

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 9 FEBRUARY 2005

REPORT OF THE HEAD OF RESOURCES

This matter is the responsibility of Executive Councillor Williams, Leader of the Council

CAPITAL PROGRAMME 2005/06 TO 2007/08

EXECUTIVE SUMMARY

This report details the proposed General Fund (GF) and Housing Revenue Account (HRA) capital programmes for the period 2004/05 to 2007/08.

For the General Fund the estimated resources available for this period amount to £15,211k. The proposed capital programme amounts to £14,774k, leaving £437k of unallocated capital resources available for future schemes.

For the Housing Revenue Account the estimated resources available for 2005/06 amount to £5,485k. The proposed capital programme for 2005/06 amounts to £4,760k, leaving £725k of unallocated capital resources available for additional schemes.

1 INTRODUCTION

- 1.1 In previous years during this stage of the budget process Members considered two separate capital reports; one on GF capital schemes and one on Housing capital schemes. In addition the Housing capital programme report included both GF and HRA housing capital schemes, this resulted in the omission from the GF report any mention of GF Housing spend. A key priority of the Council. This was confusing for both Officers and Members and led to a disjointed and incomplete picture on capital spend being presented to Members. This year, in order to simplify the process a single report, covering the whole capital programme has been produced.
- 1.2 The purpose of this report is to consider the proposed GF Capital Programme as outlined in Appendix A and to consider the proposed HRA Capital Programme as outlined in Appendix B.

2 CAPITAL RESOURCES

- 2.1 All capital expenditure has to be financed from borrowing, capital receipts or other revenue funds.
- 2.2 The current position on the amount of unallocated resources available for both the GF and the HRA is set out below:

	2005/06 General Fund £	2005/06 Housing Revenue Account £
Current Balance	2,122,401	5,484,561

- 2.3 The General Fund figure shown above reflects the uncommitted balance on capital reserves plus the amount which we expect to receive in capital receipts arising from the sale of GF assets. It does not however, include any new Revenue Contributions to Capital that the Executive are proposing in the Revenue Budget report. Resources for the HRA include the Major Repairs Allowance, usable capital receipts and any revenue contributions to capital.
- 2.4 The figure for the HRA is much higher as, unlike the GF, a committed HRA capital programme is set only one year in advance. This is because the HRA is largely dependant on the level of the Major Repairs Allowance to finance its capital programme and this is only set annually by central Government, therefore all new resources expected in 2005/06 are wholly uncommitted at this stage.
- 2.5 From 1 April 2004 the Council no longer had to rely on Government issued credit approvals to enable it to borrow money to finance capital expenditure. The new Prudential Code allows local authorities to borrow money for capital purposes providing it remains prudent, affordable and sustainable. It should be noted that for both the GF and the HRA no Prudential borrowing is assumed in the table above. For the HRA the only borrowing which is included in the resources is that borrowing for which central Government will provide revenue support via subsidy to meet interest costs. This is known as “supported borrowing” and amounts to £870k in 2005/06.
- 2.6 Any new loan debt will only be taken after full consideration of the Authority’s treasury management strategy and the indicators prescribed by the Prudential Code.

3 GENERAL FUND CAPITAL PROGRAMME

- 3.1 The current approved capital programme totals £7,194k. This includes any slippage in schemes, which have been rolled forward from 2003/04 and any subsequent supplementary estimates that have been approved by Full Council. Importantly the programme also includes, for the first time, the GF Housing capital programme.
- 3.2 The addition of the GF Housing programme with the GF programme is not a drain on the level of resources available to the GF. This is because resources from, for example, Housing sources such as the sale of Council Houses may be used for any purpose ie GF Housing or HRA Housing purposes. Therefore the GF Housing programme brings with it all necessary resources to fully finance the proposed programme.
- 3.3 A summary of the proposed GF Housing programme is shown below:

	2005/06 £	2006/07 £	2007/08 £
Renovation Grants	880,000	940,000	940,000
Grants to Housing Associations	850,000	850,000	850,000
Single Housing Investment Pot Bids	118,000	0	0
Total	1,848,000	1,790,000	1,790,000

Further details on the proposed GF Housing capital programme are shown in Appendix C.

