

REPORT TO: CABINET

DATE: 28 JANUARY 2016

TITLE: CAPITAL PROGRAMMES
2015/16 TO 2020/21

PORTFOLIO HOLDERS: COUNCILLOR ROD TRUAN
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This is a Key Decision

It is on the Forward Plan as decision number I004243

This decision is not subject to Call-in procedures as it is a referral 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 2016/17 is approved, as set out in Appendices A and B.
- B** The forecast programme for the period 2017/18 to 2020/21 is noted, as set out in Appendices A and B.
- C** The application to DCLG under section 11(6) of the Local Government Act 2003 to exempt sale receipts from being pooled that arise from the sale of new council housing, and other eligible properties, as detailed in paragraph 11, is noted.

Non Housing Capital Programme

- D** The revised Non Housing Capital Programme 2015/16 is approved, as set out in paragraphs 23 to 32.
- E** The Non Housing Capital Programme for 2016/17 is approved, as set out in Appendices C and D.

- F** Aggregate borrowing of £5.1 million up to 31 March 2016, and a further £2.6 million, in 2016/17 be approved to support the Non Housing Capital Programme.
- G** The Non Housing Capital Programme forecast for 2017/18 to 2020/21 be noted, as set out in Appendices C and D.

REASON FOR DECISION

- A** Full Council must approve the Council's Capital Programmes. Such programmes are necessary for the achievement of the Council's priorities and fulfilment of health and safety requirements.
- B** Cabinet is being asked to approve and recommend to Full Council Housing and Non Housing Capital programmes for 2016/17 as well as an indicative forward plan for the period through to 2020/21 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 (HRA) and non-housing (GF) for 2015/16, a programme for approval in respect of 2016/17, and a forward forecast to 2020/21.
2. It should be noted that the Housing Capital Programme is a purely HRA related programme and aligns with the 'HRA Business Plan 2015-2045' which is a separate item on the agenda for this meeting.
3. The commencement of self financing in 2012/13 brought about new opportunities and greatly improved the ability of the Council to make long term strategic planning decisions within the Housing Capital Programme.
4. As a result, the Council continued the programme of investment in its housing stock in 2015/16 and recognised new priorities in respect of work arising from fire risk assessments and electrical works. Work to update and refurbish communal heating systems was also begun.
5. The Chancellor of the Exchequer in the Summer Budget 2015 announced that legislation would be put in place to require Registered Providers (including Councils) to reduce rents by 1% per year for four years from 2016/17. This results in less resources being available to fund the Housing Capital Programme. More information is given in the 'HRA Budget 2016/17' report elsewhere on the agenda for this meeting.

HOUSING CAPITAL PROGRAMME 2015/16

6. The projected outturn for 2015/16 is £25,103,000, being £1,669,000 below the original approved budget.

TABLE 1 Housing Capital Programme Summary

| 2015-16 Projected Outturn | £000s | Date Approved |
|----------------------------------|---------------|---------------|
| Original Budget | 26,772 | 5 Feb 15 |
| Carryovers from 2014/15 | 76 | 23 Jul 15 |
| | 26,848 | |
| 2015/16 Revisions (Quarter 1) | 201 | 17 Sep 15 |
| 2015/16 Revisions (Quarter 2) | (1,946) | 10 Dec 15 |
| Budget as at Quarter 2 | 25,103 | |
| Projected Outturn 2015/16 | 25,103 | |

7. The variance reported to Cabinet on 10 December 2015 was due mainly to budgets carried over to 2016/17:
- i) £1,450,000 relating to planned energy efficiency work which is in the preparation and consultation stage, but which will not start on site until April 2016.
 - ii) £450,000 planned internal works at Sumners Farm Close, now due for completion in 2016/17.
8. A summary of the forecast outturn expenditure for individual projects in the Housing Capital Programme in 2015/16, together with their financing, is given in Table 2.

