

REPORT TO: CABINET

DATE: 25 JANUARY 2018

TITLE: CAPITAL PROGRAMMES 2017/18 – 2022/23

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This is a Key Decision

It is on the Forward Plan as decision number I007299

This decision is not subject to Call-in procedures for the following reasons:

The decision stands as a recommendation to Council

This decision will affect no ward specifically.

RECOMMENDED that Cabinet recommends to Full Council that:

Housing Capital Programme

- A** The Housing Capital programme 2018/19 as set out in Appendices A and B, is approved.
- B** The forecast programme for the period 2019/20 to 2022/23, as set out in Appendices A and B, is noted.
- C** The Housing Capital Programme 2017/18 revised outturn of £20,777,000 is approved.

Non Housing Capital Programme

- D** The Non Housing Capital Programme for 2018/19, as set out in Appendices C and D, is approved.
- E** The Non Housing Capital Programme forecast for 2019/20 to 2022/23, as set out in Appendices C and D, be noted.
- F** Aggregate borrowing of £8,510,000 up to 31 March 2018, and a further £9,785,000, in 2018/19 to be approved to support the Non Housing Capital Programme.
- G** The revised Non Housing Capital Programme 2017/18, as set out in paragraphs 21 to 30 of the report, is approved.

REASON FOR DECISION

- A** Full Council must approve the Council's Capital Programmes. Such programmes are necessary for the achievement of the Council's priorities and fulfilment of health and safety requirements.
- B** To enable Officers to make long term effective planning, procurement and resourcing decisions to deliver these programmes.

BACKGROUND

1. This report provides Cabinet with an update of the Capital Programme for both Housing (Housing Revenue Account) and Non Housing (General Fund) for 2017/18, a programme for approval in respect of 2018/19, and a forward forecast to 2022/23.
2. It should be noted that the Housing Capital Programme is a purely Housing Revenue Account (HRA) related programme and aligns with the HRA Business Plan 2017-2047 which is a separate item on the agenda.
3. In 2017/18, the Housing Capital Programme continued investment in Council dwellings to maintain the decent homes standard. However, a revised Housing Investment Programme (HIP) for 2017/18 became necessary due to changes in national fire regulation priorities, and increased costs and scope of heating replacement programmes.
4. The tragic Grenfell Tower fire in North Kensington in June 2017 focussed national attention on fire safety and regulation in tower blocks. A Public Inquiry is in progress which will give an initial report around Easter 2018. A review of the Council's tower block fire risk assessments confirms that all are inherently safe from fire, although the outcome of the Inquiry may require additional work necessary after the commencement of the 2018/19 financial year. An interim capital programme to cover fire safety work was approved by Cabinet in September.

Housing Capital Programme 2017/18

5. The Council's Housing Investment Programme established an ambitious five year £100,000,000 Modern Homes Programme, including internal and external works packages to Council homes. These work packages target resources to ensure homes meet the Government's Decent Homes Standard and that local priorities are tackled. High standards of workmanship in all the programmes are expected to ensure that they are delivered on time, within the budget envelope allocated, and to a constant high customer experience.
6. The Modern Homes Programme between April 2013 and March 2017 delivered 47,341 improvements with an additional 5,439 planned in 2017/18, illustrating the ambition and scale of delivery transforming council housing in Harlow. There is a robust inspection and performance management framework, which ensures that predetermined standards are met, contractors meet performance standards, and value for money can be demonstrated.
7. The projected outturn for 2017/18 is £20,777,000, £1,824,000 below the approved budget (Cabinet September 2017).

Table 1 – Housing Capital Programme Summary

2017-18 Projected Outturn	£000s	Date Approved
Original Budget	18,530	2 Feb 17
Carryovers from 2016/17	2,855	20 July 17
	21,385	
Revisions Quarter 1	1,216	14 Sept 17
Approved budget	22,601	
Other adjustments	74	
Anticipated carryovers to 2018/19	(-)1,898	
Projected Outturn 2017/18	20,777	

8. The amendments reported to Cabinet in September were to provide a budget for the installation of 'warm air' heating systems at five tower blocks following repair analysis which suggested that these systems are starting to fail earlier than expected. Due to their early failure and the increasing obsolescence of replacements, an urgent programme is required to install new gas 'wet' system boilers and heating systems. Work that was originally planned for 2019/20. Alongside this work the associated 'air ducts' will be decommissioned. This is to ensure they are appropriately sealed and made safe from fire and smoke risk in accordance with expert advice the Council has received. In order to commence the replacement programme in 2017/18, an estimated £1,800,000 is required, phased over two financial years (now £750,000 in 2017/18 and £1,052,500 in 2018/19).
9. A summary of the forecast outturn expenditure for individual projects in the Housing Capital Programme in 2017/18, together with their financing, is given in Table 2 below.

