

**REPORT TO:** CABINET

**DATE:** 13 JULY 2023

**TITLE:** CAPITAL PROGRAMMES OUTTURN REPORT  
2022/23

**PORTFOLIO HOLDERS:** COUNCILLOR DAVID CARTER, DEPUTY  
LEADER, AND PORTFOLIO HOLDER FOR  
HOUSING

COUNCILLOR JAMES LEPPARD, PORTFOLIO  
HOLDER FOR FINANCE AND GOVERNANCE

**LEAD OFFICERS:** SIMON FREEMAN, DEPUTY CHIEF EXECUTIVE  
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(01279) 446228

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**CONTRIBUTING OFFICERS:** SENIOR MANAGEMENT BOARD

**CORPORATE PRIORITIES:** REBUILD OUR TOWN

SECURE INVESTMENT INTO HARLOW

FIX COUNCIL HOUSING

**This is not a Key Decision**

**It is on the Forward Plan as Decision Number I015969**

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

It is within the scope of the budget agreed by Full Council in January 2022

**This decision will affect no ward specifically.**

**RECOMMENDED that Cabinet:**

- A** Notes that the Housing Capital Programme (HCP) final outturn for 2022/23 is £23.074 million as set out in Appendix 1 to the report.
- B** Approves £4.001 million reprofiling of capital schemes from 2022/23 HCP into 2023/24 as set out in Appendix 2 to the report.
- C** Note that the Non-Housing Capital Programme (NHCP) final outturn for 2022/23 is £28.976 million as set out in Appendix 3 to the report.

- D** Approves the £6.471 million reprofiling of capital schemes for Quarter 4 and £3.503 million reprofiling of capital schemes as at Quarter 3 from 2022/23 NHCP into 2023/24 as set out in Appendix 4 to the report.
- E** Notes the balance of £18.678 million of retained Right to Buy (RTB) receipts held as at 31 March 2023 to finance the new build programme as set out in Appendix 5 to the report.

## **REASON FOR DECISION**

- A** To enable Cabinet to compare the final outturn with the Quarter 3 current budget and amend the capital programme in the light of the latest operational developments, profiling, and funding changes.
- B** The report also provides details of the retained Right to Buy (RTB) capital receipts available as at 31 March 2023. This information will be used to bring forward plans for future new build schemes to provide much needed affordable housing.

## **BACKGROUND**

1. Cabinet approved the Quarter 3 HCP 2022/23 and NHCP 2022//23 current budgets in December 2022. The approved HCP current budget was £27.077 million and the approved NHCP current budget was £34.8 million.
2. The report compares the final outturn with the Quarter 3 current budget and following consultation with budget managers provides explanations for the variations.
3. The Capital programmes support a number of Council priorities. Investment into Council housing via capital programme schemes will provide well maintained homes for residents. Alongside this the rebuilding of new homes and commercial properties will provide properties for current and future residents to live and work in. An attractive commercial portfolio will encourage businesses to settle and develop in Harlow and provide further investment into the town's facilities and infrastructure, enhancing the investment the Council makes into these.

## **ISSUES/PROPOSALS**

### **2022/23 HCP - Outturn**

#### **Core Programme**

4. Set out in Appendix 1 is the 2022/23 HCP final outturn statement which compares the final budget with the actual expenditure as at 31 March 2023. The statement shows all the variances between the budget and actual and set out in the following paragraphs are the explanation for those variances.

### **Internal Works (Compliance)**

5. Due to programmes previously delayed due to Covid-19 restrictions the 2022-23 programme has slipped. Whilst the budget has been re-profiled there is still a £168,000 underspend which is subject to a carry forward request.

### **Internal Works (Energy Efficiency)**

6. Due to a delayed start date and access the programme has slipped and there is a £175,000 underspend which is subject to a carry forward request.

### **Internal Works (Aids and Adaptations)**

7. Like other internal works the provision of aids and adaptations to tenants has also been affected due to Covid-19 restrictions. Consequently, part of the budget has been re-profiled there is still a £24,000 underspend which is subject to a carry forward request.

### **Internal Works (Internal)**

8. Although significant progress has been made to deliver all backlog works due to Covid-19 related delays, there is still a £146,090 underspend which is subject to a carry forward request.

### **Garage Refurbishment**

9. The garage refurbishment programme has slipped during the year because of backlog of works and ongoing national economic challenges including high inflation, there is a £149,000 underspend which is subject to a carry forward request.

### **Sumners Farm Close**

10. The scheme was reprofiled throughout the year, however due to additional expenditure associated with Fire Safety and investigation works there is a £57,000 underspend which is subject to a carry forward request.

### **External Works - Roofing**

11. Whilst programmes have been committed and contracts awarded, materials lead time and costs have caused delays resulting in a £328,000 underspend which is subject to a carry forward request. Due to the increased demand and requirement to deliver within the financial year ending March 2023, the backlog of individual street property re-roofing works, has resulted in an overspend of £126,000 against the projected outturn.

## **Fire Safety & Compliance**

12. The programme has been delayed due to detailed specification by specialist contractors currently being procured subsequently there is a £325k underspend which is subject to a carry forward request.

