

Taunton Deane Borough Council

Executive – 10 February 2011

Capital Programme Budget Estimates 2011/12

Report of the Financial Services Manager

(This matter is the responsibility of the Leader of the Council, Councillor John Williams)

1 Executive Summary

<p>This report presents details the proposed General Fund (GF) and Housing Account (HRA) capital programmes for the period 2011/12 to 2015/16 and requests The Executive to comment on these.</p>

2 Purpose

- 2.1 The purpose of this report is to enable the Executive to consider the proposed General Fund Capital Programme as outlined in Appendix A, and the proposed Housing Capital Programme as outlined in Appendix B. Following consideration by The Executive, the programme is due to be considered by Full Council on 22 February 2011.

3 2010/11 General Fund Capital Programme

- 3.1 The Council approved a Capital Programme for 2010/11 General Fund schemes totalling £2.852m in February 2010. Slippage from the previous year plus supplementary budget approvals during the year has increased the Programme to £6.689m.
- 3.2 An additional supplementary estimate of £60,000 is required in the current year to fund the costs of the replacement of the payment machines in the car parks for the new coinage. This was originally included in the 2011/12 Capital Programme but as the new coins are anticipated to be introduced in April 2011 the Council needs to ensure it is ready to accept the new coins. More detail is provided in Appendix C of this report.
- 3.3 It is proposed that this project is funded from the revenue budget by utilising £60,000 of surplus earmarked reserves. This was submitted as an amendment to the recommendation in the Earmarked Reserves Review report to Executive on 19 January 2010.

4 2011/12 Capital Programme

- 4.1 In December, Members were provided with the initial draft capital

programme as part of the Members budget consultation pack. Since then we have received confirmation of the loss of a significant amount of Government funding for general fund housing capital, in the form of grant and supported borrowing:

£462,000 Housing Capital grant has been cut in full.

£620,000 Supported borrowing has been cut in full (this is now only directed to authorities which are yet to meet the decent homes standard).

4.2 In addition there was a funding gap of £123,000 identified on the proposed programme within the Members Consultation Pack. With the loss of funding outlined in 2.1 above, the funding gap increases to £1,205,000 therefore it has been necessary to review and revise the Proposed Capital Programme for 2011/12.

4.4 The Proposed General Fund Capital Programme 2011/12 now totals £1.421m. At this stage, this assumes nil slippage from 2010/11 although it looks like the majority of the costs of the Crematorium Mercury Abatement project will slip into 2011/12. Any slippage on the current year programme will be reported to members in the year end Outturn Report.

Proposed Changes

4.5 We have been working hard to identify how best to close the funding gap so that the Programme is fully funded and therefore affordable. Proposals are now in place to achieve this, through a combination of reducing spending in the areas where government have reduced funding and identifying existing Council resources to fund one-off schemes. The overall aim has been to propose an affordable Capital Programme without the need for borrowing. The funding gap of £1,205,000 has been closed by:

£	
635,000	Reduced spending from the Initial Draft Programme targeted in areas where external funding has been cut
60,000	Removed one scheme which is required to bring forward to 2010/11, with funding proposed from surplus earmarked reserves see 3.3 above.
381,000	Use of existing Housing Enabling Reserve to fund current RSL Grants commitments
49,000	Use RCCO for New One-off Schemes (IT Infrastructure, Crematorium equipment) funded from General Reserves
80,000	Use RCCO towards Updated Existing Scheme (New Cremators) funded from 2011/12 Budget.
1,205,000	TOTAL