TABLE 2 Housing Capital Programme 2015/16

| | Original Estimate including carryovers Feb 2015 £000s | Revised Estimate 2015/16 £000's | Variance £000s | Notes |
|---|--|------------------------------------|-------------------|-------|
| Internal Works | 6,330 | 7,543 | 1,213 | i |
| Structural: Barley Croft and Lower Meadow | 3,286 | 1,000 | (-)2,286 | |
| Windows & Doors | 3,530 | 3,100 | (-)430 | |
| Dampness | 152 | 174 | 22 | |
| External Works | 4,420 | 4,509 | 89 | |
| Environmental Works | 51 | 141 | 90 | ii |
| Other Works | 1,496 | 2,027 | 531 | iii |
| Leasehold Works | 576 | 576 | 0 | |
| Electrical Upgrades and Fire Safety | 1,011 | 1,071 | 60 | |
| Energy Efficiency | 1,769 | 683 | (-)1,086 | iv |
| Disabled Adaptations | 809 | 965 | 156 | v |
| Pathfinder Project – New Build | 1,856 | 1,845 | (-)11 | |
| Total Fees | 1,256 | 1,214 | (-)42 | |
| Housing IT Development | 306 | 256 | (-)50 | vi |
| TOTAL EXPENDITURE | 26,848 | 25,103 | (-)1,745 | |

| | Original Estimate including carryovers Feb 2015 £000s | Revised Estimate 2015/16 £000's | Variance £000s | Notes |
|---------------------------------|--|------------------------------------|-------------------|-------|
| Financed by: | | | | |
| Capital receipts – Right to Buy | 1,338 | 1,574 | (-)236 | |
| Other Capital Receipts | 551 | 553 | (-)2 | |
| Major Repairs Reserve | 11,270 | 10,811 | 459 | |
| Leaseholder Contributions | 486 | 600 | (-)114 | |
| Grant Funding | 1,017 | 1,067 | (-)50 | |
| Direct Revenue Contribution | 12,186 | 10,498 | 1,688 | |
| TOTAL FINANCING | 26,848 | 25,103 | 1,745 | |

9. Notes to Table 2 – expenditure:

- i) Internal works- work brought forward from future years as additional budget available due to a lower budget requirement for structural works at Barley Croft and Lower Meadow. Subsequently priorities associated with compliance work required budget to be reallocated.
 - ii) Environmental works- additional programme of work identified to fund a number of health and safety schemes across the town (£120,000) and a reduction in tenant initiatives work (£30,000).
 - iii) Other works - include garages, asbestos removal, work to lifts and communal works. Additional costs associated with the installation of lifts at Brenthall Towers and work to communal stairwells.
 - iv) Energy efficiency – preparatory works being undertaken in respect of replacement district heating schemes at Tanys Dell, Hughs Tower and The Hides, but carryover of £1.4m required to complete work in 2016/17.
 - v) Disabled adaptations – additional costs associated with the installation of disabled adaptations and of stairlifts.
 - vi) Housing IT – saving identified in 2015/16 from revised programme.
10. The original estimated programme included 60 Right to Buy (RTB) Sales in 2015/16. However, analysis of applications in progress indicates that the level of sales could reach 69 in 2015/16. The impact of this projection on the financing of the Housing Capital Programme increases the income from RTB sales to £1,574,000 (original estimate: £1,338,000). The sale of properties continues to be driven by the Government's re-invigoration of RTB sales which increased the discount available and raised tenant awareness.
11. There is an opportunity to apply to the Department for Communities and Local Government (DCLG) to exempt from pooling the capital receipts arising from

future sales under Right to Buy of new build Council properties, those purchased on the open market and other re-acquired properties. Harlow Council has 18 new Council homes (constructed under the Pathfinder programme), five houses purchased on the open market between November 2013 and April 2014, and a flat re-possessed following legal action. These properties are thought to be eligible for exemption from pooling upon application to DCLG.

12. The external works programme includes work to leasehold properties, from which it is estimated that the income from leaseholders will increase to £600,000 for 2015/16 (original estimate £486,000).
13. In addition the Housing Capital Programme will be financed from resources contained within the Major Repairs Reserve (£10.811m) and from Direct Revenue Financing from the HRA (£10.498m).

TABLE 3: MAJOR REPAIRS RESERVE

| | Original Estimate £000's | Forecast Outturn £000's | Variance £'000s |
|---|-------------------------------------|--|----------------------------|
| Balance at 1 April 2015 | 0 | 0 | 0 |
| Depreciation Charge 2015/16 | (-)11,270 | (-)10,811 | 459 |
| Capital Financing | 11,270 | 10,811 | (-)459 |
| Estimated Balance at 31 March 2016 | 0 | 0 | 0 |

14. Grant funding includes external funding to support the construction of 18 new properties which were added to the Council's housing stock in 2015/16.
15. At year end of 2014/15 (31 March 2015) unused capital receipts were held in a Capital Receipts Reserve totalling £1,088,000. This is a mix of retained pooling receipts and grant funding available at year end to support the Pathfinder Programme in 2015/16. In-year receipts will be applied to support capital expenditure.