- 3.4 The capital programme approved by Full Council in February 2004 went up until the end of 2006/07. The programme has now been extended to include the year 2007/08 and those traditionally recurring schemes, which had been approved up until 2006/07 have now been included for 2007/08. These recurring schemes total £181,500 and include:-

Portfolio/Scheme	Recurring Schemes Annual Budget £
Leisure, Arts & Culture	
Grants to Clubs	59,500
Play Equipment – Grants to Parishes	31,000
Replacement Play Equipment	13,000
New Play Equipment	13,000
Corporate Services	
Energy Conservation	5,000
Desk Top Hardware Refurbishment Prog.	60,000
Total	181,500

- 3.5 It should be noted that the Executive are proposing to reduce the annual budget for the Desk Top Hardware Refurbishment Programme from £80k per annum to the £60k per annum shown above. This has had the impact of increasing the amount of unallocated resources by £40k (ie £20k pa for two years). After taking this into account, and the addition of the recurring schemes shown above into the Programme, the total resources available are now £1,980,901.

3.6 New Schemes

The Executive propose to make the following new schemes a priority for the new Programme:

New Schemes Accepted	£
Approval of car park lighting for Cemetery and Crematorium (financed through increased fees and charges, therefore nil impact on unallocated resources)	16,000
Waste Strategy (additional costs)	329,000

Canal & River Improvements	10,000
Street Lighting	25,000
Disability Discrimination Act Works	100,000
Parking Strategy (Total cost £60k but £20k being funded in 2004/05 from Revenue)	40,000
Tennis Centre Extension (Gross cost £300k but external partnership funding will bring in £210k, therefore net cost to TDBC is £90k – a further report on this project will be considered by the Health & Leisure Review Panel in February)	90,000
Neroche Project	40,000
New Revenues & Benefits IT system (subject to the Council gaining external funding from the DWP)	260,000
Blackdown Business Park, Wellington	500,000
Facilitation of Business Park development, Wiveliscombe	150,000
Recurring schemes (as detailed in para 3.2 above)	181,500
Total	1,741,500

- 3.7 The Council has traditionally supported the annual inclusion in the programme of amounts for both Canal Improvements and Street Lighting and it is therefore proposed that these schemes are now added into the list of recurring schemes from 2005/06 onwards.
- 3.8 In addition to the schemes mentioned above, the Executive have also decided to support self financing schemes proposed by Deane DLO for Depot Refurbishment (£40,540) and DLO vehicle replacements totalling £390,100 which will be funded from either the DLO reserve, the Vehicle Purchase Fund or via leasing. These schemes have no impact on corporate capital resources.
- 3.9 In total supporting the schemes outlined in paragraph 3.6, would leave £436,901 of unallocated capital resources. This also excludes any new Revenue Contributions to Capital which the Executive are proposing in the Revenue Budget report.
- 3.10 In considering the new bids submitted by Officers the only amendment to a proposed scheme by the Executive is the reduction of the amount to be included for Disability Discrimination Works which was originally proposed by Officers at £413k and which, as shown above, the Executive have reduced to £100k.
- 3.11 Detailed Project Approval Reports for any of the schemes are available through Emily Collacott in Financial Services on 01823 356421.
- 3.12 The detailed GF capital programme, which includes these proposed schemes now totals £14,774k and is shown in Appendix A.
- 4 HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME**
- 4.1 The table in paragraph 2.2 shows the level of resources available to finance the proposed HRA capital programme for 2005/06, and as mentioned above,

includes no unsupported borrowing. By limiting the borrowing necessary for the programme to the amount of supported borrowing ensures that the HRA will not have to meet any unsupported borrowing costs.