## **Energy Efficiency Work**

13. Whilst projects have been committed and orders raised to complete work the energy efficiency work programme has underspent by £49,000 which is subject to a carry forward request.

## **Housing IT Development**

14. Work has progressed on the Asset Management project which is one of the largest upgrades to be implemented since the introduction of the Orchard Management System. The database will hold all legacy data for stock condition surveys and will be the main software solution for Asbestos and Fire Safety registers and ensure compliance regulations are met for Gas Servicing and Water hygiene. This project will run alongside the Asset Mobile project which will allow surveys to be recorded on site and updated in real time into the Asset Management system. This software package will interface seamlessly with the Orchard Housing Management System for Housing Officers to access data enabling them to make decisions to ensure the Council can manage, maintain compliance, and make data-driven decisions.
15. Work has commenced on an Orchard Mobile project which is a tablet version of Orchard and can be used on site visits for real time interfacing with the housing management system. The project will be running in stages over the next 6-12 months with wider expansion expected over the next year. The project will ensure valuable strategic planning and provide a full asset management functionality. This will ensure effective day-to-day management and maintenance, including current and predicted performance. The software will also provide trigger events such as fire risk assessments and upcoming service/inspection or asbestos surveys This will result in customers experiencing less compliance issues. Mobile working equipment has been purchased and the roll out of this is expected in the two months.
16. The budget has underspent by £71,000 which is subject to a carry forward request.

## **New Build Programme**

17. Set out in Table 1 the cumulative expenditure on all new build schemes up to 31 March 2023, together with the budgets for subsequent years.

**Table 1 - HCP Revised New Build Projects**

<b>Name of Scheme</b>	<b>No. of Units</b>	<b>Approved Scheme Cost</b>	<b>Actual to 31/03/2023</b>	<b>2022/23 Budget</b>	<b>Later years</b>
		<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Bushey Croft	16	3,200	3,349	631	70
Lister House	24	9,800	952	500	8,848
The Yorkes	6	2,500	149	500	2,351
4 The Hill	2	620	570	59	0
Arkwrights	8	3,500	10	500	1,312
Woodleys	6	2,750	31	500	2,719
Red Lion lane	3	1,250	0	150	750
Pytt Field	5	1,250	0	250	417
Sherards House	14	6,500	15	650	6,485
Land at Parnall Road	11	844	844	844	0
Elm Hatch	7	3,500	188	268	3,310
Potter Street Neighbourhood Office	5	0	6	6	500
<b>Total</b>	<b>107</b>	<b>35,714</b>	<b>5,920</b>	<b>4,584</b>	<b>22,952</b>

18. The status of each scheme are as follows:

- a) Bushey Croft – The scheme is completed, and the 12-month defects period ends on 22 June 2023. End of Defect inspections were carried out between 14-16 June 2023 and awaiting contractor to return to undertake any remedial works.
- b) The Hill -The scheme is completed, and the end of defects inspections have been undertaken and awaiting contractor to return to undertake any remedial works.
- c) Perry Road - The planning application has been submitted with a determination date of August 2023. Once planning permission has been obtained the scheme will be delivered via the Harlow Regeneration Partnership with The Hill Group.
- d) Staple Tye Depot - Planning permission was granted at Development Management Committee on 7 June 2023 for construction of 10 No. houses. The scheme will be delivered via the Harlow Regeneration Partnership with The Hill Group .
- e) Parnall Road - The planning application was submitted at the end of May and is awaiting determination. Once planning permission has been obtained, the scheme will be delivered via the Harlow Regeneration Partnership with The Hill Group.
- f) The Yorkes - Construction of 6 No. bungalows for the over 55's. Stage 1 contract has been awarded to Jerram Falkas. Stage 4A design works are

- progressing under the Pre-Contract Service Agreement (PCSA) with the contractor preparing a stage 2 price. Start on site is in September 2023.
- g) Arkwrights - construction of 8 No. houses. Stage 1 contract has been awarded to Jerram Falkas. Stage 4A design works are progressing under the Pre-Contract Service Agreement (PCSA) with the contractor preparing a stage 2 price. Start on site in in September 2023.
  - h) Woodleys - Construction of 6 No. terraced houses. . The tender package has been prepared and uploaded to the procurement portal on 30 June 2023. A six-week tender period is now under way to appoint a contractor. Start on site is programmed to be October 2023.
  - i) Pytt Field - Construction of 5 No. terraced houses. Planning application was submitted and validated on 26/05/23. Determination is expected in August 2023.
  - j) Sherards House - Demolition contractor has been appointed and currently awaiting disconnection of utilities in the building prior to contractors start on site being confirmed. Revised Arboricultural reports have been prepared and submitted to planning. . A report is expected to go to Development Management committee on 5 July 2023 for approval for recommendation.
  - k) Elm Hatch - is a project to demolish a retail hatch and redevelop the site with retail and residential properties. The leasehold in respect of the remaining retail unit has been purchased and progress continues the delivery of the scheme which is complex and has had several planning issues that had to be addressed causing delay.
  - l) Potter Street Neighbourhood Office – Planning application was submitted in mid-February 2023 however following review of the Title Report, it has transpired that there is a covenant on the land, which will require appropriation from GF to HRA and compensation to ECC.