4.6 The table below has been updated to show the impact of the proposed changes.

Updated Proposed Capital Programme

Scheme	Initial Draft Programme £000	Draft Programme £000	Difference £000
Recurring Schemes (2011/12 onwards unless stated)			
Grants to Clubs	46	46	0
Play Equipment – Grants to Parishes	20	20	0
Replacement Play Equipment	20	20	0
IT Improvements	59	59	0
Taunton Canal Grant	10	10	0
Replacement Parking Enforcement Equipment	10	0	-10
Disabled Facility Grants – Private Sector	405	359	-46
Private Sector Renewal Grants	301	0	-301
Grants to RSL's	728	450	-278
Total Recurring Schemes	1,599	964	-635
Updated Existing Schemes			
Taunton Crematorium New Cremators and Mercury Abatement Works (in addition to £1,085k in 2010/11)	235	235	0
Town Centre Improvements	8	8	0
Total Updated Existing Schemes	243	243	0
New Schemes			
ICT Infrastructure	35	35	0
Parking Payment Equipment Replacement	60	0	-60
Taunton Crematorium Equipment	14	14	0
Cemeteries/Crematorium Mower Replacement	0	15	15
DLO Vehicle Replacement	0	150	150
Total New Schemes	109	214	105
Grand Total	1,951	1,421	-530

Funding the Capital Programme

Funding Source	Initial Draft Programme £000	Draft Programme £000	Difference £000
Revenue Funding – Capital Financing Reserve	0	15	15
Revenue Funding – Housing Enabling Reserve	0	381	381
Revenue Funding – DLO Reserve	0	150	150
Revenue Funding – 2011/12 Budget	0	80	80
Revenue Funding – General Reserves	0	49	49
Government Grants	721	259	-462
Capital Receipts	487	487	0
Supported Borrowing – Regional Housing Pot	620	0	-620
<i>Balance - To be identified</i>	123	0	-123
Grand Total	1,951	1,421	-530

4.7 At the time of preparing this report the Council's grant allocation for Disabled Facilities Grants (DFGs) has not been announced. It is not likely to be confirmed until February so the assumption at this stage is that it will remain at £259k.

4.8 Overall the proposal is a reduction on the general fund housing schemes of £625k despite the loss of £1.082m external funding. Where there are already commitments against areas of general fund housing these are being funded from the Housing Enabling reserve. The balance left in this reserve after the funding of the 2011/12 programme is as follows:

Housing Enabling Reserve	Total £000
Balance at 01/04/2010	782
Amounts committed in 2010/11	(161)
Amount due in from Strong Vox (via s.106 agreement)	375
Proposed funding of 2011/12 Capital Programme	(381)
Balance left in Reserve	615

4.9 Future General Fund projects can be undertaken when resources become available. This could be through either borrowing, revenue contributions or through the sale of assets.

4.10 The proposed General Fund Capital Programme for 2011/12 to 2015/16 is included as Appendix A and the detailed commentary is included in Appendix C. The Executive are asked to approve the Proposed Programme, which is then required to be approved by Full Council on 22 February 2011. Indicative allocations are included in

later years to provide members with a longer term perspective on potential future capital investment and the implications on estimated available resources.

5 2010/11 Housing Revenue Account Capital Programme

- 5.1 The Council approved a Capital Programme for 2010/11 HRA Schemes totalling £4.560m in February 2010. Slippage from the previous year has increased the estimated programme expenditure in 2010/11 to £6.058m.

6 2011/12 Housing Revenue Account Capital Programme

- 6.1 The proposed HRA Capital Programme for 2010/11 totals £4.299m. At this stage this assumes nil slippage from 2010/11. Appendix B provides a breakdown of the 5-year programme.
- 6.2 The proposed Housing Revenue Account programme is detailed below. This breaks the projects down between decent homes and other projects. Further commentary on the HRA Capital schemes is available in Appendix D.

Scheme	Scheme Cost £000	Total £000
Decent Homes		
Bathrooms, Roofing, Windows and Heating Improvements	3,654	3,654
Other Works		
Integrated Housing Management System	15	
Door Entry Systems	20	
Aids and Adaptations	200	
Sound Proofing	20	
DDA Work	20	
Asbestos Works	20	
Total Other Works		295
Other Schemes		
Community Alarm Systems	45	
Tenants Improvements	5	
Disabled Facilities Grants (HRA Stock)	300	
Total Other Schemes		350
Total Proposed HRA Capital Programme 2011/12		4,299

Funding the HRA Capital Programme

	£'000
HRA Revenue Funding (RCCO)	361
Major Repairs Allowance (Government Subsidy)	3,938
Total HRA Capital Resources	4,299

7 Corporate Scrutiny Comments

- 7.1 There were no comments provided by Corporate Scrutiny on 27 January 2011 related to the proposed Capital Programmes.

