

REPORT TO: CABINET

DATE: 23 JANUARY 2020

TITLE: CAPITAL PROGRAMMES 2019/20 – 2021/22

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This is a Key Decision

It is on the Forward Plan as Decision Number I010155

The decision is not subject to Call-in Procedures for the following reasons:

The decision stands as a recommendation to Full Council

This decision will affect no ward specifically.

RECOMMENDED that Cabinet recommends to Full Council that:

Housing Capital Programme

- A** The Housing Capital Programme 2019/20 revised outturn of £23,005,000, as set out in Table 2 of the report is noted.
- B** The Housing Capital programme 2020/21 of £27,739,000, as set out in Table 5 of the report is approved, including £10.2 million of external borrowing in 2020/21 and a further £8.7 million in the following two years to support building council homes. Total borrowing £18.9 million.

Non Housing Capital Programme

- C** The revised Non Housing Capital Programme 2019/20 of £13,738,000, as set out in Table 6 of the report is noted.
- D** The Non Housing Capital Programme for 2020/21 £11,048,000 including the Enterprise Zone (Modus), £5,363,000, and Elm Hatch £1,185,000, as set out in Table 10 of the report is approved.
- E** External borrowing of £13.8 million is approved to support the Non Housing Capital Programme in 2020/21 and a further £10.2 million in respect of the Housing Capital Programme.

REASON FOR DECISION

- A** Approval of Council's Capital Programmes is reserved for Full Council. 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 2019/20 and a programme for approval in respect of 2020/21.
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 2019-2049 which is a separate item on the agenda.
3. In 2019/20, the Housing Capital Programme continued investment in Council dwellings to maintain decent homes standard. However, the Housing Investment Programme (HIP) was revised to recognise changes required due to national fire regulation priorities, increased costs and scope in delivering local priorities, which includes district heating replacement programmes, energy efficiency programmes, external works and Council house building within the reducing resources available.
4. The full implications on building regulations of the Grenfell Tower Public Inquiry are unlikely to be known before 2021/22 given that Phase 2 of the Inquiry is due to commence in January 2020. Budgets for 2020/21 have been set to include on-going fire safety work to Tower Blocks.

Building Council Homes

5. The Council is developing a programme to build new council homes within its HRA, funded from retained pooled receipts and, when appropriate, external borrowing. The planned programme covering up to 2022/23 includes:
 - a) Sumners Farm Close: Planning permission and Listed Building Consent was received in July 2019 enabling work to commence that will result in four, one bed units. It is anticipated that the work will complete in 2020/21. The scheme has a current budget of £459,000 (Original estimate £450,000);
 - b) The Readings: The construction of three units approved at Cabinet on 6 December 2018, preparatory costs in 2019/20, £382,000 and overall estimate budget required of £1,400,000;
 - c) Bushey Croft: Preparatory work in respect of Bushey Croft to deliver 16 additional homes continued in 2019/20 with a budget of £101,000 and overall estimated budget of £4,140,000;
 - d) Elm Hatch: previously reported as work to be carried out in the Housing Capital Programme has been moved to the Non Housing Capital Programme with the expectation that the properties built will be leased to the HRA and
 - e) Lister House site (Perry Road): Work to demolish the property commenced in mid 2019/20 and with further work the forecast outturn for 2019/20 is £1,444,000. Estimated total budget required £14 million.

Housing Capital Programme 2019/20

6. The Council's HIP from 2019/20 sought to continue investment in dwellings to maintain decent homes standard whilst prioritising fire safety and compliance work.
7. The Housing Capital Programme has delivered over 50,000 new components such as windows, doors, kitchens, bathrooms and boilers in dwellings between 1 April 2013 and 31 March 2019. The 2019/20 Housing Capital Programme will focus on preventing 102 properties from becoming non-decent within the financial year, as well as delivering a number of additional projects, including district heating systems, lift refurbishments, electrical upgrades, external property refurbishments and aids and adaptations to council properties, in line with Housing's Asset Management short, medium and long term priorities contained within the Business Plan
8. The projected outturn for 2019/20 is £23,005,000, £738,000 less than the revised budget (Cabinet 12 September 2019).