## **2022/23 NHCP – Outturn**

### **Core Programme**

- 19. Set out in Appendix 3 is the 2022/23 NHCP final outturn statement which compares the final budget with the actual expenditure as at 31 March 2023. The statement shows all the variances between the budget and actual and set out in the following paragraphs are the explanation for those variances.

### **Commercial Properties**

- 20. Works at Pypers Hatch have been delayed due to unforeseen works manifesting themselves as the existing roof was stripped and subsequently a £59,000 budget carry forward has been submitted.
- 21. Delays in awaiting supply of materials has resulted in a £17,000 budget carry forward in respect of Nexus access controls.

## **Highways and Car Parks**

22. The highways inspection regime identified a number of works, but those identified did not use up budgets and therefore new improvement works will commence in 2023/24.
23. The LED Street lighting programme has come to an end resulting in no major upgrading works being required.

## **Community Buildings**

24. The implementation of electric vehicle chargepoints commenced in April 2023. A £30,000 budget carry forward request has been submitted. This project is grant funded from the OZEV.
25. The contractors' final invoice in respect of works at Netteswellbury Farm was received after the 21-22 accounts were closed resulting in an in-year variation of £55,000.

## **Other Public Schemes**

26. Asbestos management and removal works are dealt with largely on a demand led basis triggered by survey findings and related capital works, however the Council's requirements for asbestos works during 2022/23 were lower than anticipated.

## **Garages**

27. The refurbishment of garages is an ongoing programme, and the variation reflects catch up that has occurred since the pandemic.

## **Communities & Environment**

28. An underspend of £30,000 reflects the reduced need to utilise the Community services budget line.
29. The Town Park Showground lighting project has been delayed into 2023-24 and a £55,000 budget carry forward request has been submitted.
30. Replacement of ageing/damaged equipped playgrounds has been delayed due to work pressures and a £200,000 budget carry forward request has been submitted.
31. The replacement of litter bins has been delayed due to work pressures. A £130,000 budget carry forward request has been submitted.
32. Work pressures have caused delays in the green infrastructure planting programme and a £65,000 budget carry forward request has been submitted.

## **Strategic Growth and Regeneration**

33. The purchase of Occasio House which was completed in December 2002 was £97,000 less than the amount allowed for in the approved budget.
34. A tender exercise for a contractor to undertake demolition works of 21 The Rows was delayed due to its interdependency with external funding streams and works taking place at Eastgate. A £331,000 budget carry forward request has been submitted.
35. The Harlow Town Centre Gateway Signage is interdependent on other Town centre projects which only received Government approval in January. A £70,000 budget carry forward request has been submitted.
36. Works to undertake Town centre improvements were delayed due to Covid-19 however they have now commenced, and the project is likely to be delivered in the first two quarters of 23/24. A £65,000 budget carry forward request has been submitted.

## **Housing General Fund**

37. The purchase of a replacement minibus for users of The Leah Manning Centre was delayed. A £77,000 budget carry forward request has been submitted.

## **Other Projects**

### **Towns Fund**

38. The Council has been awarded £23.7 million grant funded in arrears. A budget carry forward request has been submitted to reflect 23/24 go live dates.

### **Town Centre Ltd Liability Partnership**

39. The proposed Town Centre Ltd Liability Partnership was delayed during 22-23 and subsequently a budget carry forward request has been submitted.

### **Enterprise Zone**

40. Cabinet approved funding 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. Expenditure incurred in 22/23 was offset by grant and / or other external contributions.

### **Programme of Development**

41. Various works were undertaken during the year under the Programme of Development initiative which are 100% fully funded by Government Grant.



## **IMPLICATIONS**

### **Strategic Growth and Regeneration**

None specific.

**Author: James Gardner, Assistant Director - Regeneration**

### **Finance**

As contained in the report.

**Author: Simon Freeman, Deputy Chief Executive and Director of Finance**

### **Housing**

None specific.

**Author: Neil Euesden, Interim Director of Housing**

### **Communities and Environment**

None specific.

**Author: Norah Nolan, Acting Assistant Director - Environment**

### **Governance and Corporate Services**

None specific.

**Author: Simon Hill, Director of Governance and Corporate Services**

## **Appendices**

Appendix 1 – Housing Capital Programme – Outturn Statement 2022/23

Appendix 2 – Housing Capital Programme Carry Forward Requests

Appendix 3 – Non-Housing Capital Programme Outturn Statement 2022/23

Appendix 4 – Non-Housing Capital Programme Carry Forward Requests.

Appendix 5 – Retained Right to Buy Receipts

## **Background Papers**

None.