8 Further Information - General Fund Resources

- 8.1 **Revenue Funding:** This represents revenue funding that has been set aside to finance capital expenditure. In 2011/12 the revenue funding is coming from a number of places; earmarked reserves, general reserves and council tax.
- 8.2 **Capital Grants and Contributions:** In the 2011/12 Capital Programme this relates to the Regional Housing Grant and Disabled Facilities Grant funding provided by central government. As mentioned previously in this report it has been confirmed that TDBC will not be receiving any Regional Housing Grant which reduces our funds by £462,000. We are estimating that the amount of grant funding for Disabled Facilities Grants (DFGs) will be a minimum of £259,000. Members should note that at the time of writing this report the Department of Communities and Local Government (DCLG) has yet to announce the final allocations for 2011/12 but the funding has gone up by 6.22% nationally, so we might see an increase in this funding.
- 8.3 **Usable Capital Receipts – General:** The balance of unallocated capital receipts is currently zero. There are no additional receipts included in the 2011/12 budget, however, future capital receipts are anticipated from the expected sale of the existing Nursery Site and the Bindon Road site. It is likely that the sale of Bindon Road will be completed during late 2010/11 or early 2011/12. These receipts would add to the funds available, giving the potential to invest in new priority schemes.
- 8.4 **Usable Capital Receipts – Housing:** This relates to income from the sale of council houses, and officers have estimated that there will be only 6 Right To Buy sales in 2011/12. The Council is required to return 75% of these proceeds to central Government; therefore the above projections assume a net amount of £100,000 per annum will be retained by the Council as usable capital receipts. Members should note that these receipts are not ring fenced to spend on housing initiatives.
- 8.5 **Supported Borrowing:** This is borrowing for capital purposes, for which central Government provides revenue support to meet the cost of debt repayment. Unfortunately it has been confirmed that the allocation of supported borrowing for TDBC will be zero in 2011/12 (2010/11 = £620k). Early research indicated that this has only gone to authorities who have not met the decent homes standard.

- 8.6 **Unsupported Borrowing:** Where the overall amount of capital expenditure exceeds the available resources, the Council would be required to undertake prudential borrowing for the difference. If borrowing is needed and approved it will only be taken after full consideration of the Authority's treasury management strategy and the indicators prescribed by the Prudential Code.

9 Further Information - HRA Resources

- 9.1 Capital resources attributable to HRA-related capital expenditure includes the Major Repairs Allowance (MRA) (HRA Subsidy from central Government) and revenue contributions to capital (RCCO).
- 9.2 **Major Repairs Allowance:** The MRA is allocated to the Council via the HRA Subsidy. The 2011/12 allocation included in the Final HRA Subsidy Determination was £3.938m. This forms a significant proportion of the available funding for maintaining the Council's housing stock.
- 9.3 **HRA Capital Reserve:** Where the estimated required major repairs expenditure exceeds the MRA subsidy, the difference is included as a revenue contribution (RCCO) from the Housing Revenue Account.

10 Updates to Schemes

- 10.1 For both the GF and HRA any new schemes, which emerge during the lifespan of the programmes, will be funded through existing unallocated resources or through new resources, such as new capital receipts. Bids for additional schemes would follow the standard approval process.

11 Finance Comments

- 11.1 This is a finance report and there are no additional comments.

12 Legal Comments

- 11.1 Managers have considered whether there are any legal implications in arriving at the proposed budget for 2011/12.

13 Links to Corporate Aims

- 12.1 The proposed capital budget for 2011/12 has links to all four of the Corporate Aims Tackling Deprivation, Regeneration, Affordable Housing and Climate Change.

14 Environmental and Community Safety Implications

- 14.1 Managers have considered the environmental and community safety implications in arriving at the proposed capital budget for 2011/12.

15 Equalities Impact

- 15.1 Equalities impact assessments have been undertaken on the proposed cuts to the housing services capital budgets. The details of these can be found in Appendix E of this report.

