

REPORT TO: CABINET

DATE: 21 JANUARY 2021

TITLE: CAPITAL PROGRAMMES 2020/22 – 2022/23

PORTFOLIO HOLDERS: COUNCILLOR MIKE DANVERS, PORTFOLIO
HOLDER FOR RESOURCES

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This is a Key Decision

It is on the Forward Plan as Decision Number I011384

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 it approves:

- A** The Housing Capital Programme (HCP) 2021/22 as set out in Appendix 1 to the report
- B** The inclusion in the Non Housing Capital Programme (NHCP) of an additional provision of £618,000 to finance the Town Wide Paddling Pools and Staple Tye Splash Park improvements. Consequently the 2020/21 revised budget will increase by £152,000 and the 2021/22 estimates by £466,000.
- C** The inclusion in the NHCP a provision of £3.56 million for additional capital expenditure at the Enterprise Zone funded by grant from the South East Local Enterprise Partnership (SELEP) Getting Building Fund. Consequently the 2020/21 revised budget will increase by £200,000 and the 2021/22 estimates by £3.36 million.
- D** The NHCP bids for £5.57 million additional investment in 2021/22 as set out in Table 10 of the report.

E The NHCP 2021/22 as set out in Appendix 2 to the report.

REASON FOR DECISION

A Approval of the Capital Programme is the responsibility reserved for the Full Council and reflects its investment priorities and health and safety obligations. This is necessary because the approved programme gives authority for the procurement and resourcing of individual projects so that the investment priorities can be delivered.

BACKGROUND

1. In January 2020, the Council approved the 2020/21 HCP and NHCP together with the 2019/20 to 2024/25 Medium Term Financial Strategy and the 30 year Housing Revenue Account (HRA) business plan.
2. In December 2020, the 2020/21 HCP and NHCP were reviewed and Cabinet approved a number of additions, deletions and re-profiling to both programmes

Housing Capital Programme (HCP)

3. The HCP has been prepared in conjunction with the updated Housing Asset Management Plan (AMP) and the HRA Business Plan 2020-2049.
4. The AMP is compiled from the stock condition survey which identifies the capital expenditure required to maintain the housing stock over the next 30 years. The expenditure is broken down over individual; components such as lift replacement and forms the core capital programme
5. The HRA Business Plan, approved by Full Council in January 2020, reflects that the HCP has been prepared in accordance with the following principles.
 - a) That the HCP core projects are financed from contributions from the Major Repairs Reserve. Any shortfall will be financed from available housing capital receipts and direct revenue contributions
 - b) That the HCP new build projects are financed from retained right to buy receipts and borrowing.

HCP Revised 2020/21

6. Set out in Table 1 below is a summary of the changes approved by Cabinet in December 2020

Budget Stage	Budget £,000	Date Approved
Current Budget 2020/21	48,642	03/12/2020
Quarter 2 - Approved Carryovers into 2021/22	(15,369)	03/12/2020
Quarter 2 - Removal of The Readings New Build Project	(1,305)	03/12/2020
Quarter 2 - Add Joyners Field Towers Cladding Works	1,800	03/12/2020
Revised Budget 2020/21	33,768	

7. It can be seen from Table 1 that the Covid-19 pandemic is having a significant impact on the delivery of the 2020/21 HCP, with a requirement to re-profile £15.369 million of the 2020/21 programme in to future years, of which £11.4 million results from the impact on the new build programme and £4 million relates to the core housing repair programme.
8. The HCP requires continued investment in Council dwellings to maintain decent homes standard. However, the Housing Investment Programme (HIP) has been updated to recognise changes required by fire, health and safety regulations. As a consequence of these changes additional cladding works at Joyners Field Towers was added to the HCP in December. This work will be largely funded from the additional £1.5 million headroom created in the HRA Working Balance previously agreed to support funding for fire safety works.
9. The 2020/21 revised HCP reflects the changes made to the re-profiling of the new build projects, which are set out in Table 2 below.