- 4.2 The funding for the programmes in 2006/07 and 2007/08 is anticipated to be broadly similar to 2005/06, although it is not possible at this stage to accurately identify these. However, when details are known the programme will be amended to reflect the actual level of funding available.
- 4.3 The proposed Capital Programme for 2005/2006, as detailed in Appendix B, and accompanied by the commentary in Appendix C, projects a programme for 2005/06 of £4,759,800. This will remain affordable within the limited resources available and will fund work that is considered both necessary and achievable for the housing stock during the next year. This, when viewed together with the table shown in paragraph 3.3, takes into account the Council's Housing priorities.
- 4.4 This year it is proposed to make a Revenue Contribution to Capital Outlay (RCCO) of £700,000. Part of this contribution (£300K) is to provide the new Housing Management IT System, a further £50,000 being added to the Cash Incentive Scheme and the remaining £350,000 being used for items yet to be decided within the Housing Capital Programme. Some suggestions of the type of investment possible from the £350,000 are included on Appendix D. The Executive are asked to consider these and make a recommendation to Council accordingly.
- 4.5 The Housing Review Panel, Tenants Forum and Review Board considered the draft Housing capital programme at their January meetings. The Review Panel resolved that in relation to the unallocated RCCO of £350k that whilst broadly agreeing with the allocation shown, officers should consider putting additional funding towards item 3 (double glazing) and adaptations for disabled people. Accordingly officers have amended Appendix D to take these comments into account.
- 4.6 The Review Board at their meeting on 27 January considered the capital programme and made no suggestions for changes to the proposed budget.
- 4.7 Prior to the allocation of the £350k RCCO mentioned above the level of unallocated capital resources is £724,761. Following the allocation of the RCCO this will fall to £374,761. These resources will, if they remain unspent, be rolled forward into 2006/07.
- 4.8 For both the GF and HRA any new schemes, which emerge during the lifespan of the programmes, will be funded through surplus resources or through new resources, such as capital receipts. Bids for additional schemes to those set out above should be made through the Executive, using the PAR format. Should any of these schemes become a priority during the coming financial year, then a separate report will be considered by the Executive and Full Council.

5 IMPACT ON CORPORATE PRIORITIES

- 5.1 The capital programmes cover all of the Council's services and therefore all corporate priorities are affected.

6 RECOMMENDATIONS

- 6.1 The Executive is requested to consider both the General Fund and Housing Revenue Account Capital Programme proposals and:-

6.1.1 To recommend to Full Council a suggested investment plan for the additional £350,000 HRA RCCO as outlined in Appendix D, and

6.1.2 To recommend the proposed programme to Full Council for approval.

Contact Officers: GF Capital Programme & General Enquires
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Background Papers: Review Board 27 January 2005, Capital Programme 2005/06 to 2007/08

**TAUNTON DEANE BOROUGH COUNCIL
GENERAL FUND CAPITAL PROGRAMME SUMMARY**

Portfolio Expenditure	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
Community Leadership	0	0	0	0	0
Corporate Resources	922,233	585,000	65,000	65,000	1,637,233
Eco Dev, Tourism & Council Businesses	1,230,560	1,096,640	0	0	2,327,200
Env Policy & Services	1,010,999	1,628,900	60,500	0	2,700,399
Housing Services	2,140,392	1,848,000	1,790,000	1,790,000	7,568,392
Leisure, Arts and Culture	1,109,935	416,500	116,500	116,500	1,759,435
Planning Policy & Transportation	643,788	45,000	20,000	20,000	728,788
Total Expenditure	7,057,907	5,620,040	2,052,000	1,991,500	16,721,447

Portfolio External Income	Current Budget 2004/05 £	Budget 2005/06 £	Budget 2006/07 £	Budget 2007/08 £	Total £
Community Leadership	0	0	0	0	0
Corporate Services	230,344	160,000	0	0	390,344
Eco Dev, Tourism & Council Businesses	0	0	0	0	0
Env. Policy & Services	216,000	817,610	0	0	1,033,610
Housing Services	0	0	0	0	0
Leisure, Arts and Culture	313,283	210,000	0	0	523,283
Planning Policy & Transportation	0	0	0	0	0
Total External Income	759,626	1,187,610	0	0	1,947,236

Net Capital Programme	6,298,281	4,432,430	2,052,000	1,991,500	14,774,211
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**TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
COMMUNITY LEADERSHIP PORTFOLIO**

Code	Res Officer	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
T39	BC	Rural Services - Contribution	0	0	0	0	0

**TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
CORPORATE RESOURCES PORTFOLIO**

Code	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
T30	Public Buildings -Disabled Access	111,248	100,000	0	0	211,248
T32	The Deane House - Air Conditioning	5,384	0	0	0	5,384
W04	The Deane House - Combined Heat & Power Unit	440	0	0	0	440
T31	Energy Conservation/Water Management	23,978	5,000	5,000	5,000	38,978
T58/001	Desk Top Operating System Software	3,923	0	0	0	3,923
T58/002	Desk Top Hardware Refurb Programme	102,153	60,000	60,000	60,000	282,153
T58/003	Priory Depot Communications	758	0	0	0	758
T58/005	Corporate GIS Project	4,605	0	0	0	4,605
T58/008	Network Improvements	12,691	0	0	0	12,691
W26	Introduction of Storage Area Network	60,000	0	0	0	60,000
T59	Asbestos Removal	40,749	0	0	0	40,749
W50	FIS System	170,000	0	0	0	170,000
W51	Revenues & Benefits IT System	0	260,000	0	0	260,000
W65	Implementing E Government	386,304	160,000	0	0	546,304
	Total Expenditure	922,233	585,000	65,000	65,000	1,637,233

	External Contributions to Schemes	Current Budget 2004/05 £	Budget 2005/06 £	Budget 2006/07 £	Budget 2007/08 £	Total £
W65	Implementing E Government	230,344	160,000	0	0	390,344
	Total External Income	230,344	160,000	0	0	390,344

	Net Capital Programme	691,890	425,000	65,000	65,000	1,246,890
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TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
ECONOMIC DEVELOPMENT, TOURISM AND COUNCIL BUSINESS PORTFOLIO

Code	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
T27	Cemetery Extension	14,960	0	0	0	14,960
T40	Grass Cutting Equipt.	87,479	0	0	0	87,479
T83	Town Centre CCTV	81,152	0	0	0	81,152
T85	Resignalling at Norton Fitzwarren	10,000	0	0	0	10,000
W60	Hestercombe Gardens (Heritage)	90,000	0	0	0	90,000
T41	Vehicle Acquisitions	430,719	390,100	0	0	820,819
T61	Parking on Estates	24,921	0	0	0	24,921
T42	Refurbishment / Improvements - Priory Depot	0	40,540	0	0	40,540
W10	Re-Brick Cremators	7,831	0	0	0	7,831
T97	Tourist Information Points	1,067	0	0	0	1,067
T82/002	Paul St Car Park	138,825	0	0	0	138,825
W11	Crematorium - New Grass Cutter	2,305	0	0	0	2,305
W12	Crematorium - Exension	188,000	0	0	0	188,000
W69	Frobisher Way	153,300	0	0	0	153,300
	Blackdown Business Park	0	500,000	0	0	500,000
	Business Park Development, Wiveliscombe	0	150,000	0	0	150,000
	Cemetery & Crematorium Car Park Lighting	0	16,000	0	0	16,000
	Total Expenditure	1,230,560	1,096,640	0	0	2,327,200

**TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
ENVIRONMENTAL POLICY AND SERVICES PORTFOLIO**

Code	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
T50	Flood Relief	428,720	0	0	0	428,720
T52	Refurbish Public Conveniences	141,061	0	0	0	141,061
T54	Env Health Hand Held Computers	3,858	0	0	0	3,858
T74	Taunton/Bridgwater Canal	10,000	10,000	0	0	20,000
T75	Conservation Areas Underground	31,422	0	0	0	31,422
T95	Air Quality Monitoring Equipment	5,438	0	0	0	5,438
T44	Castle Green PC's	20,000	0	0	0	20,000
W35	Swingbridge	25,000	0	0	0	25,000
	Neroche Project	0	40,000	0	0	40,000
W68	Waste Initiative	345,500	1,578,900	60,500	0	1,984,900
	Total Expenditure	1,010,999	1,628,900	60,500	0	2,700,399

