

ANNEX A

CAPITAL PROGRAMMES PERIOD 3 FINANCE REPORT, 2017/18 **Update on the Status of Capital Projects**

Housing Capital Programme

- A1. Due to delays in starting the external works programme in 2015/16 a carryover of £3m was requested. The initial preparation work for the external works contract suggested that non-standard roof construction may result in additional costs to mitigate fire risk. Further investigation has determined that this is not a concern. However, contractor and leasehold consultation issues have further delayed the start of the work resulting in a £4.6m carryover to 2017/18. Planned works will be reviewed and re-profiled in 2017/18.
- A2. The carryover from 2016/17 of £628,000 for fire risk work and electrical upgrades includes work to loft hatches and trunking.
- A3. Carryover of programme of work to reduce fuel poverty (£150,000) to enable completion of schemes in progress.

Non-Housing Capital Programme

- A4. The stock condition survey was split into four phases, 1; 2A; 2B and 2C. As well as these main phases, which report on the condition of the main elements of the various properties, Energy Performance Certificate (EPC) surveys were also carried out to identify what work is required to bring them up to the minimum standard when the new energy performance legislation comes into force in April 2018.

Individual surveys have also been carried out on the Kao Hockham Building, Mead Park Depot due to leases becoming due.

The Town Park Footbridge was not completed by the end of the financial year due to the complexities in resolving all issues relating to Network Rail. Specialist consultants who have the relevant permits to work on railway property have had to be engaged.

All site surveys have been completed for all phases of the stock condition survey, Kao Hockham Building and Mead Park Depot. The EPC surveys were completed by the end of the financial year, and work is underway on identifying the work that will bring them up to the minimum standard. All reports for phase 2C have been received.

Officers are awaiting the coding for the work to be uploaded by the database company Technology Forge, Once uploaded, officers will be able to run a pilot survey to ensure that the programme is working correctly before all surveys are uploaded. In the meantime, work is ongoing to identify works that are required for the next financial year.

A populated database will enable a 20 year programme to be drawn up covering the development or disposal of commercial and municipal assets and will help shape and inform the future capital investment requirements for the non-housing asset portfolio.

- A5. IT schemes in 2017/18 include continuing work to upgrade backup and disaster recovery software and to progress the Windows migration project (carryovers of £275,000 and £40,000 respectively).

Within the Revenue and Benefits service area work will continue on the Civica software upgrade (£55,000) that will enable the service to interact digitally with customers and automate a range of manual processes. This work is funded from reserves.

- A6. As part of the Governance function schemes will replace the Case Management System in use in the Legal Department and enable the renewal of the microphones in the Council Chamber in 2017/18.
- A7. In Community Wellbeing schemes in 2017/18 include the on-going work to refurbish the Playhouse totalling £538,000 and work to Pets Corner and the Town Park of £169,000. A scheme to install CCTV in The Stow has been carried out at a cost of £27,500 (original estimate £27,000). The purchase of a new bespoke minibus for Leah Manning Centre is projected to outturn at £64,000 (original estimate £60,000).
- A8. Cabinet on 15 September 2016 approved an increase in funding to enable the refurbishment of Nichols Field Pavilion as part of the Pitch Regeneration programme. The increased outturn and additional funding were carried over in the non housing capital programme to 2017/18 to enable the work to complete in 2017/18 (£426,000).
- A9. At Parndon Mill Lock Meadows work continues in partnership with the Land Trust in 2017/18 (21,000), This is fully grant funded.
- A10. Cabinet 23 March 2017 approved a business case to erect a new stand-alone Changing Places, disabled access toilet located near the entrance to Pets' Corner in the Town Park. The installation began in 2016/17 and with a carryover of £80,000 will complete in early 2017/18. It is fully funded using a grant of £105,000 administered by "Shortbreaks for disabled children and Young People", accessed through Essex County Council (ECC).
- A11. Schemes approved at the Latton Bush Centre total £478,000 and include structural repairs and roofing works, refurbishing the Election Team offices and the old Dining Hall and Kitchen area.
- A12. Home Repairs Assistance Loans are made available by the Council to owner occupiers for work to improve homes which are repayable when the property is sold. Demand for such loans has increased in recent years such that a budget of £20,000 has been allocated for 2017/18.

- A13. As part of a new lease to HTS Ltd for Mead Park Depot, works are needed to meet regulatory requirements resulting in business cases for refurbishment works being included in the non housing capital programme. In 2017/18 these include health and safety work to mitigate fire risks, improve the lift (£89,000) and install an air conditioning unit (£12,000). Funding is from dilapidation costs agreed with Kier Harlow at the end of the JVCo contract.
- A14. Work to the Councils Commercial portfolio in 2017/18 includes roofing to various properties, the refurbishment of Spurriers Flats and the garages at Leah Manning Centre. In addition Ladyshot and Barn Mead Sports Pavilions will be renovated and further work to Stewards Farm will be required.
- A15. Other works planned by Place Services will improve the Neighbourhood Shopping Centres (£41,000) and Town Centre Public Realm (£343,000). In addition work to Abercrombie Playbarn and the Paddling Pool Plant Room roofs are planned.
- A16. A budget for Energy Performance Certificates (£50,000) will enable capital works to upgrade commercial properties to meet the minimum EPC rating in line with the Energy Act (2011) and EU legislation set to come into force 1 April 2018. This will increase the sustainability of the commercial portfolio as the regulations will apply from the granting or renewing of leases to tenants.
- A17. The Regeneration of Prentice Place was approved by Cabinet 31 March 2016 and a business case included in the Non Housing Capital Programme 2017/18. The work planned is anticipated to take 2 years with a budget of £2m in 2017/18 funded from ring-fenced capital receipts. The total scheme budget is £4m which will require future borrowing of £1.754m.