Name of Scheme	No of Units	Approved Scheme Cost £,000	Revised 2020/21 Budget £,000	2021/22 Budget £,000	2022/23 Budget £,000	2023/24 Budget £,000	2024/25 Budget £,000	2025/26 Budget £,000
The Readings			13					
Bushey Croft	16	4,140	20	2,781	1,202			
Lister House	46	14,000	370	2,400	3,000	3,000	3,000	1965
The Yorkes	13	3,015	36	1,482	1,475			
Brenthall Towers	8	2,585	38	830	1,692			
Stackfield	5	550	40	156	350			
The Hill	2	500	101	118	280			
Total	90	24,790	618	7,767	7,999	3,000	3,000	1,965

10. Progress on all the new build projects in Table 2 has been evaluated in order to re-profile the expenditure to a more accurately reflect the expected delivery timescales taking in to account the impacts of Covid-19, the planning process and any possible impacts of exiting the EU at the end of the transition period. The revised programme takes into account the following.

a) The Readings

- i) This project was removed from the Capital Programme at the December Cabinet meeting. However in 2020/21 there is still £13,000 in consultancy fees still to be paid

b) Bushey Croft

- i) In December, Cabinet approved the preferred contractor for this development. The approved contract sum including contingencies is £2,800,000, which is £1,340,000 below the current budget. The project is planned to commence in March 2021 and it is anticipated that it will be completed in June 2022.

c) Lister House site (Perry Road)

- i) This is a development to construct a residential block of 59 social and affordable flats. The project is progressing with a possibility that further planning approval may be required due to expected variations required to the original scheme. The current profiling anticipates that contractors will start in August 2021 and will be completed by 2025/26 but this is subject to the planning matters

d) The Yorkes

- i) This is a development to construct 13 social/affordable dwellings. Site clearance and ground surveys have taken place and designs are progressing in order to seek planning permission in March 2021. It is anticipated that work will start in late 2021 and will take approximately 12 months to complete.

e) Brenthall Towers

- i) This is a development to construct eight social/affordable dwellings. Ground surveys have taken place and designs are progressing in order to seek planning permission in March 2021. , It is anticipated that work will start in December 2021 and will take approximately 12 months to complete.

f) Stackfield

- i) Stage 2 designs are being prepared and following consultation it is anticipated that the site will accommodate five new houses. Formal planning applications are expected to be made by June 2021 with the 10 month deliver phase anticipated to commence in early 2022.

g) The Hill

- i) This is a development to demolish an existing derelict semi-detached property leaving the remaining privately owned house

as a detached residence. Two new properties will then be constructed to be let at social rent. Planning permission was granted in June 2020. It is anticipated the following a procurement process the work will commence in or around March 2021.

HCP Estimates 2021/22

11. In January 2020 Full Council approved the Medium Term Financial Strategy (MTFS) for the period 2020/21 to 2024/25. Set out in Table 3 below is the movement in the 2021/22 HCP estimates since the MTFS was approved.

Budget Stage	Budget £,000	Date Approved
Original Estimates 2021/22 as per MFSS -	25,714	30/01/2020
Re-profiling from 2020/21	15,369	03/12/2020
Re-profiling to 2022/23	{ 14,764}	
Requests for Additional Investment	-	
Total Estimates 2021/22	26,319	

12. Reasons for the need to re-profile elements of the 2020/21 programme were reported to Cabinet in December within the Capital Programmes Quarter 2 finance report and those schemes to be re-profile in to future years are detailed in this report
13. There are currently no additional requests for investment in 2021/22 and a detailed analysis of the HCP is set out in Appendix 1 to the report.
14. It can be seen from Appendix 1 that almost a third of the HCP is carried out by HTS (Property and Environment) Ltd (HTS) (and just over 40 per cent of the core programme). In particular, HTS is responsible for the compliance and testing work for all the properties in the HRA. Even though there is re-profiling electrical testing and inspection programmes these were reviewed following latest Government guidance and HTS Ltd now carries out its programme of testing in accordance with Corvid restrictions
15. The Housing Investment Programme forms part of the core HCP and consists of block refurbishment including communal areas, roof and windows. Within the AMP there is a sum of £2.5 million for this work. Previously, this was reduced by £500,000 to support the demand for structural work but now the budget has been restored in line with the planned programme of work.
16. The budget allocation for fire safety, generally, has been established following the fire at Grenfell Tower in London. Outcomes from the public enquiry are ongoing and landlord responsibilities are increasing. Updated risk assessments continue to be aligned to the three year programme and Government guidance.
17. The Grenfell fire public enquiry has been suspended. The outcomes from phase 1 have meant additional building regulatory requirements and certification. Fire

risk assessments continue across the stock and are prioritised accordingly against this new regulatory framework. In addition, to the tower blocks annual risk assessments as well as other fire stopping works there is a requirement for more detailed assessments for medium and low risk blocks which will form part of the Council's fire safety works programme.