	External Contributions to Schemes	Current Budget 2004/05 £	Budget 2005/06 £	Budget 2006/07 £	Budget 2007/08 £	Total £
W68	Waste Initiative	216,000	817,610	0		1,033,610
	Total External Income	216,000	817,610	0	0	1,033,610

	Net Capital Programme	794,999	811,290	60,500	0	1,666,789
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**TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
HOUSING (NON HRA)**

Code	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
	Renovation Grants					
V98	Private Sector Renewal Grants	590,000	590,000	590,000	590,000	2,360,000
V98	Disabled Facilities Grants	260,000	290,000	350,000	350,000	1,250,000
	Total Renovation Grants	850,000	880,000	940,000	940,000	3,610,000
V99	Grants to Housing Associations					
	Sanctuary/KHA(Nerrols)	0	0	0	0	0
	Knightstone (Leycroft) (6)	80,000	137,500	0	0	217,500
	Knightstone (Firepool) (20)	187,090		0	0	187,090
	Knightstone (SWEB) (31)		137,500	0	0	137,500
	Knightstone (Cotford St Luke) (10)	376,520	79,750	0	0	456,270
	Knightstone (South Street Phase 1) (9)	0	36,250	0	0	36,250
	Knightstone (South Street Phase 2) (3)	0	5,400	0	0	5,400
	Magna (Wellington Sites) (19)	0	178,540	0	0	178,540
	Magna (North St, Wiveliscombe) (16)	0	41,520	0	0	41,520
	SHAL (Cotford St Luke) (10)	159,500	188,260	0	0	347,760
	Raglan (South Street Phase 1)	72,500	0	0	0	72,500
	Raglan (South Street Phase 2)	10,800	0	0	0	10,800
	Raglan (Wardleworth Way) (12)	275,790	45,280	0	0	321,070
	Carry forward from 2003/04	128,192	0	0	0	128,192
	Unallocated			850,000	850,000	1,700,000
	Total Housing Associations	1,290,392	850,000	850,000	850,000	3,840,392
	Single Housing Investment Pot Bids					
	Sprinklers	0	24,000	0	0	24,000
	Homeless Scheme	0	24,000	0	0	24,000
	Wessex Reinvestment Trust - Loans	0	70,000	0	0	70,000
	Total Single Housing Investment Pot	0	118,000	0	0	118,000
	GRAND TOTAL	2,140,392	1,848,000	1,790,000	1,790,000	7,568,392

**TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
LEISURE, ARTS AND CULTURE PORTFOLIO**

Code	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
T11	Dual Use Schemes	245	0	0	0	245
T28	WSC Refurbishment	25,645	0	0	0	25,645
T90	The Wellsprings Centre	151,000	0	0	0	151,000
W08	The Wellsprings Centre - Post Determination	265,589	0	0	0	265,589
T91	Parks Refurbishment - Wellington	26,061	0	0	0	26,061
T92	Rural Kickabout Scheme Grant	7,000	0	0	0	7,000
W05	Play Facilities Nth Taunton	23,836	0	0	0	23,836
W03	Grounds Maintenance System	1,538	0	0	0	1,538
T01	Corporate Priorities - Grants to Clubs	111,439	59,500	59,500	59,500	289,939
T04	Corporate Priorities - Play Equipt. Grants to Parishes	59,075	31,000	31,000	31,000	152,075
T05	Play Equipt. Replacement	129,243	13,000	13,000	13,000	168,243
T21	New Play Equipt.	147,510	13,000	13,000	13,000	186,510
T17	Taunton Pool - Lift Replacement	1,958	0	0	0	1,958
W06	Wellington SC - Electrical Works	3,634	0	0	0	3,634
W07	Resurfacing of Outdoor Tennis Cts	488	0	0	0	488
W09	Tennis Centre Extension	1,996	300,000	0	0	301,996
W67	Wellington Arts Association Grants	40,000	0	0	0	40,000
W22	Cotford Prim School & Comm Centre	90,402	0	0	0	90,402
W23	Leisure Pools-New & Replacement Plant	2,262	0	0	0	2,262
W24	Leisure Pools-Emergency Lighting & Fire System Upgrade	5,694	0	0	0	5,694
W25	WSC - Decommissioning of Ski Slope/Upgrade Skate Park	15,320	0	0	0	15,320
	Total Expenditure	1,109,935	416,500	116,500	116,500	1,759,435