16 Risk Management

- 15.1 The risks associated with this report are linked to the cuts in the housing services capital programme. These cuts affect some of the most vulnerable people in this sector who rely on TDBC to help them improve their living conditions, and bring their homes up to a basic standard of energy efficiency, repair and safety. There is potentially a reputational risk here. To mitigate this risk alternative funding sources are being looked at for example the promotion of the use of low cost loans.

17 Partnership Implications

- 16.1 The private sector housing capital budget is now managed on behalf of TDBC by the Somerset West Private Sector Housing Partnership (SWPSHP).

18 Recommendations

- 18.1 The Executive are requested to approve both the General Fund Capital Programme and Housing Revenue Account Capital Programme budgets for 2011/12 and recommend the same to Full Council.
- 18.2 The Executive are also requested to recommend to Full Council the approval of the supplementary estimate of £60,000 required in 2010/11 for the replacement of the car park payment machines.

Contact Officers:

GF Capital Programme & General Enquires
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Background Papers:

Members Budget Consultation Pack 2010/11 (yellow folder)

Please note:

In order for this item to be debated in the most efficient manner at The Executive, Members who have queries with any aspect of the report are requested to contact the appropriate officer(s) named above before the meeting.

TAUNTON DEANE BOROUGH COUNCIL - GF CAPITAL PROGRAMME BUDGET ESTIMATES 2011/12 TO 2015/16

Project Code	SCHEME / PROJECT	Portfolio	2010/11 Current Budget £	2011/12 Estimate £	2012/13 Estimate £	2013/14 Estimate £	2014/15 Estimate £	2015/16 Estimate £	Total Current Budget + 5 Yr Estimate £
Corporate Resources									
11TD01	IT Improvements	Corporate Resources	95,500	59,500	59,500	59,500	59,500	59,500	297,500
tbc	ICT Infrastructure Maintenance	Corporate Resources	0	35,000	0	0	0	0	35,000
Subtotal			95,500	94,500	59,500	59,500	59,500	59,500	332,500
Economic Development & Arts									
10TD02	DLO Vehicle Acquisitions	Economic Development & Arts	52,000	150,000	0	0	0	0	150,000
tbc	Economic Development	Economic Development & Arts	2,750,000	0	0	0	0	0	0
Subtotal			2,802,000	150,000	0	0	0	0	150,000
Environmental Services									
10TD32	Taunton Crematorium Mercury Abatement Works (Extension	Environmental Services	1,085,000	235,000	0	0	0	0	235,000
tbc	Taunton Crematorium Book of Remembrance Cabinets	Environmental Services	0	0	0	15,000	0	0	15,000
tbc	Taunton Crematorium Wesley Music	Environmental Services	0	14,000	0	0	0	0	14,000