TABLE 4: CAPITAL RECEIPTS RESERVE

| | Balance at 1 April 2015 £'000s | Estimated Capital Receipts 2015/16 £'000s | Estimated Capital Funding 2015/16 £'000s | Balance at 31 March 2016 £'000s |
|--|---|--|---|--|
| Housing Capital Receipts: | | | | |
| Residual and reinvigoration capital receipts | 545 | 8 | (-)553 | 0 |
| RTB receipts | 0 | 1,574 | (-)1,574 | 0 |
| Sub Total | 545 | 1,582 | (-)2,127 | 0 |
| Non Housing Receipts | 543 | 0 | (-)543 | 0 |
| TOTAL | 1,088 | 1,582 | (-)2,670 | 0 |

HOUSING CAPITAL PROGRAMME: 2016/17 TO 2020/21 – RESOURCES PROJECTED

16. The Government's announcement on future rent levels has resulted in significantly reduced resources to deliver the HRA's short, medium, and long term objectives. This has required a reprioritisation of the Housing Capital Programme. Expenditure projections for 2016/17 to 2020/21 are set out in Appendix A.
17. Resources likely to be available to the Housing Capital Programme, 2016/17 to 2020/21 are shown at Appendix B. This assumes:
- a) Direct Revenue Financing of £7.559m from the HRA which is outlined in the 'HRA Budget 2016/17' report.
 - b) The application in full of the Major Repairs Reserve (£10.777m).
 - c) Applying a proportion of retained Right to Buy receipts to the Housing Capital Programme in line with the self-financing debt model underlying the funding of the programme. It is assumed that there will be 60 disposals in 2016/17, 50 in 2017/18; and 30 per year thereafter.
 - d) Contributions arising from works to leasehold properties where work is programmed to increase in 2016/17.

HOUSING CAPITAL EXPENDITURE PROJECTED

18. The programme of work reflects continuing investment in the housing stock, albeit at a slower rate than previously planned; statutory priorities arising from fire risk; and electrical testing work and energy efficiency work including the upgrade of communal heating schemes. Work to Tanys Dell heating system, external cladding to Hughs Tower and refurbishment of properties in The Hides are planned to start in 2015/16 and complete in 2016/17. These schemes are expected to have a direct impact on tackling fuel poverty.
19. The installation of windows over a two-year period will complete in 2016/17 and will further assist with insulation and the tackling of fuel poverty.
20. In some areas of work, such as internal and external schemes, the planned programme has been extended over a longer timescale to accommodate the long term reduction in funding.
21. The balance of the Major Repairs Reserve (£10.777m) at 31 March 2017 will be used to fund the Housing Capital Programme along with a direct revenue contribution from the HRA (of £7.559m).

CONSULTATION

22. Consultation is regularly undertaken through various tenant panels and the Housing Standards Board (HSB). In addition, the Tenant Forum on 12 January 2016 received a presentation on the Council's housing finances.

NON HOUSING CAPITAL PROGRAMME 2015/16

23. In February 2015 Council approved a Non-Housing Capital Programme totalling £5,840,000. As a consequence of closure of accounts, £883,000 was carried forward from 2014/15 to 2015/16.
24. The 2015/16 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.
25. The projected outturn for 2015/16 is £6,945,000, being £162,000 above the revised budget that was approved in September (£1,105,000 above the original annual programme).

TABLE 5 Non-Housing Capital Programme Summary

| 2015-16 Budget Stage | £000s | Date Approved |
|----------------------------------|--------------|---------------|
| Original Budget | 5,840 | 5 Feb 15 |
| Carryovers from 2014/15 | 883 | 23 Jul 15 |
| | 6,723 | |
| 2015/16 Revisions (Quarter 1) | 60 | 17 Sept 15 |
| 2015/16 Revisions (Quarter 2) | 162 | 10 Dec 15 |
| Budget at Quarter 2 | 6,945 | |
| Projected Outturn 2015/16 | 6,945 | |