	External Contributions to Schemes	Current Budget 2004/05 £	Budget 2005/06 £	Budget 2006/07 £	Budget 2007/08 £	Total £
T90	The Wellsprings Centre	229,044	0	0	0	229,044
W08	The Wellsprings Centre - Post Determination	0	0	0	0	0
T91	Parks Refurbishment - Wellington	84,238	0	0	0	84,238
W09	Tennis Centre Extension	0	210,000	0	0	210,000
	Total External Income	313,283	210,000	0	0	523,283

	Net Capital Programme	796,653	206,500	116,500	116,500	1,236,153
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**TAUNTON DEANE BOROUGH COUNCIL
CAPITAL PROGRAMME
PLANNING POLICY AND TRANSPORTATION PORTFOLIO**

Code	Scheme	Current Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £	Total £
T63	Parking for Rural Footpaths	1,914	0	0	0	1,914
T66	Town Centre Management Initiative	18,700	0	0	0	18,700
T86	Town Centre Improvements	76,766	0	0	0	76,766
T94	Pedestrian Signage	5,700	0	0	0	5,700
T60	Contributions to Footpaths and Streetlighting	16,191	25,000	0	0	41,191
W30	Contribution to Silk Mills Scheme	399,000	0	0	0	399,000
W32	Multi-Storey Car Park - Drying Room	10,000	0	0	0	10,000
W33	Anti Suicide Measures - Paul St Car Park	95,517	0	0	0	95,517
T43	Street Lighting	20,000	0	0	0	20,000
	Parking Strategy - Payment Equipment Replacement	0	20,000	20,000	20,000	60,000
	Total Expenditure	643,788	45,000	20,000	20,000	728,788

HOUSING REVENUE ACCOUNT

Appendix B

CAPITAL ESTIMATES (HRA)

Code	Schemes	Original Estimate 2004/05 £	Forward Estimate 2005/06 £	Forward Estimate 2006/07 £	Forward Estimate 2007/08 £
	Current Contracts				
	FINANCED OUT OF MRA				
U53	Halcon-York Road	1,000			
V03	Priorswood Place Flats	11,000			
U71	Modernisation-Quantock/Brendon Road, Wellington	0			
V01	Energy Efficiency/Insulation	0			
V40	Fire Safety Works/Smoke Alarms	21,000			
V54	Replacement Water Services	119,000			
V54	Rewiring-Variou				
V54	Reroofing-Variou				
V52	Kitchen/Bathroom refurbishments	3,860,000	3,200,000	3,200,000	3,200,000
V36	Central Heating/Upgrades	200,000			
V56	Replacement Windows	10,000			
V09031	Door Entry Systems	20,000	20,000	20,000	20,000
V09041	Soundproofing	20,000	20,000	20,000	20,000
		4,262,000	3,240,000	3,240,000	3,240,000
	Architects/Consultants/CDM Fees	340,960	260,000	260,000	260,000
		4,602,960	3,500,000	3,500,000	3,500,000
	NON MRA FUNDING				
	New Housing Management IT System		300,000		
V03	Priorswood Place Shops	0			
U54	Lyngford Square/Place	0			
U54	Lyngford Crescent	0			
	Communal TV Aerials	0	20,000	20,000	20,000
V41	Adaptations for Disabled People	260,000	235,000	235,000	235,000
V50	Car Parking/Road Widening	0			
U70	Extensions-Variou	0	65,000	65,000	65,000
V57	Environmental Security Measures	18,000	5,000	5,000	5,000
V09041	Work to achieve adoptable standards	15,000	5,000	5,000	5,000
V04	Elderly Persons Clubrooms/Scheme Enhancements	0	25,000	25,000	25,000
V09	Stock Condition Survey/Asbestos Investigations	50,000	100,000	20,000	20,000
U55	New Hostel	0	0		
		343,000	755,000	375,000	375,000
	Architects/Consultants/CDM Fees	1,440	4,800	10,000	10,000
		344,440	759,800	385,000	385,000
	General				
V90	Piper Systems	45,000	45,000	45,000	45,000
V91	Tenants Improvements	5,000	5,000	5,000	5,000
V92	Cash Incentive Scheme	200,000	250,000	200,000	200,000
V95	Disabled Facilities Grants	200,000	200,000	200,000	200,000
		450,000	500,000	450,000	450,000
	TOTAL HRA	5,397,400	4,759,800	4,335,000	4,335,000