18. The three year fire safety works programme has included fire stopping, strengthening compartmentation, as well as the decommissioning of outdated warm air heating systems. Due to the intrusive nature of these works, and Covid-19 constraints this work has been interrupted. The December 2020 HRA/Cabinet performance report identified that £1million of this work would be re-profiled into 2021/22, with an expectation that further works in the programme will be re-profiled into 2022/23
19. The increased expenditure on asbestos removal 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.

Financing HCP Core Projects 2021/22

20. In accordance with business plan assumptions the core element of the HCP should be financed from the Major Repairs Reserve (MRR). Table 4 below shows the contributions to the MRR as well as the amount available to fund the core element of the HCP.

	2019/20	2020/21	2020/21	2021/22
Narrative	Actual	Original	Revised	Estimates
	£'000	£'000	£'000	£'000
Balance at 1 April	0	0	0	0
MRR Contribution	10,624	10,229	10,470	10,736
Financing Capital Expenditure	(10,624)	(10,229)	(10,470)	(10,736)
Balance in hand at 31 March	0	0	0	0

21. It can be seen from Table 4 that there is £10.736 million available to fund the core HCP in 2021/22 and the balance on the reserve will be fully utilised.
22. If the MRR contributions are insufficient to finance core element of the HCP, it is assumed in the business plan that any available housing capital receipts will be used. These are the receipts from the sale of housing land and other non-dwelling assets and the amount available is shown in Table 5 below.

Narrative	2019/20 Actual £'000	2020/21 Original £'000	2020/21 Revised £'000	2021/22 Estimates £'000
Balance at 1 April	(89)	(89)	(200)	0
Other Housing Receipts Received	(1,799)	(1,904)	(830)	(1,257)
Other Housing Receipts Used	1,688	1,904	1,030	1,257
Balance in hand at 31 March	(200)	(89)	0	0

23. It can be seen from Table 5 that it is estimated that all available housing capital receipts will be used to finance the core HCP. If the MRR contributions and available capital receipts are still insufficient to finance the core HCP then the balance will have to be financed from direct revenue contributions
24. It can be seen from Appendix 1 that the MRR contributions plus available capital receipts are not sufficient to fund the core HCP and the shortfall of £6.559 million has to be finance by a revenue contribution from the HRA.

Financing HCP New Build Projects 2021/22

25. The HRA Business Plan also assumes that all new build projects will be financed from retained Right to Buy (RTB) receipts and borrowing. Set out in Table 6 below is how the new build programme is being financed.

PROJECT AREA	Budget 2021/22 £,000s	Budget 2022/23 £,000s	Budget 2023/24 £,000s	Budget 2024/25 £,000s	Budget 2025/26 £,000s
New Build Programme	7,767	7,999	3,000	3,000	1,965
Financed By					
RTB Capital Receipts	(2,330)	(2,400)	(900)	(900)	(590)
Borrowing	(5,437)	(5,600)	(2,100)	(2,100)	(1,375)
TOTAL FUNDING	(7,767)	(8,000)	(3,000)	(3,000)	(1,965)

26. Under the current rules only 30 per cent of the new build cost can be financed from retained RTB receipts. The balance has to be financed from borrowing unless there are other resources available.
27. As properties are sold under RTB retained receipts accumulate and set out in Table 7 below is an estimate of the retained receipts which will be available at 31 March 2022.

Narrative	2019/20 Actual £'000	2020/21 Original £'000	2020/21 Revised £'000	2021/22 Estimates £'000
Balance at 1 April	(3,740)	(6,558)	(9,012)	(6,844)
Receipts Retained from Right to Buy	(5,479)	(4,906)	(1,797)	(3,220)
Receipts Used for House Purchases			3,780	
Receipts Used to Finance New Build	207	3,549	185	2,330
Balance in hand at 31 March	(9,012)	(7,915)	(6,844)	(7,734)

28. It can be seen from Table 7 the balance of retained RTB receipts is more than is required to fund the existing new build programme. New schemes are currently being developed in order to utilise these receipts and currently total nearly £16 million over the 2022/23 – 2025/26 period as shown in Table 6.

