0.000	0.000	0.000	0.000	0.228	0.025	0.025	(0.203)	Pistaccios have been issued a 1 year extension to their concession during COVID-19 and remain in occupation. Works will be completed as part of the concession contract negotiation delaying the refurbishment until 2021/22. This allows us the ability to review the overall contract and capital outlay.
Leisure and Culture	0.679	0.000	0.050	0.000	0.000	0.000	0.000	0.729	0.038	0.454	(0.275)	
Lee Street Bungalows	0.234	0.000	0.387	0.000	0.000		0.000	0.621	0.002	0.365	(0.255)	Project timing has slipped due to increased work on other projects.
64 Massetts Road	0.000	0.000	0.014	0.000	0.000		0.000	0.014	0.000	0.014	0.000	Planned spend for external works to the building in 2020/21.
Cromwell Road Development	3.680	0.000	5.690	0.000	0.000		0.000	9.370	0.007	5.138	(4.232)	Spend profile changed following contracts being signed slightly behind original profiled schedule
Unit 1 Pitwood Park Tadworth	1.745	0.000	4.165	0.000	0.000		0.000	5.910	0.640	3.577	(2.333)	Spend profile changed following contracts being signed slightly behind original profiled schedule
Housing Delivery	10.000	0.000	0.000	0.000	0.000		0.000	10.000	0.000	0.260	(9.740)	Spend on a feasibility and options study of Horley High Street Car Park site that will enable the Council to review and approve a preferred design to progress through concept design to development and preparation of a planning application (the planning application to be submitted in early 2021/22). Expenditure will relate to the procurement of the design team to include professional services such as Quantity Surveyor, Project Manager, Architect, Civils and Structures and Building Services consultants together with a wide range of technical consultants, procurement of supporting surveys and documentation required for the planning application and future development of the site.
Housing Development	15.659	0.000	10.255	0.000	0.000	0.000	0.000	25.914	0.649	9.353	(16.561)	

Capital Programme Monitoring: Summary by Project 2020-21

Quarter 1

Project	Original Capital Programme 20/21 £m	Approved Budgets Not Released £m	Carry Forwards £m	Additional Approvals In Year £m	Reprofiled £m	Revenue Contribution to Capital (RCC) £m	Other Changes £m	Current Capital Programme 20/21 £m	Actuals to Date (P3) £m	Forecast Year End Outturn £m	Forecast Year End Variance £m	Explanation of Significant Variances
Fleet Vehicle Wash-Bay Replacement	0.350	0.000	0.000		0.000		0.000	0.350	0.000	0.350	0.000	Works on the wash bay replacement are ongoing. Though works have been delayed due to COVID-19, it is still anticipated at this stage that works will be completed on schedule .
Earlswood Depot/Park Farm Depot	0.050	0.000	0.030		0.000		0.000	0.080	0.001	0.020	(0.060)	Earlswood depot requires major boiler replacement. Works were unable to be completed during COVID-19 and therefore reassigned to 2021/22. Tenant at the Park Farm Depot has been given notice in accordance with the lease. Green spaces will occupy the unit from Jan 2021. Works to be completed in association with Greenspaces occupation schedule
Waste Management and Recycling	0.400	0.000	0.030	0.000	0.000	0.000	0.000	0.430	0.001	0.370	(0.060)	
Land Flood Prevention Programme	0.006	0.000	0.011	0.000	0.000		0.000	0.017	0.000	0.017	0.000	This funding is for ditch clearance, drainage and swale works
Air Quality Monitoring Equipment	0.108	0.000	0.050	0.000	0.000		0.000	0.158	0.005	0.158	0.000	The Air Quality monitoring capital allocation (£108K) will be used to fund the replacement of the RG1 fixed air quality monitoring station, which is required every 10 years and is due in 2020. We operate this site to meet our statutory duties for air quality and as part of our Section 106 funding agreement with Gatwick Airport Ltd (GAL). Additional £50k will be used to fund replacement of the Rapid Electric Vehicle Charge point at Wray Lane. The rapid charger has reached the end of its serviceable life and is a key part of our local air quality strategy, by encouraging electric vehicle uptake which will in turn reduce emissions of harmful pollutants.
Contaminated Land - Investigation work	0.030	0.000	0.000	0.000	0.000		0.000	0.030	0.000	0.000	(0.030)	This is an emergency contingency budget to be used in exceptional circumstances. There are no plans to use the budget at this time.
Environment	0.144	0.000	0.061	0.000	0.000	0.000	0.000	0.205	0.005	0.175	(0.030)	
Handy Person Scheme	0.050	0.000	0.000	0.000	0.000		0.000	0.050	0.003	0.010	(0.040)	COVID-19 has resulted in fewer applications being received and progressed for Small Works Grants and Loans than might otherwise be expected.
Home Improvement Agency (Surrey County Council) Grant	0.120	0.000	0.000	0.000	0.000		0.000	0.120	0.030	0.120	0.000	The project cost is based on fixed contract price, therefore no cost variation expected.
Disabled Facilities Grant (DFG)	1.134	0.000	0.000	0.000	0.000		0.000	1.134	0.189	0.900	(0.234)	COVID-19 has had a big impact on the amount of referrals for DFG works, with these stopping during the early part of lockdown. Works in properties were also temporarily suspended for several months, due to contractors suspending their entire operations and vulnerable clients unwilling to allow works in their homes. Work is now underway again, but a lower than budget spend over the year is expected.
Repossession Prevention Fund	0.030	0.000	0.012	0.000	0.000		0.000	0.042	0.018	0.042	0.000	The Repossession Prevention Fund is used to provide grants and loans to individuals to prevent homelessness. Last year (2019/20), we were successful in getting grants repaid to enable this fund to help more households.
Flexible Homelessness Support Grant	0.000	0.000	0.000	0.000	0.000		0.350	0.350	0.028	0.350	0.000	Funds are used to prevent homelessness predominantly by providing interest free loans to applicants to cover rent in advance, as such expenditure is not at a consistent value throughout the year.
Capital Grants	0.000	0.000	0.020	0.000	0.000		0.000	0.020	0.000	0.020	0.000	South Park Football Club awarded £20k towards the creation of a 3G football pitch in 2019/20. Funding was carried forward into 2020/21 due to delays to work. Latest update from the football club is that works have been further delayed, in part due to COVID-19. The Service is investigating further and will be seeking Portfolio Holder's view on whether to continue to make the grant available to the club. Further update will be provided in Qtr.2 report.
Capital Grants	1.334	0.000	0.032	0.000	0.000	0.000	0.350	1.716	0.268	1.442	(0.274)	
Workplace Facilities: Estate/Asset Development	0.250		0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.000	The Workplace Facilities - Estates/Asset Development programme is currently being reviewed for physical workplace plans post COVID-19. The outcome of the review and any budget impact will be developed and reported later in the year.
Workplace Facilities: additional IT requirement for increase in workforce.	0.030	0.000	0.000	0.000	0.000	0.000	0.000	0.030	0.000	0.030	0.000	Funding used for deployment of new laptops for new members of staff, which has seen an increase since the beginning of the year.
Organisational Change	0.280	0.000	0.000	0.000	0.000	0.000	0.000	0.280	0.000	0.280	0.000	