## **Glossary of terms/abbreviations used**

HCP – Housing Capital Programme

HRA – Housing Revenue Account

NHCP – Non-Housing Capital Programme

Appendix 1 HCP 2022/23 Outturn

Housing Capital programme 2022/23 Outturn

Schemes	2022/23 Approved Budget	2021/22 Carry Overs	Previous Cabinet Decisions	Proposed Carry Forwards	Final Budget	Actual outturn 2022/23	Variance
	£	£	£	£	£	£	£
<b>EXPENDITURE</b>							
HTS - Internal Works (ASC)	1,089,000	0	0		1,089,000	1,087,988	-1,012
HTS - Internal Works (Compliance)	3,200,000	284,804	-793,804	-167,978	2,523,022	2,523,022	0
HTS - Internal Works (Energy Efficiency)	1,250,000	53,592		-174,775	1,128,817	1,128,816	-1
HTS - Internal Works (Environmental estates Wor	0	1,270	-1,270		0	0	0
HTS - Internal Works (Aids and Adaptations)	718,065	154,889	-16,393	-24,219	832,342	832,343	1
HTS - Internal Works (Roofing Works)	400,000	129,228	34,840		564,068	559,148	-4,920
HTS - Internal Works (Internal)	4,800,000	391,688	-882,688		4,309,000	4,162,910	-146,090
HTS - Garage Refurbishment	172,000	328,755	1,270	-149,041	352,984	352,984	0
HTS - Sumners Farm Close	456,946	0	-400,047	-56,670	229	229	0
<b>TOTAL HTS</b>	<b>12,086,011</b>	<b>1,344,226</b>	<b>-2,058,092</b>	<b>-572,683</b>	<b>10,799,462</b>	<b>10,647,440</b>	<b>-152,022</b>
External Works	4,314,986	302,430	-1,474,947	-328,000	2,814,469	2,940,733	126,264
Damp & Structural Works	600,000	113,500	11,527		725,027	722,847	-2,180
Other Works	700,000	22,998	22,116		745,114	745,013	-101
Fire Safety & Compliance	7,851,691	68,560	-2,377,612	-324,874	5,217,765	5,242,729	24,964
Energy Efficiency Work	100,000	407,814	129,171	-48,570	588,415	588,417	2
Housing IT	344,012	285,940	-300,001	-70,959	258,992	258,994	2
<b>TOTAL CORE HOUSING CAPITAL PROGRAM</b>	<b>25,996,700</b>	<b>2,545,468</b>	<b>-6,047,838</b>	<b>-1,345,086</b>	<b>21,149,244</b>	<b>21,146,173</b>	<b>-3,071</b>
New Build	10,636,690	216,270	-6,269,549	-2,655,924	1,927,487	1,927,488	1
<b>TOTAL NEW BUILD</b>	<b>10,636,690</b>	<b>216,270</b>	<b>-6,269,549</b>	<b>-2,655,924</b>	<b>1,927,487</b>	<b>1,927,488</b>	<b>1</b>
<b>TOTAL ALL HOUSING CAPITAL PROGRAMMI</b>	<b>36,633,390</b>	<b>2,761,738</b>	<b>-12,317,387</b>	<b>-4,001,010</b>	<b>23,076,731</b>	<b>23,073,661</b>	<b>-3,070</b>

<b>FINANCED BY</b>							
Direct Revenue Contribution	4,736,017				5,342,000		-5,342,000
Major Repairs Reserve	11,227,590				11,543,000	11,110,168	-432,832
1-4-1- Receipts Used	4,254,676				55,949	55,949	0
Right to Buy receipts arriving in year	1,516,600					1,693,000	1,693,000
Other grants and contributions	0				1,003,515	1,003,515	0
Borrowing	14,898,507				5,132,267	9,211,029	4,078,762
<b>TOTAL FINANCING</b>	<b>36,633,390</b>				<b>23,076,731</b>	<b>23,073,661</b>	<b>-3,070</b>

## Appendix 2 HCP Carry Forward Requests 2022/23

PROJECT AREA	Carry Forward Request £'000	Reason for the Carry Forward Requests
External Works	228	Externals Programme Work Programmes have been committed and contracts awarded. Materials lead times and costs have caused delays
External Works	100	The Lawns - Lift Refurbishment. The refurbishment was identified late in the 2022/23 programme year and awaiting Tenders and Design
Energy Efficiency Work	20	Energy Efficiency Projects have been committed and orders raised to complete work, with a further project being delayed and currently in consultation.
Energy Efficiency Work	28	Energy Delivery Programme Projects have been committed and orders raised to complete work, with a further project being delayed and currently in consultation.
Fire Safety & Compliance	325	Fire Safety - Programme delays due to detailed specification by specialist contractors currently being procured
HTS - Internal Works (Compliance)	168	HTS Business Case Compliance Programme 2021/22 - 2022/23 Previous Years delays still impacting on the completion of the current programme
HTS - Internal Works (Energy Efficiency)	175	HTS Business Case Communal Boilers 2022/23 Programme delayed due to a delay start date and access
HTS - Internal Works (Aids and Adaptations)	24	HTS Business Case Aids and Adaptations 2021/22 Previous Years delays still impacting on the completion of the current programme
HTS - Garage Refurbishment	149	HTS Business Case Garage Programme 2021/22 and 2022/23 Previous Years delays still impacting on the completion of the current programme
Housing IT	71	IT Improvement Projects have been delayed with the building, Testing stage and are due to go soft live in May 2024
HTS - Sumners Farm Close	57	HTS Business Case Sumners Farm Close Conversion Delays with the programme due to Planning and Building Control decisions and ECC