Non Housing Capital Programme (NHCP)

29. The NHCP has been prepared in conjunction with the Medium Term Financial Strategy approved by Full Council in January 2020 and the Asset Management Plan.

NHCP Revised 2020/21

30. Set out in Table 8 is a summary of the changes approved by Cabinet in December, 2020 plus the additional provision for the town wide paddling pools and Tye splash park improvements Also included is additional capital expenditure in the Enterprise Zone funded from the Getting Building Fund.

Budget Stage	Budget £,000	Date Approved
Current Budget 2020/21	15,175	03/12/2020
Re-profiling into 2021/22 and 2022/23	{2,898}	03/12/2020
Enterprise Zone - additional costs	224	03/12/2020
HTS Equity Share and Loan	1,500	03/12/2020
Eastgate Project - Accelerated Funding	1,000	03/12/2020
Upgrading - IT Equipment	122	03/12/2020
Future High Streets Project	1,250	03/12/2020
Town Wide Paddling Pools & Tye Splash Park	152	
Enterprise Zone additional grant funded expenditure	200	
Revised Budget 2020/21	16,725	

31. Explanations for all the changes were reported in the Quarter 2 Capital Programmes report and once again it is clear that Covid-19 is having significant impact on the delivery of the Capital Programme.

32. One of the schemes re-profiled in to 2021/22 relates to in the redevelopment of Elm Hatch. Planning complications linked to the height of the development and

its relationship to the Grade II listed church could lead to a requirement to reduce the overall size of the proposed development and consequently the number dwellings and the study centre. If this becomes a significant reduction in the project may be no longer viable. Negotiations are also ongoing in relation to existing long term lease agreements and are proving to be challenging and also causing some potential delays.

33. A detailed analysis of the revised budget is set out in Appendix 2 to the report and this could be subject of a further review during the latter part of 2020/21 financial year and the Quarter 3 Capital Programmes Report to be considered by Cabinet in March 2021.

NHCP Estimates 2021/2

34. In January 2020 Cabinet approved the Medium Term Financial Strategy (MTFS) for the period 2020/21 to 2024/25. Set out in Table 9 below are the changes in the 2021/22 NHCP estimates since the MTFS was approved.

Table 9 NHCP Adjustments to Estimates in MTFS	
Budget Stage	Budget £,000
Original Estimates 2021/22 as per MTFS	6,847
Re-profiling from 2020//21	2,645
Other Adjustments and Amendments	(1,068)
Bids for Additional Investment (see Table 10)	5,570
Town Wide Paddling Pool & Tye Splash Park	466
Enterprise Zone Grant Funded Expenditure	3,360
NHCP Estimates 2021/22	17,820

35. Details of the re-profiled schemes from 2020/21 were reported in the Quarter 2 Capital Programme Report to the December Cabinet. In addition, as capital schemes progress, minor amendments are made which will impact on the overall cost of the project.
36. There is a need for continuing capital investment and as part of the budget process bids are requested for new projects to be included in the NHCP. Set out in Table 10 is a list of new bids which reflect current priorities in the delivery of the Town Investment Plan.

PROJECT AREA	Estimates 2021/22 £,000s	Estimates 2022/23 £,000s
Town Centre Regeneration		
Contribution to Regeneration Partnership	5,000	
Environmental Health inc Strategic Housing		
Town Park Entrance Improvement & Tree Survey	33	
Conservation Management Vehicle	23	
Community Buildings		
Pets Corner Improvements - Aquarium	14	
Harlow Museum Walled Gardens Enhancements	36	
Greyhound Toilet redevelopment	40	200
Civic Centre		
Civic Centre - LED Lighting	155	
HR - Payroll Supplementary Systems	25	
Finance - ICT		
Desktop Virtualisation Infrastructure	80	
Corvid 19 - Replacement of Equipment	60	
Community & Wellbeing		
Pets Corner Paddock Improvements	24	
Town Centre Improvements	80	
Total Bids for Additional Investment 2021/22	5,570	200