Table 1 – Housing Capital Programme Summary

2019-20 Budget Stage	£000s	Date Approved
Original Budget	24,044	7 Feb 19
Carryovers from 2018/19	3,608	18 July 19
Other additions / adjustments	(-)1,104	
	26,548	
Quarter 1 Adjustments	(-)2,805	12 Sept 19
	23,743	
Acquisition	140	5 Dec 19
	23,883	
Carryovers to 20/21	(-)400	
Additional New Build	1,413	
Fire Safety budget reprofiled	(-)2,000	
Other adjustments	109	
Forecast Outturn 2019/20	23,005	

9. Budget amendments reported to Cabinet in September 2019 recognised the changing priorities associated with changing asset management priorities:
- a) Re-profiling of the new council house building programme, forecast expenditure in 2019/20 £2,458,000 (original estimate £3,716,000). This work has been further refined resulting in the estimates included within the report;
 - b) Increased expenditure on external works to properties, revised budget of £1,530,000 (original estimate £250,000); and
 - c) Increase in compliance and electrical works as part of the landlords statutory duty. Revised budget £2,337,000 (original estimate £1,000,000).
10. A summary of the forecast outturn expenditure for individual projects in the Housing Capital Programme in 2019/20, together with their financing, see Table 2 below.

Table 2 – Housing Capital Programme 2019/20

	Original Estimate Feb 2019	Current Estimate 2019/20	Forecast Outturn 2019/20	Variance to Approved Estimate	Notes
	£000s	£000s	£000's	£000s	
Council Home Building	3716	1,045	2,458	1,413	Para 5 & 9
Internal Works	3,313	2,980	2,976	(-4)	
External Works (Savills)	3,294	3,268	3,268	0	
External Works (HTS)	1,000	320	320	0	
External Works (Other)	250	1,530	1,430	(-100)	11a
Environmental Works	100	100	100	0	
Damp & Structural Works	600	600	600	0	
Other works: Lifts Asbestos Removal, Garages	894	1,200	1,306	106	11b
Energy Efficiency Boiler Renewal	1,700	1,713	1,726	13	
Compliance & Electrical Upgrades	1,000	2,337	2,337	0	
Fire Safety Tower Blocks	3,746	3,224	1,224	(-2,000)	11c
Fire Safety SE Ducts	3,000	3,629	2,993	(-7)	
Aids & Adaptations	900	1,275	1,275	0	
Acquisition	0	140	140	0	
Housing IT Development	531	522	222	(-300)	11d
TOTAL EXPENDITURE	24,044	23,883	23,005	(-878)	
Financed by:					
Capital receipts – Right to Buy	(-953)	(-953)	(-1,590)	(-637)	
Capital receipts	0	0	0	0	
Retained receipts	(-1,115)	(-314)	(-737)	(-423)	
Major Repairs Reserve	(-10,085)	(-10,085)	(-10,092)	(-7)	
Borrowing	(-2,700)	0	0	0	
Direct Revenue Contribution	(-9,191)	(-12,531)	(-10,586)	1,945	
TOTAL FINANCING	(-24,044)	(-23,883)	(-23,005)	878	

11. Notes to Table: Expenditure

- a) External works – programme to replace communal water tanks deferred to 2020/21;
 - b) Asbestos - The increased expenditure (£200,000) is as a result of work being identified whilst undertaking various capital improvements to both individual and block works across the town. Due to the complex nature of the works currently being undertaken as part of this year's programme the Council has been required to carry out additional removal and testing;
 - c) Fire safety in tower blocks – the budget for fire safety in 2019/20 which includes Health and Safety work in tower blocks is based on fire risk assessments and on-going inspections. The programme of work for 2019/20 is anticipated to outturn at £1,224,000. The amount unspent has been re-profiled to spend £1 million in 2020/21 and £1 million in 2021/22; and
 - d) Each year Cabinet approves a programme of Housing IT enhancements as part of the wider housing capital programme. This has included replacement modules for Asset Management, Responsive Repairs, as well as upgrades and interfaces to and from the Orchard Housing Management system. The allocated budget for 2019/20 is £522,000 and will focus on improving and enhancing Homelessness Management together with customer access. However, the work will need to carryover (£300,000) in to 2020/21 to complete this work.
12. The original estimated programme included forty Right to Buy (RTB) sales in 2019/20. Analysis of applications in progress indicates approximately sixty two sales by 31 March 2020, which will result in an estimated income from RTB sales of £1,590,000.
13. 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 (£10,586,000). For details refer to the HRA Budget report.