Capital Programme Monitoring: Summary by Project 2020-21

Quarter 1

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Vehicles & Plant Programme	3.162	0.000	0.087	0.000	(0.554)		0.000	2.695	1.371	2.695	0.000	2020/21 Tranche 2 of the fleet replacement project is complete, all vehicles have been delivered and are in service. 2020/21 procurement well underway. A number of assets have already been purchased for the greenspaces department. Orbis are facilitating the trial of 6 hybrid/electric cars and vans for use at the depot among a number of other items.
ICT Replacement Programme	0.225	0.000	0.126	0.068	0.000		0.000	0.419	0.206	0.419	(0.000)	Additional in-year funding of £67,850 was approved during the COVID-19 outbreak to fund a Microsoft Teams implementation and Zoom license to improve collaboration and video conferencing facilities All other projects within the programme are expected to continue this year although later than originally scheduled due to COVID-19. These include: - Netcall upgrade to improve resilience for the Contact Centre and enable Payment Card Industry Data Security Standards compliance - Improvements to the Harlequin Theatre network infrastructure
ICT - Disaster Recovery	0.000	0.000	0.018	0.000	0.000		0.000	0.018	0.001	0.018	0.000	Carry forward Budget from 2019/20 to cover ICT disaster recoveries.
Council Offices Programme	0.115	0.000	0.140	0.000	0.000			0.255	0.014	0.095	(0.160)	Boilers and plant completed. Air Conditioning Units, external decoration and roof works reassigned to 2021/22 due to limited resources and contractor/equipment availability during COVID-19
Day Centres Programme	0.075	0.000	0.013	0.000	0.000		0.000	0.088	0.003	0.075	(0.013)	Realigned to work in conjunction with the community centre task force and its proposals for re-opening.
Existing Pavilions Programme	0.090	0.000	0.000	0.000	0.000		0.000	0.090	0.000	0.090	0.000	Upgrades of facilities to be carried out as proposed.
Commercial Investment Properties	0.050	0.000	0.026	0.000	0.000		0.000	0.076	0.002	0.050	(0.026)	Post COVID-19 identified essential works..
Infra-structure (walls)	0.055	0.000	0.049	0.000	0.000		0.000	0.104	0.000	0.055	(0.049)	Reinstatement of surveys and reprogramming surveying inspections that were on hold during the COVID-19 lockdown.
Car Parks Capital Works Programme	0.190	0.000	0.180	0.000	0.000		0.000	0.370	0.000	0.190	(0.180)	Works were tendered prior to COVID-19. Lockdown measures imposed and the tender process was unable to be completed, contractors unable to price works and submit programmes. Realigned for 2021/22.
Public Conveniences	0.005	0.000	0.040	0.000	0.000		0.000	0.045	0.000	0.020	(0.025)	High Street Banstead completed, Consort Way Horley rescheduled to 2021/22.
Cemeteries & Chapel	0.040	0.000	0.000	0.000	0.000		0.000	0.040	0.000	0.000	(0.040)	Planned external decorations to chapel suspended during COVID-19. Contractors assigned to essential works only.
Allotments	0.014	0.000	0.004	0.000	0.000		0.000	0.018	0.000	0.014	(0.004)	Minor works required with planned maintenance work in 2021/22.
Woodmansterne sports club	0.000	0.000	0.020	0.000	0.000		0.000	0.020	0.000	0.000	(0.020)	Closed due to COVID-19. Further liaison required with the external tenant with access by agreement from the occupant .
Beech House, London Road, Reigate	3.000	0.000	0.000	0.000	0.000		0.000	3.000	0.000	0.000	(3.000)	£3m slippage in 2020/21, negotiations with AIG are still ongoing. Current status is a revised £2.1m Capital investment in 2021/22. Delays in negotiation are with AIG due to COVID-19. The service is reviewing the overall deal and will recommend a course of action to the Commercial Venture Board