New Build Developments - Lister House	236	Lister House Planning permission was granted however following the approval, it was agreed to submit a Change Request Notice to DULCH to request removing the Towns Fund element of funding from the commercial part of the scheme and diverting to Town Centre Towns Funded projects. This will help to improve the viability of both scheme. To date, we are still awaiting the outcome of the Change Request Notice from DULCH. Further design changes have also been made to the facade of the building, which has facilitated a resubmission to Planning.
New Build Developments - The Yorkes	425	The Yorkes Due to ongoing market pressures due to high inflation, tender process took longer than originally anticipated which has delayed some initial spending on contract and consultant fees and delayed start on site.
New Build Developments - Arkwrights Garages	490	Arkwrights Due to ongoing market pressures due to high inflation, tender process took longer than originally anticipated which has delayed some initial spending on contract and consultant fees and delayed start on site.
New Build Developments - Woodleys Garages	469	Woodleys Due to ongoing market pressures due to high inflation, progress on the project has been slower than expected. The Design Team are now preparing the tender packs to go out in June 2023 with start on site programmed for September 2023.
New Build Developments - Red Lion Lane	150	Red Lion lane Pre-App meeting with planning was unhappy with the proposed scheme requiring a review of the site to be undertaken. Due to the size of the site, it was decided to explore the site as potential serviced plots for marketing to the Self-Build Register. The Title Report has highlighted covenants on the land, restricting development. The Assistant Director of Regeneration along with Portfolio Holder are going to hold discussions with ECC re: removing the covenant.
New Build Developments - Pytt Field	250	Pytt Field Due to delays in receiving drawings from the architect and site surveys, the scheme was delayed. The planning drawings are being finalised with a planning application due for submission by the end of April 2023.
New Build Developments - Sherards House	636	Sherards House Due to issues with the Aborigicultural Reports submitted for this scheme, there has been a significant delay. Independent inspections and reports were commissioned and meetings ongoing with Planning to come to an agreed position to allow the scheme to progress to committee. A way forward has now been identified and April DMC is being targeted for the scheme to be approved. Meanwhile, application for prior approval for demolition of the existing building has been progressed.
<b>TOTAL HCP</b>	<b>4,001</b>	

Appendix 3 NHCP 2022/23 Outturn

Non Housing Capital programme 2022/23 Outturn

Schemes	2022/23 Approved Budget	2021/22 Carry Overs	Previous Cabinet Decisions	Proposed Carry Forwards	Final Budget	Actual outturn 2022/23	Variance
	£	£		£	£	£	£
<b>EXPENDITURE</b>							
Latton Bush Centre	624,778	17,465	-515,697	-1,427	125,119	127,258	2,139
Commercial Properties	675,353	187,460	-717,707	-76,188	68,918	58,918	-10,000
Highways and Car Parks	75,000	42,700	0		117,700	76,724	-40,976
Drainage Works	210,410	0	-146,905	-5,605	57,900	57,900	0
Community Buildings	665,460	264,015	-792,883	-46,119	90,473	136,293	45,820
Other Public Schemes	299,002	66,661	-212,152		153,511	117,908	-35,603
Civic Centre	730,000	216,375	-887,523	-4,600	54,252	61,238	6,986
Garages	142,731	31,112			173,843	296,959	123,116
Contingency	50,000	0	-50,000		0	0	0
<b>TOTAL FINANCE ASSET MANAGEMENT</b>	<b>3,472,734</b>	<b>825,788</b>	<b>-3,322,867</b>	<b>-133,939</b>	<b>841,716</b>	<b>933,198</b>	<b>91,482</b>
Communities and Environment	1,327,803	845,175	-92,405	-474,568	1,606,005	1,612,539	6,534
Governance and Support Services	74,294	10,904	12,980	-10,697	87,481	86,173	-1,308
Housing GF	77,000			-77,000	0	0	0
Strategic Growth and Regeneration	1,615,826	111,000	257,348	-465,865	1,518,309	1,430,383	-87,926
<b>OTHER SERVICES</b>	<b>3,094,923</b>	<b>967,079</b>	<b>177,923</b>	<b>-1,028,130</b>	<b>3,211,795</b>	<b>3,129,095</b>	<b>-82,700</b>
Enterprise Zone	0	1,489,221			1,489,221	1,888,353	399,132
Towns Fund	6,885,000	783,750	-7,317,790	-238,463	112,497	188,614	76,117
Acquisition of The Harvey Centre	0	0	22,377,522		22,377,522	22,381,795	4,273
Museum Café	0	0	25,000	-11,829	13,171	13,171	0
<b>OTHER SCHEMES</b>	<b>6,885,000</b>	<b>2,272,971</b>	<b>15,084,732</b>	<b>-250,292</b>	<b>23,992,411</b>	<b>24,471,933</b>	<b>479,522</b>
GF New Build	267,525	0	-172,525	-59,075	35,925	35,925	0
<b>NEW BUILD</b>	<b>267,525</b>	<b>0</b>	<b>-172,525</b>	<b>-59,075</b>	<b>35,925</b>	<b>35,925</b>	<b>0</b>
Town Centre Ltd Liability Partnership	5,000,000			-5,000,000	0	0	0
<b>TOWN CENTRE LTD LIABILITY PARTNERSHIP</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>-5,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL NON-HOUSING CAPITAL PROGRAMME</b>	<b>18,720,182</b>	<b>4,065,838</b>	<b>11,767,263</b>	<b>-6,471,436</b>	<b>28,081,847</b>	<b>28,570,151</b>	<b>488,304</b>
Programme of Development	0	0	246,833	0	246,833	405,978	159,145
<b>TOTAL ALL NON-HOUSING CAPITAL PROGRAMME</b>	<b>18,720,182</b>	<b>4,065,838</b>	<b>12,014,096</b>	<b>-6,471,436</b>	<b>28,328,680</b>	<b>28,976,129</b>	<b>647,449</b>