Table 2 – Housing Capital Programme 2017/18

	Original Estimate Feb 2017	Approved Estimate Qtr 1	Revised Estimate 2017/18	Variance to Approved Estimate	Notes
	£000s	£000s	£000's	£000s	
Internal Works	4,875	4,286	4,286	0	9a
Windows & Doors	700	1,300	1,300	0	9b
Property Conversions	100	304	75	(-)229	9c
External Major Works	6,850	8868	8,868	0	9d
Damp & Structural Works	0	150	150	0	
Other works: Asbestos Removal/ Garages/Lifts	1069	1135	830	(-)305	
Electrical Upgrades and Fire Safety	1,300	1328	1,328	0	
Fire Safety & Regulation – SE Ducts removal	0	1262	750	(-)512	9e
Fire Safety & Regulation – Other work	0	1000	200	(-)800	9e
Energy Efficiency and Fuel Poverty	2,080	1439	1,439	0	9f
Disabled Adaptations	900	900	900	0	
CDM	20	40	40	0	
Surveyors Fees	436	397	419	22	
Housing IT Development	200	192	192	0	
TOTAL EXPENDITURE	18,530	22,601	20,777	(-)1,824	
Financed by:					
Capital receipts – Right to Buy	(-)1,466	(-)1,466	(-)1,471	(-)5	
Retained receipts	0	0	(-)23	(-)23	
Capital receipt	0	0	(-)664	(-)664	
Major Repairs Reserve	(-)10,928	(-)10,928	(-)11,440	(-)512	
Grant contributions	0	(-)41	(-)41	0	
Direct Revenue Contribution	(-)6,136	(-)10,166	(-)7,138	3,028	
TOTAL FINANCING	(-)18,530	(-)22,601	(-)20,777	1,824	

10. Notes to Table: Expenditure

- a) Internal works – re-allocation of budget to meet overall programme priorities.
- b) Windows and Doors are included within the HTS contract. The budget was realigned in terms of the contractual requirements.
- c) Property conversions includes initial work to provide HRA accommodation with the conversion and modernisation of two temporary accommodation properties and the conversion of space at a general needs scheme to provide an extra unit.

- d) External major works – delays in starting the work, due to contractor issues and time required for leasehold consultation meant that this scheme was behind schedule at 31 March 2017. Additional resources are required to support the reprogrammed works.
- e) Additional budgets approved by Cabinet to enable fire stopping works as described in paragraphs 3 and 4 above.
- f) Energy Efficiency – In 2017/18, the HTS programme of work was realigned to their mobilisation plans and expected delivery times in the first three years of the programme, such that £1,412,000 of work to communal boilers was deferred to 2018/19. An additional £560,000 was required to install pipework as part of the district heating replacement programme.
11. The original estimated programme included 60 Right to Buy (RTB) sales in 2017/18 and analysis of applications in progress indicates that this level of sales will be achieved.
12. The external works programme includes work to leasehold properties, the income from which is accounted for in the HRA. Any change in the income receivable will therefore impact on the direct revenue contribution from the HRA to support the Housing Capital Programme (£7,138,000). For details refer to the Housing Revenue Account Budget report.
13. In addition, the Housing Capital Programme will be financed from resources contained within the Major Repairs Reserve (£11,440,000).

Table 3 – Major Repairs Reserve

	Original Estimate	Forecast Outturn	Variance
	£000's	£000's	£'000s
Balance at 1 April 2017	0	0	0
Depreciation Charge 2017/18	(-)10,928	(-)11,440	(-)512
Capital Financing	10,928	11,440	512
Estimated Balance at 31 March 2018	0	0	0

Housing Capital Programme: 2018/19 to 2022/23 Resources Projected

14. The statutory reduction in rent levels from 2016/17 for four years has resulted in significantly reduced resources to deliver the HRA's short, medium and long term objectives. This has required a reprioritisation of the Housing Capital Programme together with a recognition of new priorities in respect of fire safety and communal works. Expenditure projections for 2018/19 to 2022/23 are set out in Appendix A.
15. Resources likely to be available to the Housing Capital Programme, 2018/19 to 2022/23 are shown at Appendix B. These assume:

- a) Direct Revenue Financing of £5,914,000 from the HRA which is outlined in the 'HRA Estimates 2018/19' report.
- b) The application in full of the Major Repairs Reserve (£11,439,000).
- c) Applying a proportion of retained RTB receipts to the Housing Capital Programme in line with the self-financing debt model underlying the funding of the programme. It is assumed that there will be 50 disposals in 2018/19, reducing by 10 per year to 2022/23.
- d) Capital receipts arising from the disposal of a number of properties during 2017/18.