tbc	Taunton Cemetery Extension	Environmental Services	0	0	50,000	50,000	0	0	100,000
tbc	Wellington Cemetery Extension	Environmental Services	0	0	50,000	0	0	0	50,000
tbc	Crematorium Mower	Environmental Services	0	15,000	0	0	0	0	15,000
10TD03	Taunton/Bridgwater Canal Capital Grant	Environmental Services	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Subtotal			1,095,000	274,000	110,000	75,000	10,000	10,000	479,000
Planning Policy & Transportation									
10TD11	Parking Strategy - Payment Equipment Replacement	Planning Policy & Transportation	10,000	0	10,000	10,000	10,000	10,000	40,000
tbc	Payment Equipment Replacement - New Coinage	Planning Policy & Transportation	60,000	0	0	0	0	0	0
tbc	Paul Street Multistorey Car Park Major Repairs	Planning Policy & Transportation	0	0	50,000	50,000	0	0	100,000
tbc	Town Centre Improvements	Planning Policy & Transportation	0	7,600	0	0	0	0	7,600
Subtotal			70,000	7,600	60,000	60,000	10,000	10,000	147,600
Sports, Parks & Leisure									
10TD08	Play Equipment - Grants to Clubs	Sports, Parks & Leisure	179,000	46,000	46,000	46,000	46,000	46,000	230,000
10TD09	Play Equipment - Grants to Parishes	Sports, Parks & Leisure	98,000	20,000	20,000	20,000	20,000	20,000	100,000
10TD10	Play Equipment - Replacement Programme	Sports, Parks & Leisure	20,000	20,000	20,000	20,000	20,000	20,000	100,000
10TD49	Play Area - Lyngford Park	Sports, Parks & Leisure	96,000	0	0	0	0	0	0
10TD50	Play Area - Oake	Sports, Parks & Leisure	48,000	0	0	0	0	0	0
10TD52	Play Area - Hamilton Gault	Sports, Parks & Leisure	43,000	0	0	0	0	0	0
10TD53	Play Area - Baldwin Road	Sports, Parks & Leisure	24,000	0	0	0	0	0	0
10TD54	Play Area - Vivary Park	Sports, Parks & Leisure	87,000	0	0	0	0	0	0
10TD55	Play Area - Wheelspark - Hamilton Gault	Sports, Parks & Leisure	83,000	0	0	0	0	0	0
11TD56	Play Area - Taunton Green	Sports, Parks & Leisure	40,000	0	0	0	0	0	0
11TD57	Play Area - Greenway	Sports, Parks & Leisure	52,500	0	0	0	0	0	0
Subtotal			770,500	86,000	86,000	86,000	86,000	86,000	430,000
Capital Expenditure Non-Housing			4,833,000	612,100	315,500	280,500	165,500	165,500	1,539,100
Housing Services									
10TD05	Disabled Facilities Grants - Private Sector	Housing Services	450,000	359,000	450,000	450,000	450,000	450,000	2,159,000
10TD06	Private Sector Renewal Grants	Housing Services	335,000	0	335,000	335,000	335,000	335,000	1,340,000
10TD07	Grants to RSLs	Housing Services	1,071,000	450,000	809,000	809,000	809,000	809,000	3,686,000
Capital Expenditure Housing Non-HRA			1,856,000	809,000	1,594,000	1,594,000	1,594,000	1,594,000	7,185,000
GENERAL FUND CAPITAL EXPENDITURE			6,689,000	1,421,100	1,909,500	1,874,500	1,759,500	1,759,500	8,724,100