Tenanted properties - occupied by third-parties -planned building maintenance	0.100	0.000	0.000	0.000	0.000		0.000	0.100	0.000	0.000	(0.100)	Park Farm Depot. Break clause initiated by RBBC. Works to be completed in line with the greenspaces occupation. Detailed survey required.
Crown House	0.075	0.000	0.000	0.000	0.000		0.000	0.075	0.000	0.075	0.000	Works to be completed this financial year
Units 1-5 Redhill Distribution Centre. Salfords	0.040	0.000	0.000	0.000	0.000		0.000	0.040	0.000	0.000	(0.040)	COVID-19 delays caused by contractor availability. Non essential works were re-programmed during the level 4 lockdown enforcements. Access, travel, social distancing.
Linden House , 51b High Street, Reigate	0.017	0.000	0.000	0.000	0.000		0.000	0.017	0.000	0.017	0.000	Works to be completed this financial year
Unit 61E, Albert Road North	0.055	0.000	0.000	0.000	0.000		0.000	0.055	0.000	0.000	(0.055)	Roadway maintenance. On hold, reviewing Council's position as a whole on Albert Road North .
Forum House, Brighton Road, Redhill	0.070	0.000	0.000	0.000	0.000		0.000	0.070	0.000	0.070	0.000	Works to be completed this financial year
Regent House	0.025	0.000	0.000	0.000	0.000		0.000	0.025	0.000	0.025	0.000	Works to be completed this financial year
Reading Arch Road - (acquisition of units 3, 6, 8 and 20 Reading Arch Road)	0.000	0.000	0.000	0.000	0.000		1.029	1.029	1.029	1.029	0.000	Acquisition of units 3, 6, 8 and 20 Reading Arch Road
Building Maintenance – consultancy/capitalised staff costs.	0.050	0.000	0.000	0.000	0.000		0.000	0.050	0.000	0.050	0.000	Consultancy, essential to the delivery of the 2021/22 schedule
CCTV Rolling Programme	0.030	0.000	0.049	0.000	0.000		0.000	0.079	0.001	0.079	0.000	Outturn dependent on outcome of CCTV review, Member consideration of which has been delayed by the COVID-19 emergency response.

Capital Programme Monitoring: Summary by Project 2020-21

Quarter 1

Project	Original Capital Programme 20/21 £m	Approved Budgets Not Released £m	Carry Forwards £m	Additional Approvals In Year £m	Reprofiled £m	Revenue Contribution to Capital (RCC) £m	Other Changes £m	Current Capital Programme 20/21 £m	Actuals to Date (P3) £m	Forecast Year End Outturn £m	Forecast Year End Variance £m	Explanation of Significant Variances
Vibrant towns & villages	0.100	0.000	0.000	0.000	0.000		0.000	0.100	0.000	0.020	(0.080)	This allocation is intended to enhance the revenue allocation for the four town centres to ensure that they remain attractive and vibrant places. The stakeholders we would normally have worked with to identify suitable capital projects were not accessible due to COVID-19 lock down. From the return of non-essential retail their attention has been very much on trying to rebuild trade. As a result they have not had the capacity to engage with us in the process of identifying potential works for consideration. It is unlikely that demands will be made on this programme in 2020/21 due to COVID-19 related disruption, but £0.02m may be required.
Rolling Programmes	7.583	0.000	0.751	0.068	(0.554)	0.000	1.029	8.877	2.627	5.086	(3.792)	
Commercial Investments	50.000	0.000	13.977	0.000	0.000		(1.029)	62.948	0.000	62.948	0.000	Allocated capital funding for investment in new developments and commercial assets and activities that, in addition to local regeneration and place-shaping benefits, deliver a sustainable net income stream to the revenue budget. There has been a drawdown of £1.029m of expenditure in Q1 to fund the acquisition of units 3, 6, 8 and 20 Reading Arch Road with additional spend on further acquisitions forecast for rest of the financial year.
Commercial Investments	50.000	0.000	13.977	0.000	0.000	0.000	(1.029)	62.948	0.000	62.948	0.000	
Total Capital Budget	96.100	0.000	29.491	0.068	(0.554)	0.000	0.350	125.455	4.930	94.982	(30.474)	(24.29%)