Housing Capital Expenditure Projected

- 16. The 2018/19 programme of work reflects continuing investment in the housing stock, albeit at a slower rate than previously planned. Schemes will be carried out either by HTS (Property and Environment) Ltd, or by contractors following a tender process. Statutory priorities will continue to be addressed, in particular to reduce fire risk, carryout electrical testing and energy efficiency work including the on-going work to upgrade communal heating systems, which will have an impact on tackling fuel poverty.
- 17. Other work will include the refurbishment of void properties to create additional bed spaces, in particular to support temporary accommodation and extra care facilities. Also internal and external works, continuing the window and doors programme, lift installations, work to garages and disabled adaptations to Council homes. The continuation of energy efficiency works including the district heating replacement scheme and new billing system.
- 18. The longer term programme of capital works has been planned to ensure that work is carried out in a timely manner and with regard to the long term reduction in funding and with the flexibility to react to changes in statutory priorities that may arise.
- 19. The balance in the Major Repairs Reserve (£11,439,000) at 31 March 2019 will be used to fund the Housing Capital Programme along with a direct revenue contribution from the HRA of £5,914,000.

Consultation

- 20. Consultation is regularly undertaken through various tenant panels and the Housing Standards Board (HSB). In addition, the Tenant Forum on 10 January 2018 received a presentation on the Council's housing finances.

Non Housing Capital Programme 2017/18

- 21. In February 2017, Full Council approved a Non Housing Capital Programme totalling £5,425,000. As a consequence of closure of accounts, £2,055,000 was carried forward to 2017/18 increasing the programme in 2017/18 to

£7,480,000.

22. The 2017/18 Non Housing Capital Programme budget was set to enable expenditure on schemes required to meet health and safety, legally committed and statutory expenditure to properties within the Asset Management Plan.
23. The projected outturn for 2017/18 is £11,846,000. This is £6,421,000 above the original programme (£5,425,000) due to the inclusion of two major regeneration schemes: Prentice Place and the Enterprise Zone, some of which is financed from capital receipts and grants (see paragraph 26).

Table 4 – Non Housing Capital Programme Summary

2017-18 Budget Stage	£000s	Date Approved
Original Budget	5,425	2 Feb 17
Carryovers and adjustments	2,055	20 Jul 17
	7,480	
Supplementary budget	100	20 Jul 17
	7,580	
Enterprise Zone Funding (Yr1 of 2)	5,961	
Enterprise Zone Purchase of Land	1,139	7 Dec 17
Other adjustments	110	
Current budget	14,790	
Projected Outturn	11,846	
Variance to current budget	(-)2,944	

24. Details of the Non Housing Capital Programme expenditure and financing are contained in Table 5 below.

Table 5 – Non Housing Capital Programme 2017/18

	Original Estimate 2017/18 £'000s	Revised Estimate 2017/18 £'000s	Variance £'000	Note
Expenditure:				
Place Services including Garages	2,685	2,638	(-)47	25a
Governance	67	67	0	
Finance	36	406	370	25b
Community Wellbeing:	637	1,378	741	25c
Prentice Place	2,000	374	(-)1,626	25d
Enterprise Zone	0	6,983	6,983	Para 26
TOTAL EXPENDITURE	5,425	11,846	6,421	

Financed by:			
Capital Receipts - Right To Buy	(-)207	(-)207	0
Asset Disposals	(-)624	0	624
Earmarked Resources	(-)21	(-)300	(-)279
Direct Revenue Contribution	(-)366	(-)733	(-)367
Disabled Facilities Grant- Strategic Housing	(-)600	(-)550	50
Renovation Loans/contributions	(-)5	(-)22	(-)17
Prentice Place capital receipt	(-)2,000	(-)374	1,626
Enterprise Zone Grant	0	(-)1,150	(-)1,150
Enterprise Zone Borrowing	0	(-)5,833	(-)5,833
Prudential Borrowing	(-)1,602	(-)2,677	(-)1,075
TOTAL FINANCING:	(-)5,425	(-)11,846	(-)6,421