26. Details of the Non Housing Capital Programme expenditure and financing are contained in Table 6.

TABLE 6: Non Housing Capital Programme 2015/16

| | Original Estimate 2015/16 £'000s | Revised Estimate 2015/16 £'000s | Variance £'000 | Note |
|---|--|---------------------------------------|-------------------|------|
| Expenditure: | | | | |
| Governance | 15 | 0 | (-)15 | |
| Finance | 236 | 174 | (-)62 | i |
| Community Wellbeing | 763 | 1,003 | 240 | |
| Place Services | 2,878 | 2,642 | (-)236 | ii |
| Place Services (Town Park HLF) | 1,300 | 2,158 | 858 | iii |
| GF Garages | 648 | 258 | (-)390 | iv |
| Land Purchase | | 710 | 710 | v |
| TOTAL EXPENDITURE | 5,840 | 6,945 | 1,105 | |
| Financed by: | | | | |
| Capital Receipts - Right To Buy | 204 | 199 | 5 | |
| Asset Disposals | 1,124 | 600 | 524 | |
| Direct Revenue Contribution | 719 | 286 | 433 | |
| Earmarked Resources | 1,693 | 3,247 | (-)1,554 | |
| Disabled Facilities Grant- Strategic Housing | 323 | 323 | 0 | |
| Renovation Loans | 5 | 5 | 0 | |
| Prudential Borrowing | 1,772 | 2,285 | (-)513 | |
| TOTAL FINANCING: | 5,840 | 6,945 | (-)1,105 | |

27. Notes to Table 6 – expenditure:

- i) Financial Management System - transfer of implementation costs to 2016/17 in order to reduce impact on closure of accounts processes for 2015/16.
- ii) Variances arising in Place Services include the addition of the business case for work to Fernhill Travellers site with associated grant funding as reported to Cabinet in December 2015. Two

schemes at Latton Bush Centre are to be deferred to 2016/17. In the Commercial Properties Portfolio, funding has been allocated but schemes are awaiting the development of business cases and procurement processes prior to commencement.

- iii) Work in the Town Park which has external funding of £2.58m including Heritage Lottery Funding is drawing to a close. Additional costs have been incurred in respect of the landscaping and building contracts due to unforeseen changes and the complexity of the contracts. Additional grant funding of £136,000 from programme of development funds will support the work.
- iv) Re-alignment of capital works budgets in respect of garages appropriated to the General Fund in 2015/16.
- v) In March 2015 Cabinet approved the sale of land at Ram Gorse and the purchase of land at Latton Farm to enable Harlow Rugby Club to move to a larger site. Housing will be built at Ram Gorse, including a proportion of social housing to which the Council will have nomination rights. The Council will receive a capital receipt of £600,000 to offset the anticipated overall cost of £710,000 (including stamp duty).

28. Notes to Table 6 – financing:

- i) The capital receipt due to the Non Housing Capital Programme from Right to Buy disposals remains at £191,000 in line with the original estimate. Additional RTBs do not increase the capital receipt to the Non Housing Capital Programme as through the pooling mechanism, the income from additional sales is effectively the debt associated to the properties sold. This is strictly housing debt and therefore cannot be used in the funding of the Non Housing Capital Programme.
- ii) Projected asset disposals of £600,000 from the sale of land at Ram Gorse.
- iii) Direct revenue contribution of £286,000 from the General Fund in respect of work relating to the Financial Management System, garages and the restoration of the Gibberd Collection.
- iv) Grant funding for specific schemes, including funding from the Homes and Communities Agency (HCA) £490,000 and Essex County Council (ECC), £70,000 for the upgrade of sites at Fernhill Travellers Site and funding from ECC of £50,000 to support flood alleviation work.
- v) Additional grant funding of £323,000 from DCLG is made available to support work on disabled adaptations to owner occupied properties.

29. It is anticipated that borrowing of £2.285m will be required to support the programme in 2015/16, (original estimate £1,772,000).