Capital Receipts Reserve

14. At year end 2018/19 capital receipts of £4.478 million were retained in the Capital Receipts Reserve. This is a mix of retained pooling receipts (£3.687 million) and general fund non housing receipts (as set out in the Capital and Treasury Report (Appendix B)).

Table 3 – Capital Receipts

	Balance at 1 April 2019 £'000s	Estimated Capital Receipts 2019/20 £'000s	Estimated Capital Funding 2019/20 £'000s	Balance at 31 March 2020 £'000s
Housing Capital Receipts:				
Retained capital receipts 19/20	(-)3,687	(-)6,039	737	(-)8,989
RTB receipts	(-) 142	(-)1,590	1,590	(-)142
Sub Total	(-)3,829	(-)7,629	2,327	(-)9,131
Non Housing Receipts:				
Prentice Place	(-)404	0	404	0
Overage (ringfenced)	(-)245	(-)465	0	(-)710
Overage	0	(-)915	609	(-)306
Sub TOTAL	(-)649	(-)1,380	1,013	(-)1,016
TOTAL	(-)4,478	(-)9,009	3,340	(-)10,147

15. In addition, the Housing Capital Programme will be financed from resources contained within the Major Repairs Reserve (£10,092,000).

Table 4 – Major Repairs Reserve

	Original Estimate £000's	Forecast Outturn £000's	Variance £'000s
Balance at 1 April 2019	0	0	0
Depreciation Charge 2019/20	(-)10,085	(-)10,092	7
Capital Financing	10,085	10,092	(-)7
Estimated Balance at 31 March 2020	0	0	0

Housing Capital Programme: 2020/21

16. The statutory reduction in rent levels from 2016/17 for four years has resulted in significantly reduced resources to deliver the HRA's short term objectives. The programme aims to continue to deliver the comprehensive asset management priorities from 2020/21 including the planned programme of building council homes financed from retained pooling receipts and borrowing.

Table 5 – 2020/21 proposed programme and financing

PROJECT AREA	2020/21 £'000
HTS Annual Service Charge	1,036
Internal works	3,028
CDM (Construction, Design, Management)	50
External Works	2,250
Damp	100
Structural	1,500
Asbestos Removal	400
Garage Refurbishment (HRA)	194
Unplanned Capital Works	350
Energy Efficiency and Fuel Poverty	100
Compliance	1,800
Fire Safety Tower Blocks	3,700
Aids & Adaptations	900
IT	100
Sub Total Core Programme	15,508
Carryovers to 2020/21	
External Works	100
Housing IT Development	300
Sub Total Carryovers	400
Council House Building Programme	
The Readings	996
Perry Road (Lister House)	5,267
The Yorkes	2,513
Land by Brenthall Towers	2,155
Stackfield	400
4 The Hill	500
Sub Total Council House Building	11,831
TOTAL HOUSING CAPITAL PROGRAMME	27,739
Financed by:	
Capital receipts RTB	(-)1,563
Retained Capital Receipts / Grants	(-)3,549
Major Repairs Reserve	(-)10,229
Direct Revenue Contribution	(-)2,198
Borrowing	(-)10,200
TOTAL FINANCING	(-)27,739

17. The 2020/21 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.
18. Statutory priorities will continue to be addressed, in particular to reduce fire risk, carryout electrical testing and external major works.
19. Resources likely to be available to finance the Housing Capital Programme are:
 - a) Direct Revenue Financing of £2,198,000 from the HRA which is outlined in the 'HRA Estimates 2020/21' report
 - b) The application in full of the Major Repairs Reserve (£10,229,000)
 - c) Applying the RTB receipts for 2019/20 to the Housing Capital Programme in line with the self-financing debt model underlying the funding of the programme (£1,563,000). It is assumed that there will be sixty disposals in 2020/21
 - d) Apply retained capital and pooling receipts from previous years (£3,549,000).
20. The balance in the Major Repairs Reserve (£10,229,000) at 31 March 2021 will be used to fund the Housing Capital Programme along with a direct revenue contribution from the HRA of £2,198,000.