TAUNTON DEANE BOROUGH COUNCIL - GF CAPITAL PROGRAMME BUDGET ESTIMATES 2011/12 TO 2015/16

Project Code	SCHEME / PROJECT	Portfolio	2010/11 Current Budget £	2011/12 Estimate £	2012/13 Estimate £	2013/14 Estimate £	2014/15 Estimate £	2015/16 Estimate £	Total Current Budget + 5 Yr Estimate £
Corporate Resources									
11TD01	IT Improvements	Corporate Resources	95,500	59,500	59,500	59,500	59,500	59,500	297,500
tbc	ICT Infrastructure Maintenance	Corporate Resources	0	35,000	0	0	0	0	35,000
Subtotal			95,500	94,500	59,500	59,500	59,500	59,500	332,500
Economic Development & Arts									
10TD02	DLO Vehicle Acquisitions	Economic Development & Arts	52,000	150,000	0	0	0	0	150,000
tbc	Economic Development	Economic Development & Arts	2,750,000	0	0	0	0	0	0
Subtotal			2,802,000	150,000	0	0	0	0	150,000
Environmental Services									
10TD32	Taunton Crematorium Mercury Abatement Works (Extension	Environmental Services	1,085,000	235,000	0	0	0	0	235,000
tbc	Taunton Crematorium Book of Remembrance Cabinets	Environmental Services	0	0	0	15,000	0	0	15,000
tbc	Taunton Crematorium Wesley Music	Environmental Services	0	14,000	0	0	0	0	14,000
tbc	Taunton Cemetery Extension	Environmental Services	0	0	50,000	50,000	0	0	100,000
tbc	Wellington Cemetery Extension	Environmental Services	0	0	50,000	0	0	0	50,000
tbc	Crematorium Mower	Environmental Services	0	15,000	0	0	0	0	15,000
10TD03	Taunton/Bridgwater Canal Capital Grant	Environmental Services	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Subtotal			1,095,000	274,000	110,000	75,000	10,000	10,000	479,000
Planning Policy & Transportation									
10TD11	Parking Strategy - Payment Equipment Replacement	Planning Policy & Transportation	10,000	0	10,000	10,000	10,000	10,000	40,000
tbc	Payment Equipment Replacement - New Coinage	Planning Policy & Transportation	60,000	0	0	0	0	0	0
tbc	Paul Street Multistorey Car Park Major Repairs	Planning Policy & Transportation	0	0	50,000	50,000	0	0	100,000
tbc	Town Centre Improvements	Planning Policy & Transportation	0	7,600	0	0	0	0	7,600
Subtotal			70,000	7,600	60,000	60,000	10,000	10,000	147,600
Sports, Parks & Leisure									
10TD08	Play Equipment - Grants to Clubs	Sports, Parks & Leisure	179,000	46,000	46,000	46,000	46,000	46,000	230,000
10TD09	Play Equipment - Grants to Parishes	Sports, Parks & Leisure	98,000	20,000	20,000	20,000	20,000	20,000	100,000
10TD10	Play Equipment - Replacement Programme	Sports, Parks & Leisure	20,000	20,000	20,000	20,000	20,000	20,000	100,000
10TD49	Play Area - Lyngford Park	Sports, Parks & Leisure	96,000	0	0	0	0	0	0
10TD50	Play Area - Oake	Sports, Parks & Leisure	48,000	0	0	0	0	0	0
10TD52	Play Area - Hamilton Gault	Sports, Parks & Leisure	43,000	0	0	0	0	0	0
10TD53	Play Area - Baldwin Road	Sports, Parks & Leisure	24,000	0	0	0	0	0	0
10TD54	Play Area - Vivary Park	Sports, Parks & Leisure	87,000	0	0	0	0	0	0
10TD55	Play Area - Wheelspark - Hamilton Gault	Sports, Parks & Leisure	83,000	0	0	0	0	0	0
11TD56	Play Area - Taunton Green	Sports, Parks & Leisure	40,000	0	0	0	0	0	0
11TD57	Play Area - Greenway	Sports, Parks & Leisure	52,500	0	0	0	0	0	0
Subtotal			770,500	86,000	86,000	86,000	86,000	86,000	430,000
Capital Expenditure Non-Housing			4,833,000	612,100	315,500	280,500	165,500	165,500	1,539,100
Housing Services									
10TD05	Disabled Facilities Grants - Private Sector	Housing Services	450,000	359,000	450,000	450,000	450,000	450,000	2,159,000
10TD06	Private Sector Renewal Grants	Housing Services	335,000	0	335,000	335,000	335,000	335,000	1,340,000
10TD07	Grants to RSLs	Housing Services	1,071,000	450,000	809,000	809,000	809,000	809,000	3,686,000
Capital Expenditure Housing Non-HRA			1,856,000	809,000	1,594,000	1,594,000	1,594,000	1,594,000	7,185,000
GENERAL FUND CAPITAL EXPENDITURE			6,689,000	1,421,100	1,909,500	1,874,500	1,759,500	1,759,500	8,724,100