APPENDIX C

1. Housing Capital Programme Commentary

1.1 The Capital Programme projected for 2005/06 is based on a realistic assessment of the resources that are available. The programme is designed to achieve a priorities investment strategy to meet the demands for the improvement of public and private housing and to make a significant contribution to Joint Commissioning for the provision of new homes. The programme follows the priorities outlined in our housing strategy, which in turn properly considers the links to the overall strategy of the Council.

2. Comments

2.1 The comments focus on the main items of expenditure as set out in Appendix A.

2.2 **Local Authority Owned Stock**

2.3 The future major investment into the Housing Stock will concentrate on delivering 'Decent Homes'.

2.4 Delivering Decent Homes (HP 4) £3,200,000

In July 2001 the Council received guidance on the Government target to 'ensure that all social housing meets set standards of decency by 2010 by reducing the number of households living in social housing that does not meet these standards'. In 2001 a 10% sample stock condition survey determined that there were 1,270 dwellings that did not meet the standard. Further detailed surveys have been carried out in order for contracts to be prepared, at the current time there are 1191 properties that fail the standard which represents 19.01% of the stock. There are four criterion used to determine a "decent home" and each property has to satisfy these in order to be classified as decent.

The four criterion are:-

- A. It meets the current statutory minimum standard for housing
- B. It is in a reasonable state of repair
- C. It has reasonably modern facilities and services
- D. Provides a reasonable degree of thermal comfort

As necessary this work will include re-roofing, replacing old electrical wiring in order to comply with the latest IEE regulations.

2.5 Door Entry Systems (HP 4) £20,000

In recent years, door entry systems have been installed in Sheltered Housing schemes. Continuing this theme future proposals will concentrate on the remaining sheltered housing schemes, and also at General Needs Flats where significant problems of Anti-Social Behaviour exists.

2.6	<u>Soundproofing Work (HP 4)</u> The programme, which started with the Duplex flats at Holway, Taunton in 1997 has been extended to other flats with timber floors where sound transmission problems exist. It is recommended that provision should be made to allow this work to continue, and to include other post-war flats when these properties are vacated.	£20,000
2.7	<u>New Housing Management IT System (HP 4)</u> Following the agreement of the recommendation via the Housing Review Panel on 10 th November 2004, allocation has been built into the capital programme for the provision of an integrated IT system. The final outcome of this proposal is subject to a clear business case being established.	£300,000
2.8	<u>Communal TV Aerials (HP 4)</u> In order to ensure the communal T.V. Aerial systems serving our blocks of flats satisfy the requirements of digital receptions, a phased programme is to be implemented with £20,000 being invested into 2005/06.	£20,000
2.9	<u>Aids and Adaptations (inc parking) (HP 5)</u> Continued assistance to provide essential modifications to Council dwellings including small car parking improvements for disabled tenants.	£235,000
2.10	<u>Extensions (HP 1)</u> The Housing Service is always under extreme pressure to provide accommodation for larger families. One way of achieving this is to extend onto existing homes where this is practical. In order to help with this initiative it is planned to incorporate a budget for year 2005/06. This should enable up to 3 families to be assisted.	£65,000
2.11	<u>Security Measures (HP 4)</u> Provisions of security installations identified by the Tenants Forum and residents groups to help combat crime and nuisance on estates. Feedback from the Deane Housing Consultation Panel confirms a high priority for additional street lighting and other safety features.	£5,000
2.12	<u>Achieving Adoptable Standards (HP 4)</u> The Housing Service owns and is responsible for a number of paved areas and footpaths within its estates. Whenever possible the responsibility is properly transferred to the relevant agency. Prior to this arrangement it is necessary to undertake improvement works to bring them up to an adoptable standard.	£5,000
2.13	<u>Elderly Persons Clubrooms/DDA Work</u> In order to ensure the existing sheltered housing schemes clubrooms comply with the Disability Discriminations Act certain modifications are necessary. It is proposed to include £25,000 each year to cover these modifications.	£25,000