Consultation

21. Consultation is regularly undertaken through various tenant panels and the Housing Standards Board (HSB). In addition, the Tenant Forum on 8 January 2020 received a presentation on the Council's housing finances.

Non Housing Capital Programme 2019/20

22. In February 2019, Full Council approved a Non Housing Capital Programme totalling £11,156,000. As a consequence of closure of accounts, £1,288,000 was carried forward to 2019/20. In addition Cabinet, on 20 June 2019, approved further funding for the Enterprise Zone of £7,200,000 increasing the programme in 2019/20 to £19,644,000.
23. The 2019/20 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.
24. The Core Non Housing Capital Programme 2019/20 is expected to outturn at £3,111,000, which is £379,000 below the original core programme due to the carryovers to 2020/21 identified during the year. In addition the major regeneration schemes: Prentice Place, EZ and EZ Modus are projected to outturn at £2,158,000, £6,277,000 and £1,837,000 respectively.

25. Plans to provide 12 new dwellings at Elm Hatch are included in the revised non housing capital programme with an anticipated expenditure in 2019/20 of £355,000. The total cost over three years is projected to be £4,305,000.

Table 6 – Non Housing Capital Programme Summary

2019-20 Budget Stage	£000s	Date Approved
Original Budget	3,490	7 Feb 19
Enterprise Zone	5,319	
Prentice Place	2,347	
Approved budget	11,156	
Carryovers/Adjustments 2018/19	1,288	18 July 19
Enterprise Zone – Modus	7,200	20 June 19
Contribution to Passmores Wall	10	12 Sept 19 - A9
Approved CCTV	31	5 Dec 19
Current Budget	19,685	
Potential Carryovers:		
Enterprise Zone – Modus	(-)5,363	
Other Carryovers	(-)1,021	Para 36 Table 9
Elm Hatch	355	Para 25
Other Adjustments	82	
Forecast Outturn	13,738	
Variance to current budget	(-)5,947	

26. Details of the Non Housing Capital Programme expenditure and financing are contained in Table 7 below.

Table 7 – Non Housing Capital Programme 2019/20

	Original Estimate 2019/20 £'000s	Current Estimate 2019/20 £000s	Forecast Outturn 2019/20 £'000s	Variance £'000	Note
Expenditure:					
Place Services	2,879	3,428	2,085	(-)1,343	
Governance	140	140	140	0	
Finance	36	236	236	0	
Community Wellbeing:	435	943	650	(-)293	
CORE PROGRAMME	3,490	4,747	3,111	(-)1,636	
Prentice Place	2,347	2,158	2,158	0	
Enterprise Zone (EZ)	5,319	5,579	6,277	697	
EZ Modus	0	7,200	1,837	(-)5,363	
Elm Hatch	0	0	355	355	
NON CORE PROGRAMME	7,666	14,938	10,627	(-)4,311	
TOTAL EXPENDITURE	11,156	19,685	13,738	(-)5,947	
Financed by:					
Capital Receipts - Right To Buy	(-)207	(-)207	(-)207	0	
Asset Disposals	(-)250	(-)250	(-)643	(-)393	
Earmarked Resources	0	(-)20	(-)20	0	
Direct Revenue Contribution	(-)156	(-)453	(-)446	7	
Disabled Facilities Grant- Strategic Housing Renovation	(-)500	(-)500	(-)500	0	
Loans/contributions	(-)5	(-)5	(-)15	(-)10	
Prentice Place capital receipt	(-)593	(-)404	(-)404	0	
Sub total	(-)1,711	(-)1,839	(-)2,235	(-)396	
Prentice Place borrowing	(-)1,754	(-)1,754	(-)1,754	0	
Enterprise Zone Borrowing	(-)5,319	(-)12,780	(-)8,114	4,666	
Elm Hatch	0	0	(-)355	(-)355	
Prudential Borrowing	(-)2,372	(-)3,312	(-)1,280	2,032	
Sub total borrowing	(-)9,445	(-)17,846	(-)11,503	6,343	
TOTAL FINANCING:	(-)11,156	(-)19,685	(-)13,738	5,947	

27. The regeneration of Prentice Place was approved by Cabinet on 31 March 2016. The scheme is expected to complete in 2019/20 in line with the budget of

£2,158,000 which will be funded from ring-fenced capital receipts, £404,000 and internal borrowing of £1,754,000.