<b>FINANCED BY</b>							
Capital Receipts	13,875				446,687	126,376	-320,311
Direct Revenue Contribution	299,961				524,723	316,025	-208,698
Other grants and contributions	7,405,000				2,980,075	3,804,879	824,804
Repayment of Renovation Loans	5,000				5,000	0	-5,000
Borrowing	10,996,346				24,372,195	24,728,849	356,654
<b>TOTAL FINANCING</b>	<b>18,720,182</b>	<b>0</b>			<b>0 28,328,680</b>	<b>28,976,129</b>	<b>647,449</b>

## Appendix 4 NHCP Carry Forward Requests 2022/23

PROJECT AREA	Carry Forward Request £'000	Reason for the Carry Forward Requests
Community Safety - CCTV Underpass	10	Police funding - late notice
UKSPF Fund	12	UKSPF fund year 1
BP Pulse Ev Chargepoints	30	Works are not yet underway but due to start in April 2023
PV Panels	7	Validating a tender for the Civic Centre installation as this was significantly delayed due to measures beyond the Council's control. Works likely to commence Summer 2023
Oxleys Drainage	6	Significant delays to starting construction of the project due to bespoke Environment Agency permits being required, over and above what was previously required when undertaking historical works at this site
Town Park Showground Lighting	54	Showground lights project
Town Park Showground Lighting	2	Showground lights - electrical meters
Equipped Playgrounds	111	Committed order with Wicksteed - Summers pool project, installation of new playground and equipment PO 3048488 value £113,799.83. This is a large project and work pressures have delayed progress, works are still ongoing.
Litter Bins	130	Committed orders with: Glasdon - 60 Jubilee and 6 super trimline litter bins PO 3048540 value £42,944.47. Wybone - 70 litter bins and fixings PO 3048549 value £32,370. Wybone - 11 dog waste bins and fixings PO 304855 value £3,257.38. HTS - installation of concrete pads at multiple locations for litter/dog bin project (bins as per above orders) PO 3049093 value £22,757.50. This is a large project and work pressures have delayed progress, works are still ongoing.
Replacement Litter Bins	2	Committed orders with: HTS - Replacement of damaged bin at the Walled Garden in the Town Park PO 3049096 value £408.10. Wybone - 5 Mr Fill dog waste bins and fixings PO 3049099 value £1999.63 Work pressures have delayed progress, works are still ongoing.
Green Infrastructure Planting	65	Committed orders with: S W Sewell - Replacement planting scheme of beds in Fold Croft PO 3049061 value £8,899.08. S W Sewell - Removal of existing shrubs and returning of area in Pollards Hatch PO 3049075 value £6,809.19. Matthews Plants - replacement of shrubs at the Town Park War Memorial PO 3048821 value £162.40. Work pressures have caused delays in progress, and works are still ongoing.
Ball Courts	7	Underspend affected by unforeseen work pressures which have caused delays in progressing projects in this area
Biodiversity Infrastructure	1	Underspend affected by unforeseen workload above existing commitments, placing this service under pressure. Projects have been identified for costing and priority.
Equipped Playgrounds	88	Committed order with Wicksteed - Replacement of ageing/damaged Wet Pour safe surfacing at 9 playground sites PO 3049003 value £88,922.46. This is a large project and work pressures have delayed progress, works are still ongoing.