TAUNTON DEANE BOROUGH COUNCIL - GF CAPITAL PROGRAMME BUDGET ESTIMATES 2011/12 TO 2015/16

Project Code	SCHEME / PROJECT	Portfolio	2010/11 Current Budget £	2011/12 Estimate £	2012/13 Estimate £	2013/14 Estimate £	2014/15 Estimate £	2015/16 Estimate £	Total Current Budget + 5 Yr Estimate £
Corporate Resources									
11TD01	IT Improvements	Corporate Resources	95,500	59,500	59,500	59,500	59,500	59,500	297,500
tbc	ICT Infrastructure Maintenance	Corporate Resources	0	35,000	0	0	0	0	35,000
Subtotal			95,500	94,500	59,500	59,500	59,500	59,500	332,500
Economic Development & Arts									
10TD02	DLO Vehicle Acquisitions	Economic Development & Arts	52,000	150,000	0	0	0	0	150,000
tbc	Economic Development	Economic Development & Arts	2,750,000	0	0	0	0	0	0
Subtotal			2,802,000	150,000	0	0	0	0	150,000
Environmental Services									
10TD32	Taunton Crematorium Mercury Abatement Works (Extension	Environmental Services	1,085,000	235,000	0	0	0	0	235,000
tbc	Taunton Crematorium Book of Remembrance Cabinets	Environmental Services	0	0	0	15,000	0	0	15,000
tbc	Taunton Crematorium Wesley Music	Environmental Services	0	14,000	0	0	0	0	14,000
tbc	Taunton Cemetery Extension	Environmental Services	0	0	50,000	50,000	0	0	100,000
tbc	Wellington Cemetery Extension	Environmental Services	0	0	50,000	0	0	0	50,000
tbc	Crematorium Mower	Environmental Services	0	15,000	0	0	0	0	15,000
10TD03	Taunton/Bridgwater Canal Capital Grant	Environmental Services	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Subtotal			1,095,000	274,000	110,000	75,000	10,000	10,000	479,000
Planning Policy & Transportation									
10TD11	Parking Strategy - Payment Equipment Replacement	Planning Policy & Transportation	10,000	0	10,000	10,000	10,000	10,000	40,000
tbc	Payment Equipment Replacement - New Coinage	Planning Policy & Transportation	60,000	0	0	0	0	0	0
tbc	Paul Street Multistorey Car Park Major Repairs	Planning Policy & Transportation	0	0	50,000	50,000	0	0	100,000
tbc	Town Centre Improvements	Planning Policy & Transportation	0	7,600	0	0	0	0	7,600
Subtotal			70,000	7,600	60,000	60,000	10,000	10,000	147,600
Sports, Parks & Leisure									
10TD08	Play Equipment - Grants to Clubs	Sports, Parks & Leisure	179,000	46,000	46,000	46,000	46,000	46,000	230,000
10TD09	Play Equipment - Grants to Parishes	Sports, Parks & Leisure	98,000	20,000	20,000	20,000	20,000	20,000	100,000
10TD10	Play Equipment - Replacement Programme	Sports, Parks & Leisure	20,000	20,000	20,000	20,000	20,000	20,000	100,000
10TD49	Play Area - Lyngford Park	Sports, Parks & Leisure	96,000	0	0	0	0	0	0
10TD50	Play Area - Oake	Sports, Parks & Leisure	48,000	0	0	0	0	0	0
10TD52	Play Area - Hamilton Gault	Sports, Parks & Leisure	43,000	0	0	0	0	0	0
10TD53	Play Area - Baldwin Road	Sports, Parks & Leisure	24,000	0	0	0	0	0	0
10TD54	Play Area - Vivary Park	Sports, Parks & Leisure	87,000	0	0	0	0	0	0
10TD55	Play Area - Wheelspark - Hamilton Gault	Sports, Parks & Leisure	83,000	0	0	0	0	0	0
11TD56	Play Area - Taunton Green	Sports, Parks & Leisure	40,000	0	0	0	0	0	0
11TD57	Play Area - Greenway	Sports, Parks & Leisure	52,500	0	0	0	0	0	0
Subtotal			770,500	86,000	86,000	86,000	86,000	86,000	430,000
Capital Expenditure Non-Housing			4,833,000	612,100	315,500	280,500	165,500	165,500	1,539,100
Housing Services									
10TD05	Disabled Facilities Grants - Private Sector	Housing Services	450,000	359,000	450,000	450,000	450,000	450,000	2,159,000
10TD06	Private Sector Renewal Grants	Housing Services	335,000	0	335,000	335,000	335,000	335,000	1,340,000
10TD07	Grants to RSLs	Housing Services	1,071,000	450,000	809,000	809,000	809,000	809,000	3,686,000
Capital Expenditure Housing Non-HRA			1,856,000	809,000	1,594,000	1,594,000	1,594,000	1,594,000	7,185,000
GENERAL FUND CAPITAL EXPENDITURE			6,689,000	1,421,100	1,909,500	1,874,500	1,759,500	1,759,500	8,724,100