TABLE 7: Borrowing in support of Non Housing Capital Programme

| | |
|--|--------------|
| | £000 |
| Cumulative borrowing as at 31 March 2015 | 2,795 |
| New borrowing to finance shortfall in Non Housing Capital Programme, 2015/16 | 2,285 |
| Cumulative borrowing as at 31 March 2016 | 5,080 |

30. The following carry overs were requested at Cabinet, 10 December 2015.

TABLE 8: Carry Over of Non Housing Capital Programme to 2016/17

| SERVICE | DETAIL | £ |
|---------------------|--|----------------|
| Finance | Financial management system: major part of upgrade to be carried out in 2016/17 following closure of accounts. | 170,000 |
| Community Wellbeing | Playhouse boiler – delayed due to lead in time required on the installation | 42,000 |
| Place Services | Re-roofing at LBC – work deferred pending asbestos removal | 65,000 |
| | Refurbishment of LBC old dining hall and kitchen delayed to 2016/17 | 77,000 |
| | Re-roofing work to Sherards Hatch common room to be scheduled in summer holiday period | 62,000 |
| | Bush Fair CCTV – timing and scale of project under review | 6,000 |
| | Church Langley Playing Fields parking – subject to a match funding agreement with SEHSYA | 22,000 |
| | Town Centre public realm Improvements awaiting working group direct on content of scheme | 320,000 |
| | EA/DDA access to Civic Centre – awaiting advice from relevant Officers on whether this scheme is required. | 20,000 |
| | Sub Total Place Services | 572,000 |
| | TOTAL CARRYOVER | 784,000 |

31. There will be no requirement to capitalise financial strain payments in 2015/16.
32. In 2014/15, the Council received £11.205m funding from DCLG in respect of

the Enterprise Zone for work to be carried out by Essex County Council in the London Road and Templefields areas of Harlow. Expenditure incurred in 2015/16 is accounted for through the Capital Programme and is fully covered by the grant received.

NON HOUSING CAPITAL PROGRAMME 2016/17

33. A summary of resources to be used is given in Appendix D. Total resources available in 2016/17 are estimated at £1,717,000 of which:

- £874,000 will be asset disposal receipts.
- £201,000 Capital receipts from Right to Buy sales
- £322,000 Grant income
- £320,000 Revenue contributions.

RECOMMENDED NON HOUSING CAPITAL PROGRAMME 2016/17

34. The 2016/17 Non Housing Capital Programme totalling £5,091,000 (see Appendix C) is based on schemes of work that are required to meet the Council's statutory, health and safety and contractual commitments. Within these parameters a number of schemes also provide for the refurbishment of commercial properties, so maintaining the Council's ability to rent the properties at a commercial rate and fulfil its statutory duties as landlord.

35. Finance and IT Services include a business case to upgrade the Council's current virtual infrastructure, associated hardware and storage capacity. This is a vital part of the disaster recovery strategy required in the event of a major failure or destruction of the building/servers. It will also improve the efficiency of all systems, allow the upgrade of all servers to a supported platform and be compliant with PSN regulations.

36. Within the Community Wellbeing Service there are business cases to improve allotment site security, improve biodiversity in open areas, maintain equipped playgrounds and upgrade townwide CCTV. In addition there are schemes to add a canopy and shutters to the Learning Centre at Pets Corner, re-roof the stable block and gift shop and with the addition of containers enable the walled garden area to be used for educational and storage purposes. Work to maintain and enhance Harlow Showground is also proposed.

37. A stock condition report and theatre management report commissioned in 2015/16 form the basis of a business case for future investment in the Playhouse over four years (£500,000 per annum). Emergency, urgent and routine priorities are identified with planned works to meet long term maintenance and refurbishment requirements.

38. Demand for disabled adaptations in owner occupied homes is expected to remain high with a budget of £820,000 which will also cover Home Loan Assistance payments. Grant funding to support in part this expenditure from DCLG is anticipated.

39. In Place Services, the proposed programme of work is based on estimated costs of planned work to the Latton Bush Centre, commercial properties, public buildings and community buildings. There will be a particular focus on work to commercial properties which will support income generation, maintain the Council's stock and meet health and safety issues. In addition a business case for improvements to neighbourhood shopping centres to promote business retention is included in the programme.

RISKS

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

HOUSING CAPITAL PROGRAMME: RISKS

41. a) The continued investment in the Council's housing stock is dependent on the direct revenue contribution from the HRA which is under pressure from the reduction of rental income as reported in the 'HRA Budget 2016/17' and 'HRA Business Plan 2015-2045' reports elsewhere on the agenda for this meeting.
- b) The outcome of the process to establish a Local Authority Trading Company (LATC) in place of the current Joint Venture Company. The LATC will take over from the JVCo contract in January 2017, supporting the Housing Service, providing housing maintenance, street scene and municipal services.