Electoral Services - Tablets	5	Whatever is left is needed to fund equipment for the elections.
Human Resources - New HR/Payroll system	6	Required configurations upgrade to version 10.46 in Q4 for new tax year tables alongside improvement by service provider in recruitment modules reduced available build time internally and limited support available from provider. Recruitment module pilot expected in Q1, with launch expected in Q2. Carryover to support delivery configurations required by service provider which are not possible in house.
Leah Manning Centre Minibus	77	Delays from supplier in delivery of vehicle
LBC South Boiler House Boiler and Controls	1	Project delayed due to insufficient budgets and instructions to commission further feasibility studies on green heating technologies.
Pypers Hatch	59	Works delayed due to unforeseen works manifesting themselves as the existing roof was stripped. Works to now run into 2023/24.
Nexus Access Controls	17	Project delayed awaiting supply of materials
Civic Centre External Works Including Windows	5	Project has interdependencies with M&E upgrades. Small budget to carried over to allow for some further survey work.
Ladyshot Sports Pavilion	5	Project delayed whilst consideration is given to tenant expressions of interest.
Mead Park Depot Boiler Replacement	5	Project delayed due to insufficient budgets and instructions to commission further feasibility studies on green heating technologies.
Harlow Museum Walled Gardens	2	Project deferred to align with fairer weather.
Osler House Internal Refurbishment	3	2022/23 budget insufficient therefore project deferred to 2023/24. Scope of project under review and instructions awaited.
Elm Hatch	58	Continued difficulties due to the heritage requirements for this site has meant that the scheme has progressed slowly. Discussions with the leaseholder of the existing hatch have commenced but are delicate. The consultants have revised drawings taking on board all feedback from Planning, Place Services and the Heritage Consultant with a view of submitting a planning application by the end of April 2023.
21 The Rows	330	Project delayed due to it's interdependency with external funding streams and works taking place at East Gate. A tender exercise for a contractor to undertake demolition works of 21 The Rows, Market Office and Store due to be completed by the end of April 2023 and with to follow shortly and complete by end of 2023.
Harlow Town Centre Gateway Signage	70	The project is interdependent on the town centre Towns Fund projects and the Harlow Arts & Cultural Quarter Levelling Up Fund project which only got approval in January 2023. In addition, work is taking place with Government as part of the High Streets Task Force that will feed into the project.
Town Centre Improvements	65	Project delayed due to COVID-19, however works have started and the project likely to be fully delivered in the first two quarters of 22/23

Town Centre Ltd Liability Partnership	5,000	Project delayed until 23-24
Towns Fund - Bus Station	100	Towns Fund Project - Essex County Council is the project lead, with HDC lead accountable body and holding the funds. Claims will be processed from April 2023.
Towns Fund - Broad Walk	63	Towns Fund Project - Essex County Council is the project lead, with HDC lead accountable body and holding the funds. Claims will be processed from April 2023.
Towns Fund - Cambridge Road Junction	50	Towns Fund Project - Essex County Council is the project lead, with HDC lead accountable body and holding the funds. Claims will be processed from April 2023.
Towns Fund - Institute of Technology	25	Towns Fund Project - Harlow College is the project lead, with HDC lead accountable body and holding the funds. Claims will be processed from April 2023.
<b>TOTAL NHCP</b>	<b>6,471</b>	

#### Appendix 4 NHCP Carry Forward Requests 2022/23 - Quarter 3 Cabinet

PROJECT AREA	Carry Forward Request £'000	Reason for the Carry Forward Requests
BP Pulse Ev Chargepoints	30	Works are not yet underway but due to start in April 2023
PV Panels	226	Validating a tender for the Civic Centre installation as this was significantly delayed due to measures beyond the Council's control. Works likely to commence Summer 2023
Oxleys Bank Stabilisation	80	Significant delays to starting construction of the project due to bespoke Environment Agency permits being required, over and above what was previously required when undertaking historical works at this site
Oxleys Drainage	79	Significant delays to starting construction of the project due to bespoke Environment Agency permits being required, over and above what was previously required when undertaking historical works at this site
Playhouse Refurbishment	28	Anglia Fire. Significant delay on practical completion of a Fire Alarm System installation due to contractor delays. Therefore, unable to issue practical completion certificate and associated payments at expected dates. Anglia Fire have completed practical installation and we are only awaiting paperwork/certification. Positive Connections. Unpaid invoice, works completed. Goods received, invoice not received. Replacement of Rear Shutter on stage due to existing one being deemed unsafe. Order raised in November 2021 but supply issues resulted in long lead in times, with the supplier stating they were unable to fulfil the order and returning £5k deposit. New supplier as yet not found, works still outstanding. Old shutter remains in place and unusable.
Playhouse Boiler & Controls	292	Boiler Replacement works. As per previously reported this carry over is required to allow time for procurement and award of contract.