37. A comprehensive business case has been prepared to support each bid and each bid has been supported by the Senior Management Board (SMB).
38. As it can be seen from Table 10, the most significant bid is for the £5million contribution to the limited liability partnership. This is a partnership with private developers to regenerate the Town. Further reports will be provided as the partnership is created and plans developed. The Council's contribution will be financed from borrowing.
39. In addition to the bids for additional capital investment, the 2021/22 NHCP capital estimates include the £466,000 provision to complete the refurbishment of town wide paddling pools and Tye splash park improvements.
40. The Council has made two successful bids to the South East Local Enterprise Partnership (SELEP) Getting Building Fund to continue the investment in the Enterprise Zone. A grant of £1.96 million will be allocated to Modus and £1.6 million to Nexus. The balance of grant £3.36 million will be spent in 2021/22

Financing NHCP Projects 2021/21

41. Financing of the NHCP follows the same principles as the HCP in that the financing of the Elm Hatch new build project will be from retained RTB and borrowing.

42. Part of the NHCP is financed from non- housing capital receipts and Table 11 below shows the estimated availability of those receipts in 2021/22.

Table 11 Movement in Non Housing Capital Receipts				
	2019/20	2020/21	2020/21	2021/22
Narrative	Actual	Original	Revised	Estimates
	£'000	£'000	£'000	£'000
Balance at 1 April	(649)	(649)	(2,155)	(1,919)
Non Housing Receipts Received	(2,012)	(250)	(1,000)	(300)
Non Housing Receipts Used	506	209	1,236	650
Balance in hand at 31 March	(2,155)	(690)	(1,919)	(1,569)

43. The remaining elements of the NHCP will be financed by Disabled Facilities Grant, direct revenue contributions and borrowing. Excluding the borrowing to finance the Elm Hatch new build project the estimated borrowing required to finance the 2021/22 NHCP is £3.328 million .

Risks

44. Budgets are prepared using the best available information. The following risks should be noted.

Housing Capital Programme

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

46. Key risks in the NHCP 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.

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, Deputy to the Chief Executive and Head of Finance and Property Services

Housing

Revised presentation of the Housing Capital Programme (HCP) allows for greater transparency in forecasting profile and financial funding. Any further reductions in the core Housing Capital Programme will mean the Council as a stock owning landlord will fall below minimum regulatory and statutory requirements. Short, medium, and long term asset management priorities will be reviewed as part of the updated 2021 HRA Business Plan.

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

Appendices

Appendix 1 – HCP 2020/21 – 2025/26

Appendix 2 – NHCP 2020/21 – 2025/26

Background Papers

None.