NON HOUSING CAPITAL PROGRAMME: RISKS

42. a) A key risk for the Non Housing Capital Programme is the delay in tendering the Stock Condition Survey contract. The focus and delivery of the programme is dependent upon the outcome of this work which will also influence the Council's Asset Management Plan for future years.
- b) There is risk in respect of asset disposals, whereby in the current economic climate developers may be unable to find the necessary resources in the expected timescale, causing a delay to capital receipts and increasing the Council borrowing requirement.
- c) The Non Housing Capital Programme will be impacted by legislation from the Energy Act 2011 which comes into force in 2018 and will significantly affect the Council's ability to let commercial properties if they are not energy efficient enough. The cost of ensuring all commercial properties meet the required energy efficiency rating is not yet quantifiable.

CONCLUSIONS

43. The proposed Housing Capital Programme 2016/17 for £20,910,000 and Non

Housing Capital Programme for £5,091,000 support the aims and aspirations of the Council.

APPENDICES

| | |
|-------------------|--|
| APPENDIX A | Housing Capital Programme 2015/16 to 2020/21 |
| APPENDIX B | Housing Capital Programme Resources |
| APPENDIX C | Non Housing Capital Programme 2015/16 to 2020/21 |
| APPENDIX D | Non Housing Capital Programme Resources |

IMPLICATIONS

Place Services (includes Regeneration)

Contained within the report.

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

Finance (Includes ICT)

As contained in the body of the report.

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

Housing

As outlined in the body of the report.

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

Community Wellbeing (includes Equalities and Social Inclusion)

None specific.

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

Governance (includes HR)

None specific.

Author: **Brian Keane, Head of Governance**

Glossary of terms/abbreviations used

DCLG – Department for Communities and Local Government

ECC – Essex County Council

FMS – Financial Management System

GF – General Fund

HCA – Homes and Communities Association

HR – Human Resources

HRA - Housing Revenue Account

JVCo – Joint Venture Company with Kier Harlow Ltd

LATC – Local Authority Trading Company

RTB – Right to Buy

SCAPE – Scape is the procurement vehicle owned by a number of Midlands based Local Authorities.

SEHSYA – South East Harlow Sport Youth Association

APPENDIX A – Housing Capital Programme 2015/16 – 2020/21

| PROJECT AREA | Revised Estimate £'000s | 2016/17 £'000s | 2017/18 £'000s | 2018/19 £'000s | 2019/20 £'000s | 2020/21 £'000s |
|--|------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Internal Work | 7,764 | 9,776 | 6,594 | 4,113 | 4,195 | 4,551 |
| Barley Croft & Lower Meadow Project | 1,000 | 0 | 0 | 0 | 0 | 0 |
| Windows and Doors | 3,718 | 646 | 0 | 231 | 236 | 616 |
| Dampness / Structural Work | 201 | 0 | 0 | 0 | 0 | 0 |
| Loft Insulation | 0 | 0 | 606 | 0 | 0 | 0 |
| External Major Works Package including Leasehold Works | 5,085 | 4,305 | 4,616 | 9,592 | 9,780 | 9,578 |
| Contingent Major Repairs and Other Works | 1,670 | 415 | 364 | 409 | 417 | 383 |
| Garages | 446 | 312 | 302 | 280 | 288 | 714 |
| Lift Programme | 163 | 0 | 0 | 0 | 0 | 0 |
| Environmental Works | 147 | 0 | 0 | 0 | 0 | 22 |
| Disabled Aids and Adaptations | 1,138 | 1,032 | 850 | 680 | 694 | 708 |
| Energy Efficiency and Fuel Poverty | 683 | 2,459 | 1,706 | 1,664 | 1,866 | 908 |
| Electrical Upgrade and Fire Safety | 988 | 1,523 | 1,062 | 108 | 110 | 0 |
| New Council Homes | 1,845 | 0 | 0 | 0 | 0 | 0 |
| Housing IT | 255 | 442 | 255 | 100 | 100 | 110 |
| TOTAL HOUSING CAPITAL PROJECTS | 25,103 | 20,910 | 16,355 | 17,179 | 17,684 | 17,590 |