Playhouse Sound System	48	Rigging Team - Installation of new rigging and supporting structures for Theatre 1 PA to cope with additional loadings. Deposit paid, remaining balance due on completion due by end of July 2023. MWDW - Consultancy services for Theatre 1 PA. Half way through project. Theatre 1 PA - infrastructure funds for the PA. This and approved 2023/24 funding to make up amount for award of contract for the supply and install of the PA system due for tender late April.
Playhouse External Lighting	49	External Lighting - paused due to waiting on information from Levelling Up plans and lighting for Harvey centre to ensure brief is correct and value for money.
LBC South Boiler House, Asbestos removal, Boiler and Controls	331	Project delayed due to insufficient budgets and instructions to commission further feasibility studies on green heating technologies.
Barrows Farm Cottages Boilers	25	LPG gas tank installed. LPG boiler and wet heating system to be installed. Housing Technical Services are leading on that project. Discussions with HTS ongoing about their potential use of the property.
LBC Roofing Works	188	Original project believed to relate to replacement of the Dance Centre roof. Tenant due to vacate 31/03/2024. Demolition of the building is now being considered beyond that date. Therefore, main funding requirement won't be required until 2024/25.
Harlow Museum	12	Project delayed awaiting supply of materials
Ladysnot Sports Pavilion	150	Project delayed whilst consideration is given to tenant expressions of interest.
Hatches windows and doors	7	Worked delayed. It is intended to utilise the available funds to deliver essential window replacements at 2 Wych Elm.
Mead Park Depot Boiler Replacement	361	Project delayed due to insufficient budgets and instructions to commission further feasibility studies on green heating technologies.
Cannons Cottages	109	LPG Tanks installed. Wet heating system and kitchen replacement to be delivered as part of this scheme. Housing Technical Services are leading on this scheme.
Civic Centre windows	30	Project delayed due to interdependencies on Civic Centre M&E upgrade projects.
Civic Centre fire safety	183	Scheme to include fire door remedial works (HTS Business Case - £89k) and charity barrier works. Cavity barriers require significant remedial works. Ridge appointed to update the Fire Strategy for the building and lead on the project. Scope of works is being updated following which a two party tender is to be initiated aligned with an existing CSO waiver. Additional capital to be utilised from 6403, however budget is still likely to be insufficient. Where necessary, consideration to be given to deferring the project to replace smoke detector heads (capital scheme 6405) so that capital can be released for these projects.
Accommodation review building services & facilities	169	Rebecca Farrant is project lead. Part budget (circa £250k) earmarked for Phase 1 Accommodation review works. Surplus to be used for Civic Centre fire safety works.
Leah Manning Centre lighting	10	Project combined with 6714. works under way and due to complete early 2023/24. Total works value anticipated to be £78k, therefore partial carryover sought.
Leah Manning Centre electrical works	27	As 6714 above.
2 and 2A Wych Elm boiler replacement	86	Works to be specified. Support from Housing Technical Services ideally required.
Harlow Museum Walled Gardens	144	Project deferred to align with fairer weather.
Sherards Hatch Common Room (B/case due)	11	Project delayed due to staff capacity issues.
Coppice Hatch Common Room (B/case due)	10	Project delayed due to staff capacity issues.
River Stort Tow Path	12	Project delayed due to staff capacity issues.

Osler House reroofing	280	Project merged with 6747. The future of the building is under review. Previous HTS business case submitted in the sum of around £350,000. That cost will have risen now due to inflation and the further decay of the building.
Osler House internal refurbishment	141	Project merged with 6747. The future of the building is under review. Previous HTS business case submitted in the sum of around £350,000. That cost will have risen now due to inflation and the further decay of the building.
Potter Street Neighbourhood Office Boiler, Flooring and Fire Escape	108	Project delayed due to aborted plans to convert the property.
Contingency	50	To be retained any used to cover any unforeseen costs or requirements.
Asbestos Removal	25	Demand led asbestos management budget to be managed by Housing Technical Services. £25,000 carryover requested.
Railway Bridge	50	Budget for planning the bridge refurbishment project. Based on recent Atkins fee submission for project management and design services, this budget is unlikely to be sufficient.
Bush Fair Public Realm Works	84	The scheme was initially placed on hold by the Conservative administration in May 2021. However in April 2022 it was approved to be progressed. The scope of the scheme was reviewed and linked in with the Estate Renewal Fund (ERF). Works have stalled during 2022/23 due to ongoing negotiations with ECC about replacement street furniture on adopted land. Licenses are now in place and works are due to commence in April 2023.
Elm Hatch	59	Continued difficulties due to the heritage requirements for this site has meant that the scheme has progressed slowly. Discussions with the leaseholder of the existing hatch have commenced but are delicate. The consultants have revised drawings taking on board all feedback from Planning, Place Services and the Heritage Consultant with a view of submitting a planning application by the end of April 2023.
Town Centre Improvements	4	Project delayed due to COVID-19, however works have started and the project likely to be fully delivered in the first two quarters of 22/23
Towns Fund - Broad Walk	5	Towns Fund Project - Essex County Council is the project lead, with HDC lead accountable body and holding the funds. Claims will be processed from April 2023.
<b>TOTAL NHCP</b>	<b>3,503</b>	

## Appendix 5 - Retained Right To Buy Receipts

<b>Year</b>	<b>Balance Brought Forward</b>	<b>Receipts Retained</b>	<b>Receipts Used</b>	<b>Balance Carried Forward</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
2018/19	3,587,526	0	45,741	3,541,785
2019/20	3,541,785	5,479,066	206,719	8,814,132
2020/21	8,814,132	1,887,718	3,813,986	6,887,864
2021/22	6,887,864	6,309,719	191,061	13,006,522
2022/23	13,006,522	5,727,246	55,949	18,677,819