25. Notes to table: Expenditure

- a) A supplementary budget of £100,000 was approved by Cabinet in July to complete the removal of asbestos from the Humming Bird Public House prior to its demolition. Other additional costs in Place Services relate to the removal of asbestos as part of the refurbishment work carried out to maintain the Council's commercial assets.
 - b) Finance Services includes IT schemes where carryovers of £370,000 from 2016/17 have been approved to enable the continuation of work to upgrade backup and disaster recovery software and to progress the Windows migration.
 - c) The outturn in respect of schemes within Community Wellbeing is a result of carryovers from 2016/17 (£737,000) include completion of the scheme at Nicholsfield Pavilion, at Pets Corner, the Town Park and the purchase of a mini bus for the Leah Manning Centre. In addition, a scheme to incorporate Sensory Play facilities at the Learning Centre and in the wider Town Park (£33,000) will be fully grant funded by ECC Shortbreaks.
 - d) 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 anticipated a budget in 2017/18, year one of a two year scheme, of £2,000,000. The anticipated outturn in 2017/18 of £374,000 will be funded from ring-fenced capital receipts. The total scheme budget of £4 million will require future borrowing of £1,754,000.
26. In 2014/15, the Council received £11,205,000 funding from the Department Communities and Local Government (DCLG) in respect of the Enterprise Zone for work to be carried out by the County Council in the London Road and Templefields areas of Harlow.

Expenditure anticipate in 2017/18 of £6,980,000 includes work to the

infrastructure and the purchase of land (£1,139,000) approved by Cabinet on 7 December 2017. The Enterprise Zone scheme is accounted for through the capital programme and the expenditure in 2017/18 is partly covered by the remaining grant of £1,150,000 with borrowing required to finance the additional expenditure (£5,833,000). Further work is planned in 2018/19 to complete the proposed development, at a cost of £8,031,000 entirely funded from borrowing.

At this time the estimated expenditure in excess of the grant received is expected to be £13,864,000. Although financed by borrowing this investment will be offset through the uplift in business rates achieved on the site and returned to the Council from the South East Local Enterprise Partnership (SELEP).

27. Financing:

- a) The capital receipt due to the Non Housing Capital Programme from RTB disposals remains at £207,000 in line with the original estimate. Additional RTBs do not increase the capital receipt to the Non Housing Capital Programme as through the pooling mechanism the income from additional sales is effectively the debt associated to the properties sold. This is strictly Housing debt and therefore cannot be used in the funding of the Non Housing Capital Programme.
- b) Direct revenue contributions of £733,000 from the General Fund in respect of various schemes, including the Civica system upgrades installed in Revenues and Benefits, a Legal Case Management System, Garages, and Nichols Field Pavilion.
- c) Grant funding of £300,000 for specific schemes including funding from the County Council for flood alleviation work, the disabled toilet near Pets Corner, work to Oakwood Pond and the Sensory Play Facilities in the Town Park.
- d) Additional grant funding of £677,000 from Communities and Local Government (CLG) is made available through the Better Care Fund to support work on disabled adaptations to owner occupied properties. Lower demand than anticipated makes it unlikely that this grant will be required in full (£550,000).

28. It is anticipated that borrowing of £2,677,000 will be required to support the core programme in 2017/18 (original estimate £1,602,000), with additional borrowing of £5,833,000 anticipated to support the Enterprise Zone.

Table 6 – Borrowing in support of Non Housing Capital Programme

	£000
Cumulative borrowing as at 31 March 2017	5,668
New borrowing to finance shortfall in Non Housing Capital Programme, 2017/18	8,510
Cumulative borrowing as at 31 March 2018	14,178

29. In November, the Senior Management Board agreed a review of the management and monitoring of the Non Housing Capital Programme such that carryovers identified as at October 2017 would be considered alongside any new bids as part of the programme for 2018/19.
30. There will be no requirement to capitalise Financial Strain payments in 2017/18.