28. In 2014/15, the Council received £11,205,000 funding from the MHCLG in respect of the Enterprise Zone (EZ) infrastructure scheme for work to be carried out in the London Road and Templefields areas of Harlow.
29. Expenditure anticipated in 2019/20 of £6,277,000 includes work to the infrastructure and building of a data centre. The EZ scheme is accounted for through the capital programme and the expenditure in 2019/20 will be financed by borrowing of £6,277,000.
30. In addition Cabinet 12 September funding of £7.2 million over two years to develop Plot H of the Harlow Science Park into a range of 'mid-tech' units combining office, research and manufacturing/assembly space, to be known as Modus. It is anticipated that £1.8 million will be spent in 2019/20 with the remainder carried over to 2020/21.
31. The EZ developments will be funded through borrowing repaid by the Enterprise Zone business rate uplift retention as agreed with the South East Local Enterprise Partnership (SELEP).
32. Financing:
 - a) The capital receipt due to the Non Housing Capital Programme from RTB disposals is £207,000 in line with the original estimate. Any change to the number of RTBs in the year does not change 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 £446,000 from the GF in respect of various schemes, are in respect of Bush Fair (£42,000) and expenditure on Garages in the non housing programme of £404,000.
 - c) Grant contribution of £20,000 received from the County Council in 2018/19 to support the Inclusive Play scheme in the Town Park can be allocated to funding the 2019/20 programme. A further £20,000 will be attributable to 2020/21 due to a five year clawback clause attached to the grant.
 - d) Additional grant funding of £798,000 from MHCLG 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 (£500,000).
33. The Non Housing Capital Programme is supported by borrowing of which there are now two elements. Internal borrowing utilises the cash balances of the

Council without recourse to borrowing from another lender. It is anticipated that the core programme will be supported by borrowing of £1,280,000 in 2019/20 (original estimate £2,372,000).

34. In addition Prentice Place and the Enterprise Zone will utilise £1,754,000 and £8,114,000 respectively as set out in paragraphs 27 and 29. Total internal borrowing for 2019/20 will therefore be an estimated £9.9 million.
35. External borrowing of £355,000 will be required to fund the building of housing properties in the General Fund.

Table 8 – Borrowing in support of Non Housing Capital Programme

	£000
Cumulative borrowing as at 31 March 2019	16,857
New borrowing to finance shortfall in Non Housing Capital Programme, 2019/20	11,503
Cumulative internal borrowing as at 31 March 2020	28,360

36. In 2019/20 carryovers of £1.02 million have been identified. Some carryovers at year end are inevitable given the long term nature of capital work, however, a number of the carryovers arise due to a lack of resources within Place Services.

Table 9 – Non Housing Proposed Carryovers

Non Housing Proposed Carryovers	£000
Latton Bush Centre Car Parking Spaces	144
Ladyshot Sports Pavilion	153
Bush House Office Refurb	83
Mead Park Depot Boiler Replacement	11
Cannons Cottages	105
Railway Bridge	25
Civic Centre Windows	25
Civic Centre LED Lighting	145
21 The Rows	330
TOTAL CARRYOVERS	1,021

Recommended Non Housing Capital Programme 2020/21

37. The 2020/21 Non Housing Capital Core Programme totalling £11,048,000 (see Table 10) is based on the results of the recent Stock Condition Survey which enables the Council to plan a five year Asset Management Programme to maintain and refurbish its assets.
38. The proposed programme includes the carryovers identified and is set to meet the Council's statutory, health and safety, and contractual commitments with the

refurbishment of commercial properties, maintaining the Council's ability to rent properties at a commercial rate and fulfil its statutory duties as a landlord.

39. In addition to maintaining council assets there is also a focus on new equipment in playgrounds, on conservation work to local ponds and on flood protection.