Glossary of terms/abbreviations used

AMP – Asset Management Plan

HCP – Housing Capital Programme

HIP – Housing Investment Programme

HRA – Housing Revenue Account

HTS – HTS (Property and Environment) Ltd

MRR – Major Repairs Reserve

MTFS- Medium Term Financial Strategy

NHCP – Non Housing Capital Programme

RTB – Right to Buy

Appendix 1 HCP 2020/21 to 2025/26						
PROJECT AREA	Revised 2020/21 £,000s	Budget 2021/22 £,000s	Budget 2022/23 £,000s	Budget 2023/24 £,000s	Budget 2024/25 £,000s	Budget 2025/26 £,000s
HTS						
HTS - ASC	1,036	1,056	1,092	1,129	1,173	1,190
HTS - Internal Works	3,036	2,015	2,894	3,127	2,911	2,911
HTS - External & Estate works	261	1,000	-	-	-	-
HTS -Aids and Adaptations	1,287	900	750	750	750	750
HTS -Compliance - Electrical/Fire	1,600	2,422	1,800	1,000	1,000	1,000
HTS Garage Refurbishment (HRA)	238	650	194	194	350	350
Total HTS	7,458	8,043	6,730	6,200	6,184	6,201
Other Works						
Housing Investment Programme	3,211	3,027	3,341	7,157	5,285	5,285
Energy Efficiency and Fuel Poverty	100	155	100	100	100	100
Energy Efficiency - Boiler Renewal	284	-	-	-	-	-
Fire Safety - Compartmentation	3,000	2,739	1,600	500	500	500
Fire Safety SE Ducts	2,000	911				
Energy Efficiency - .Boilers	-	1,700				
Health & Safety & External works	276	-	-	-	-	-
Property Conversions	300	220				
Contingency		220				
Asbestos Removal	400	100	400	400	400	400
CDM	61	50	50	50	50	50
Damp	109	100	100	100	100	100
Structural	1,328	837	500	500	500	500
Housing IT	223	450	100	100	100	100
Joyners Field Towers Cladding	1,800					
Core Programme	20,550	18,552	12,921	15,107	13,219	13,236
House Purchase Programme	12,600					
New Build Programme	618	7,767	7,999	3,000	3,000	1,965
TOTAL HCP	33,768	26,319	20,920	18,107	16,219	15,201
FUNDED BY:-						
RTB Capital Receipts	(3,965)	(2,330)	(2,400)	(900)	(900)	(590)
Other Capital Receipts	(1,030)	(1,257)	(1,200)	(1,200)	(1,200)	(1,200)
Major Repairs Reserve	(10,470)	(10,736)	(10,864)	(10,946)	(11,028)	(11,111)
Direct Revenue Financing	(7,247)	(6,559)	(856)	(2,961)	(991)	(925)
Borrowing	(11,056)	(5,437)	(5,600)	(2,100)	(2,100)	(1,375)
TOTAL FUNDING	(33,768)	(26,319)	(20,920)	(18,107)	(16,219)	(15,201)

Appendix 2 NHCP 2020/21 to 2025/26

PROJECT AREA	Revised 2020/21 £,000s	Budget 2021/22 £,000s	Budget 2022/23 £,000s	Budget 2023/24 £,000s	Budget 2024/25 £,000s	Budget 2025/26 £,000s
Place Services						
Env Health inc Strategic Housing	891	900	713	595	515	515
Latton Bush Centre	208	506	733	1,131	1,314	0
Commercial Properties	95	698	490	140	123	120
Highways & Car Parks	53	146	243	75	765	0
Drainage work	161	40	40	40	40	40
Community Buildings	408	711	552	330	47	20
Contingency - Other Public Schemes	182	569	708	100	172	50
Civic Centre	430	236	695	166	110	0
Garages	205	156	158	156	150	150
Total Place Services	2,633	3,962	4,332	2,733	3,236	895
Other Services						
Governance	86	30	15	15	15	15
Finance - ICT	358	176	36	36	36	36
Community & Wellbeing	2,322	1,081	30	30	30	30
Total Other Services	2,766	1,287	81	81	81	81
Other Projects						
Prentice Place	272	-	-	-	-	-
Enterprise Zone	8,251	3,360	-	-	-	-
HTS (H & R) Ltd Equity Share & Loan	1,500	-	-	-	-	-
Grant Funded = POD	4	-	-	-	-	-
Future High Street Project	1,250					
Town Regeneration Partnership		5,000				
Sub Total.	11,277	8,360	0	0	0	0
SUB TOTAL NHCP	16,676	13,609	4,413	2,814	3,317	976
General Fund New Build	49	4,211	0	0	0	0
TOTAL NHCP	16,725	17,820	4,413	2,814	3,317	976
FUNDED BY:-						
Earmarked Grant Funding	(20)	(20)	(20)	(20)		
Capital Receipts	(1,236)	(650)				
Ear Marked Capital Reserves	(152)	(466)				
Direct Revenue Financing	(327)	(362)	(156)	(156)	(150)	(150)
Disabled Facilities Grant	(500)	(500)	(500)	(500)	(500)	(500)
Towns Fund -Eastgate Grant	(1,000)					
SELEP Getting Building Fund Grant	(200)	(3,360)				
Home Renovation Loan repayments	(5)	(5)	(5)	(5)	(5)	
Other contributions	(35)	0	0	0	0	
Borrowing requirement	(13,201)	(8,246)	(3,732)	(2,133)	(2,662)	(326)
New Build						
RTB Capital Receipts	(15)	(1,263)				
Borrowing requirement	(34)	(2,948)				
Total Project Funding	(16,725)	(17,820)	(4,413)	(2,814)	(3,317)	(976)