Recommended Non Housing Capital Programme 2018/19

31. The 2018/19, Core Non Housing Capital Programme totalling £3,946,000 (see Appendix C) is based on schemes of work which are required to meet the Council's statutory, health and safety, and contractual commitments. Within these parameters a number of schemes also provide for the refurbishment of commercial properties, maintaining the Council's ability to rent the properties at a commercial rate and fulfil its statutory duties as a landlord.
32. In addition, work will continue to Prentice Place (£3,273,000) and the Enterprise Zone (£8,031,000) which will be monitored through the Non Housing Capital Programme, bringing the total budget to £15.250 million.
33. In Financial Services, a scheme is included to upgrade the Telephony System (£200,000), the current telephone system having been installed when the Civic Centre was first opened in 2004.
34. Within Community Wellbeing there is a range of schemes including to the Playhouse (£250,000), Neighbourhood Shopping Centres (£250,000) and to continue improvements to the Town Park (£289,000).
35. A budget to provide essential works to the Civic Centre (£250,000) is included to meet the costs of essential repairs as the building ages and to improve the energy efficiency of the building.
36. Environmental health related schemes include schemes to complete work at Oakwood Pond and to continue Biodiversity and Infrastructure works to outdoor facilities.
37. Demand for disabled adaptations in owner occupied homes is anticipated to be less than previously with a budget of £550,000 allocated, which will also cover Home Loan Assistance payments. Grant funding from the CLG is expected to support this expenditure.

38. In Place Services. the proposed programme of work is based on estimated costs of planned work to the Latton Bush Centre, commercial properties, public buildings and community buildings including Harlow Museum. There will be a particular focus on work to commercial properties which will support income generation maintain the Council's stock and meet health and safety issues.
39. A contingency budget to meet expenditure on work including water safety and asbestos removal costs is included (£250,000) to be allocated in line with approved schemes of work.

RISKS

40. Budgets are prepared using the best assumptions at the time. The following risks should be noted:

Housing Capital Programme: Risks

41. The continued investment in the Council's Housing Stock is dependent on the direct revenue contribution from the HRA which is under pressure from the reduction of rental income as reported in the HRA Estimates 2018/19 report and HRA Business Plan 2017-2047.
42. The cost of any fire stopping works required following the publication of the initial report of the Grenfell Tower Public Inquiry in 2018

Non Housing Capital Programme: Risks

43. Key risks in the Non Housing Capital Programme are centred around the impact of the stock condition surveys on the asset management programme and the implications for future capital budgets.
44. There is risk in respect of asset disposals, whereby if disposals do not take place resulting in a capital receipt there will be increased pressure on the Council's borrowing requirement.
45. Both the Housing and Non Housing capital programmes are at risk from the cost of finding and removing asbestos which is an integral part of the structure of many local buildings.

CONCLUSIONS

46. The proposed Housing Capital Programme 2018/19 for £18,804,000 and Non Housing Capital Programme for £15,250,000 support the aims and aspirations of the Council.

IMPLICATIONS

Place (Includes Sustainability)

As contained within the report.

Author: **Graeme Bloomer, Head of Place**

Finance (Includes ICT)

As contained in the body of the report.

Author: **Simon Freeman, Head of Finance**

Housing

As outlined in the body of the report.

Author: **Andrew Murray, Head of Housing**

Community Wellbeing (includes Equalities and Social Inclusion)

None specific.

Author: **Jane Greer, Head of Community Wellbeing**

Governance (includes HR)

None specific.

Author: **Amanda Julian, Legal Services Manager, on behalf of Brian Keane, Acting Managing Director**

Appendices

Appendix A – Housing Capital Programme 2017/18 to 2022/23

Appendix B – Housing Capital Programme Resources 2017/18 to 2022/23

Appendix C – Non Housing Capital Programme 2017/18 to 2022/23

Appendix D – Non Housing Capital Programme Resources 2017/18 to 2022/23

Background Papers

None.