Table 10 – 2020/21 Programme

Project Area	Programme £'000	Paragraph
Place Services:		40:
Environmental Health	843	a
Latton Bush Centre	514	b
Commercial Properties	753	c
Highways & Car Parks	75	d
Drainage Work	161	d
Community Buildings	130	e
Other Schemes/Contingency	183	f
Civic Centre	527	g
Garages	156	
Governance	40	41
Finance	36	
Community Wellbeing	1,082	42
Sub Total Core Non Housing Capital Programme	4,500	
Enterprise Zone : Modus	5,363	30
Elm Hatch	1,185	25
Sub Total Non Core Programme	6,548	
TOTAL NON HOUSING CAPITAL	11,048	
Financed by:		
Capital Receipts	(-)209	
Earmarked Reserves	(-)20	
Direct Revenue Contribution	(-)392	
Renovation Loan / Contributions	(-)40	
Disabled Facilities Grant	(-)500	
Prudential borrowing	(-)3,339	
SUB TOTAL CORE FINANCING	(-)4,500	
Enterprise Zone: Modus borrowing	(-)5,363	
Elm Hatch: borrowing	(-)1,185	
SUB TOTAL NON CORE FINANCING	(-)6,548	
TOTAL FINANCING NON HOUSING	(-)11,048	

40. Place Services:

- a) Disabled facility schemes are fully funded (£500,000) and new bids include work to allotments, biodiversity security, playgrounds and conservation work to local ponds.
- b) Latton Bush Centre – to install a new boiler in the South Boiler House, create additional car parking spaces and undertake office refurbishment.
- c) Work to commercial properties includes new bids to refurbish Bush Fair Pavilion and replace the boiler at Mead Park Depot.
- d) Budgets are included for work to Unadopted Highways and Paving and to Unadopted Street Lighting. A budget is also included to tackle specific drainage issues.
- e) New bids include work to Leah Manning Centre laundry, lighting and paving, and work to the Walled Garden at Harlow Museum.
- f) Other Schemes include preparatory work in respect of the Railway Bridge in the Town Park, asbestos removal where required and a contingency budget for unplanned additional costs against approved schemes. There is also a proposed budget for preparatory work to install PV Panels to commercial properties with installation planned in 2021/22.
- g) Budgets are included to continue the installation of LED lighting in the Civic Centre and to carryout preparation work on the proposed work to windows in the Centre. These schemes will assist the Council meet its energy saving commitments. In addition there is a proposed budget for Fire Safety work in the Civic Centre.

41. Within Governance there is the second and final year budget (£25,000) for the business case in respect of the installation of a fully integrated Human Resources and Payroll System which will enable the Council to meet its contractual and statutory commitments to staff and Government. The contract for the installation of the new system commenced 6 December 2019.

42. Within Community Wellbeing new schemes include installation of a new lighting system at the Playhouse alongside the on-going refurbishment which continues as part of a planned programme through to 2022/23. In addition there are budgets for two new minibuses to support the work of the Leah Manning Centre and improvement works proposed to the lower yard at Pets Corner.

Risks

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

Housing Capital Programme: Risks

44. The continued investment in the Council's housing stock is dependent on the direct revenue contribution from the HRA £10,586,000 HRA Estimates 2019/20 report and HRA Business Plan 2019-2049.
45. The cost of any fire safety works required once the final report from the Grenfell Tower Public Inquiry is published, which may impact on the HRA minimum working balance.

Non Housing Capital Programme: Risks

46. Key risks in the Non Housing Capital Programme are centred around the implications of the completed stock condition survey on the asset management programme. The survey found that there is a substantial backlog of work required in order to refurbish and maintain council assets. This will shape the future of the non housing programme over the next five years.
47. 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.
48. 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.

Conclusion

49. The proposed Housing Capital Programme 2020/21 for £27,739,000 and Non Housing Capital Programme for £11,048,000 support the aims and aspirations of the Council.

IMPLICATIONS

Environment & Planning (Includes Sustainability)

As contained within the report.

Author: Andrew Bramidge, Head of Environment & Planning

Finance (Includes ICT)

As contained in the body of the report.

Author: Simon Freeman, Head of Finance and Deputy to the Chief Executive

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: Simon Hill, Head of Governance

Background Papers

None.

Glossary of terms/abbreviations used

EZ- Enterprise Zone

GF – General Fund

HIP – Housing Investment Programme

HR – Human Resources

HRA – Housing Revenue Account

HSB- Housing Standards Board

HTS – HTS (Property and Environment) Ltd

MHCLG – Ministry for Housing, Communities and Local Government

MTFS- Medium Term Financial Strategy

RTB – Right to Buy

SELEP – South East Local Enterprise Partnership