2.14 Stock Conditions Survey/Asbestos Investigations (HP 4) £100,000

Since 1985 the Council's investment strategy towards its own stock has been influenced by the findings of the National Building Agency (NBA) stock condition survey and a subsequent survey in 1994. These have demonstrated that TDBC strategy has been effective in targeting resources to both maintain and improve the housing stock. The sample stock survey carried out during early 2002 has been evaluated and following further more detailed surveys, future investment programmes will be targeting work under the Decent Homes Standard.

A further survey will be carried out to help build a database to inform the Council, as a landlord, so that it can properly notify its tenants of the existence of mineral fibres in their homes. Although it is only possible at the present time to provide general advice, it is necessary to build a detailed database, identifying where these products exist.

As part of the submission of the application for inclusion onto the ODPM's housing transfer list, certain details relating to the housing stock have to be warranted. It is therefore proposed to commission a stock condition survey during the early part of 2005/06.

2.15 Cash Incentive Scheme (HP 1) £250,000

In line with the increased allocation for 2004/5 a similar allowance has been included for 2005/06. We have now extended the scheme to include tenants of flats.

2.16 Disabled Facilities Grants (HRA Stock) (HP 5) £200,000

There continues to be a high demand and a long waiting list for this service which is also a statutory duty. Recommend continuing the same investment level as this year.

3. **Private Sector Renewal**

3.1 Grants to Registered Social Landlords (HP 1) £850,000

The current building programme (with reserve schemes) involves approximately 233 units of accommodation over the three-year period, but we need to increase the number of units being provided to 131 per annum if we are to comply with DCA's Housing Needs Survey requirements. For this reason additional funding has been allocated to this area for the next year.

new funding
+ £312,200
carry over
from 2003/4
= £1,162,200

- Expenditure in 2002/3 was £1,144,956 and for 2003/4 is estimated to be £732,000;
- Completions in 2002/3 were 106 and for 2003/4 were 41. The estimate for the current two year programme is between 200-250 depending on the success of S106 agreements.

- 3.2 Private Sector Renewal Grants (HP 3) £590,000
Continued investment into the private sector for grant aid. Although the budget for 2004/5 shows a reduction on the expenditure within the current financial year it is intended to return to 2003/4 levels of investment if resources permit. Work has begun on providing loans under the Regulatory Reform of Grants through the Wessex Reinvestment Trust. The development of a Home Improvement Agency continues. Councillors will be kept informed of progress.
- 3.3 Disabled Facilities Grants – Private Sector (HP 5) £290,000
This remains an important investment as evidenced by the recently completed Private Sector House Condition Survey. As with Council DFG's there is a statutory obligation to provide this service.

APPENDIX D

**HOUSING CAPITAL PROGRAMME 2005/06 –
ADDITIONAL REVENUE CONTRIBUTION TO CAPITAL OUTLAY (RCCO)**

SUGGESTIONS OF HOW THE ADDITIONAL £350,000 MIGHT BE USED

		Existing Capital Programme	Original Proposed Allocation (as per Housing Panel Report)	Revised Allocation of Funding (following comments of Housing Panel)
1.	Environmental/Security measures, e.g. fencing	£5,000	£65,000	£65,000
2.	Extensions for larger families	£65,000	£100,000	£90,000
3.	Single glazed windows – change to double glazing	0	£100,000	£110,000
4.	Alteration work on sheltered housing schemes	0	£100,000	£90,000
5.	Door Entry Scheme	£20,000	£40,000	£40,000
6.	Communal TV Aerials	£20,000	£40,000	£30,000
7.	Elderly persons clubroom/DDA work	£25,000	£40,000	£35,000
8.	Aids and Adaptations for the disabled	£235,000	£235,000	£260,000

Please note the increased figures will have to allow for the increased costs of commissioning the work.