APPENDIX B – Housing Capital Programme 2015/16 to 2020/21

| PROJECT AREA | Revised Estimate £'000s | 2016/17 £'000s | 2017/18 £'000s | 2018/19 £'000s | 2019/20 £'000s | 2020/21 £'000s |
|--|------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| FUNDED BY:- | | | | | | |
| RTB Capital Receipts | -1,574 | -1,356 | -1,117 | -601 | -613 | -627 |
| Retained Pooling Receipts | -553 | 0 | 0 | 0 | 0 | 0 |
| Major Repairs Reserve (Depreciation) | -10,811 | -10,777 | -10,845 | -10,989 | -11,228 | -11,472 |
| Other Grants and Leasehold Contributions | -1,667 | -1,218 | -580 | -1,027 | -846 | -2,394 |
| Direct Revenue Financing | -10,498 | -7,559 | -3,813 | -4,562 | -4,997 | -3,097 |
| TOTAL FUNDING | -25,103 | -20,910 | -16,355 | -17,179 | -17,684 | -17,590 |

APPENDIX C – Non Housing Capital Programme 2015/16 – 2020/21

| PROJECT AREA | Revised Estimate £'000s | 2016/17 £'000s | 2017/18 £'000s | 2018/19 £'000s | 2019/20 £'000s | 2020/21 £'000s |
|---|------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| REGENERATION | | | | | | |
| Latton Bush Centre | 184 | 142 | 75 | 75 | 75 | 75 |
| Commercial Properties | 611 | 605 | 500 | 500 | 500 | 500 |
| Highways & Car Parks | 107 | 187 | 125 | 125 | 100 | 100 |
| Drainage work | 161 | 50 | 50 | 50 | 50 | 50 |
| Community Buildings | 60 | 113 | 20 | 20 | 20 | 20 |
| Other Public Schemes | 793 | 567 | 90 | 90 | 90 | 90 |
| Civic Centre | 19 | 30 | 10 | 10 | 10 | 10 |
| Planning and Building Control | 32 | 0 | 0 | 0 | 0 | 0 |
| Environmental Health inc. Strategic Housing | 675 | 880 | 670 | 670 | 640 | 640 |
| Town Park HLF | 2,158 | 0 | 0 | 0 | 0 | 0 |
| Sub-total Regeneration | 4,800 | 2,574 | 1,540 | 1,540 | 1,485 | 1,485 |
| Governance | 0 | 15 | 15 | 15 | 15 | 15 |
| Finance - ICT | 174 | 481 | 36 | 36 | 36 | 36 |
| Community Wellbeing | 1,003 | 943 | 580 | 580 | 580 | 70 |
| Garages | 258 | 271 | 223 | 252 | 257 | 484 |
| Land Purchases | 710 | 0 | 0 | 0 | 0 | 0 |
| Sub Total Non Housing Capital Projects | 6,945 | 4,284 | 2,394 | 2,423 | 2,373 | 2,090 |
| Enterprise Zone | 6,730 | 807 | 0 | 0 | 0 | 0 |
| TOTAL NON-HOUSING CAPITAL PROJECTS | 13,675 | 5,091 | 2,394 | 2,423 | 2,373 | 2,090 |

APPENDIX D - Non Housing Capital Programme Resources 2015/16 - 2020/21

| PROJECT AREA | Aggregate Borrowing at 31/03/15 | Revised Estimate £'000s | 2016/17 £'000s | 2017/18 £'000s | 2018/19 £'000s | 2019/20 £'000s | 2020/21 £'000s |
|--|--|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| FUNDED BY:- | | | | | | | |
| RTB Capital Receipts | | -199 | -201 | -207 | -215 | -222 | -230 |
| Asset Disposals | | -600 | -874 | -750 | -450 | 0 | 0 |
| Grant Funding (Pitch Regeneration & HLF/POD) | | -3,247 | -17 | 0 | 0 | 0 | 0 |
| Disabled Facilities Grant | | -323 | -300 | -300 | -300 | -300 | -300 |
| Home Renovation Loan repayments | | -5 | -5 | -5 | -5 | -5 | -5 |
| Direct Revenue Financing | | -286 | -320 | -223 | -252 | -257 | -484 |
| Borrowing requirement | | -2,285 | -2,567 | -909 | -1,201 | -1,589 | -1,071 |
| Total Project Funding | | -6,945 | -4,284 | -2,394 | -2,423 | -2,373 | -2,090 |
| Grant Funding - Enterprise Zone | | -6,730 | -807 | 0 | 0 | 0 | 0 |
| Total in year funding | | -13,675 | -5,091 | 2,394 | 2,423 | 2,373 | -2,090 |
| Underlying Requirement for Prudential Borrowing | | -2,795 | -5,080 | -7,647 | -8,556 | -9,757 | -12,417 |