Glossary of terms/abbreviations used

DCLG – Department for Communities and Local Government

GF – General Fund

HIP – Housing Investment Programme

HRA – Housing Revenue Account

HSB – Housing Standards Board

HTS – HTS (Property and Environment) Ltd

RTB – Right to Buy

SELEP – South East Local Enterprise Partnership

APPENDIX A - Housing Capital Programme 2017/18 - 2022/23

PROJECT AREA	Revised Estimate £,000s	2018/19 £,000s	2019/20 £,000s	2020/21 £,000s	2021/22 £,000s	2022/23 £,000s
Internal Works	4,286	4,311	5,131	5,081	5,181	5,181
Windows and Doors	1,300	100	300	225	500	500
Property Conversions	75	781	0	0	0	0
External Major Works Package	8,868	3,481	4,053	3,767	3,989	4,000
Damp & Structural	150	200	200	200	200	200
Other Works (inc Asbestos)	420	100	100	100	100	100
Related Assets - Garages	285	262	258	258	258	258
Lift Programme	125	925	404	164	0	0
Contingency	0	350	350	350	350	350
Disabled Adaptations	900	900	900	900	900	900
Energy Efficiency and Fuel Poverty	939	200	200	200	200	200
Energy Efficiency - Boiler Renewal	500	3,112	1,700	1,619	200	200
Compliance - Electrical Upgrades and Fire Safety	1,328	400	400	400	300	400
Fire Safety	950	2,743	1,000	1,050	1,050	350
Total Fees	419	436	436	436	436	436
CDM	40	40	40	40	40	40
Work to Property	20,585	18,341	15,472	14,790	13,704	13,115
Housing IT	192	463	200	200	200	200
TOTAL HOUSING CAPITAL PROJECTS	20,777	18,804	15,672	14,990	13,904	13,315

APPENDIX B – Housing Capital Programme Resources 2017/18 to 2022/23

PROJECT AREA	Revised Estimate £'000s	2018/19 £'000s	2019/20 £'000s	2020/21 £'000s	2021/22 £'000s	2022/23 £'000s
FUNDED BY:-						
RTB Capital Receipts	-1,471	-1,217	-953	-678	-693	-708
Retained Receipts	-23	-234				
Capital Receipts	-664					
Grant	-41					
Major Repairs Reserve (Depreciation)	-11,440	-11,439	-11,607	-11,789	-11,987	-12,187
Direct Revenue Financing	-7,138	-5,914	-3,112	-2,523	-1,224	-420
TOTAL FUNDING	-20,777	-18,804	-15,672	-14,990	-13,904	-13,315

APPENDIX C – Non Housing Capital Programme 2017/18 – 2022/23

PROJECT AREA	Revised Estimate £'000s	2018/19 £'000s	2019/20 £'000s	2020/21 £'000s	2021/22 £'000s	2022/23 £'000s
PLACE SERVICES;						
Environmental Health inc Strategic Housing	772	585	690	680	620	620
Latton Bush Centre	216	361	75	75	75	75
Commercial Properties	600	347	500	500	500	500
Highways & Car Parks	111	60	125	50	50	50
Drainage work	87	50	50	50	50	50
Community Buildings	434	485	20	20	20	20
Civic Centre	27	250	250	250	250	250
Contingency – Other Public Schemes	149	250	0	0	0	0
Garages	242	242	242	242	242	242
Sub total Place Services	2,638	2,630	1,952	1,867	1,807	1,807
Governance	67	15	15	15	15	15
Finance - ICT	406	236	36	36	36	36
Community Wellbeing	1,378	1,065	280	280	280	280
Sub total Other Services	1,851	1,316	331	331	331	331
Core Non Housing Capital Programme	4,489	3,946	2,283	2,198	2,138	2,138
Prentice Place	374	3,273	0	0	0	0
Enterprise Zone	6,983	8,031	0	0	0	0
	7,357	11,304	0	0	0	0
TOTAL NON-HOUSING CAPITAL PROJECTS	11,846	15,250	2,283	2,198	2,138	2,138

APPENDIX D - Non Housing Capital Programme Resources 2017/18 - 2022/23

PROJECT AREA	Aggregate Borrowing at 31/03/17	Revised Estimate £'000s	2018/19 £'000s	2019/20 £'000s	2020/21 £'000s	2021/22 £'000s	2022/23 £'000s
FUNDED BY:-							
RTB Capital Receipts		-207	-205	-207	-209	-212	-214
Asset Disposals		0	-824	-250	0	0	0
Grant Funding		-300	-100	0	0	0	0
Direct Revenue Financing		-733	-242	-242	-242	-242	-242
Disabled Facilities Grant		-550	-535	-500	-500	-500	-500
Home Renovation Loan repayments & Other Contributions		-22	-30	-5	-5	-5	-5
Borrowing requirement		-2,677	-2,010	-1,079	-1,242	-1,179	-1,177
Total Project Funding		-4,489	-3,946	-2,283	-2,198	-2,138	-2,138
Prentice Place – capital receipt		-374	-1,519	0	0	0	0
Prentice Place - borrowing		0	-1,754	0	0	0	0
Enterprise Zone – grant funding		-1,150	0	0	0	0	0
Enterprise Zone – borrowing		-5,833	-8,031	0	0	0	0
		-7,357	-11,304	0	0	0	0
Total in year funding		-11,846	-15,250	-2,283	-2,198	-2,138	-2,138
Underlying Requirement for Prudential Borrowing		-5,668	-14,178	-25,973	-27,052	-28,294	-30,650