TAUNTON DEANE BOROUGH COUNCIL - HRA CAPITAL PROGRAMME BUDGET ESTIMATES 2011/12 TO 2015/16

Project Code	SCHEME / PROJECT	2010/11 Current Budget £	2011/12 Estimate £	2012/13 Estimate £	2013/14 Estimate £	2014/15 Estimate £	2015/16 Estimate £	Total Current Budget + 5 Yr Estimate £
10TD12	Kitchen Improvements	4,334,000	3,654,500	3,754,040	3,375,000	3,866,655	3,866,655	22,850,850
10TD13	Bathroom Fittings	0	0	0	0	0	0	0
10TD14	Roofing	0	0	0	0	0	0	0
10TD15	Windows	0	0	0	0	0	0	0
10TD17	Heating Improvements	0	0	0	0	0	0	0
10TD18	Integrated Housing Management System	95,000	15,000	15,000	15,000	0	0	140,000
10TD19	Door Entry Systems	43,000	20,000	20,000	20,000	20,000	20,000	143,000
10TD20	Aids and Adaptations	410,000	200,000	200,000	200,000	200,000	200,000	1,410,000
10TD21	Soundproofing	58,000	20,000	20,000	20,000	20,000	20,000	158,000
10TD22	DDA Work	51,000	20,000	20,000	20,000	20,000	20,000	151,000
10TD23	Asbestos Works	78,000	20,000	20,000	20,000	20,000	20,000	178,000
10TD25	Community Alarm Systems	89,000	45,000	45,000	45,000	45,000	45,000	314,000
10TD26	Tenants Imps.	15,000	5,000	5,000	5,000	5,000	5,000	40,000
10TD27	Disabled Facilities Grants (HRA Stock)	324,000	300,000	300,000	300,000	300,000	300,000	1,824,000
10TD38	Communal TV Aerials	25,000	0	0	0	0	0	25,000
10TD39	Roland Close/Sneddon Gove - renovation works	17,000	0	0	0	0	0	17,000
10TD40	Lindley House	481,000	0	0	0	0	0	481,000
10TD41	Choice based lettings system	18,000	0	0	0	0	0	18,000
10TD44	Cash Incentive Scheme	20,000	0	0	0	0	0	20,000
Capital Expenditure Housing HRA		6,058,000	4,299,500	4,399,040	4,020,000	4,496,655	4,496,655	27,769,850
HRA CAPITAL EXPENDITURE		6,058,000	4,299,500	4,399,040	4,020,000	4,496,655	4,496,655	27,769,850

TAUNTON DEANE BOROUGH COUNCIL - HRA CAPITAL PROGRAMME BUDGET ESTIMATES 2011/12 TO 2015/16

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10TD14	Roofing	0	0	0	0	0	0	0
10TD15	Windows	0	0	0	0	0	0	0
10TD17	Heating Improvements	0	0	0	0	0	0	0
10TD18	Integrated Housing Management System	95,000	15,000	15,000	15,000	0	0	140,000
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Capital Expenditure Housing HRA		6,058,000	4,299,500	4,399,040	4,020,000	4,496,655	4,496,655	27,769,850
HRA CAPITAL EXPENDITURE		6,058,000	4,299,500	4,399,040	4,020,000	4,496,655	4,496,655	27,769,850

APPENDIX C

1. General Fund Capital Programme Commentary

- 1.1 The general fund capital programme for 2011/12 is based on the resources available. There has been a significant loss of government grant used to fund the general fund housing programme, this has been reflected in the proposed programme. New one off schemes in 2011/12 are to come from existing resources,

2. Description of Projects by Portfolio – as set out in Appendix A

2.1 Corporate Resources

- 2.1.1 IT Improvements £59,500
This project is to fund the replacement of ICT equipment in the council on a rolling basis

- 2.1.2 ICT Infrastructure £35,000
This project is to maintain the performance of the TDBC ICT network elements of the ICT infrastructure. This urgently needs upgrading. If this project is not undertaken elements of the structure may fail which will then impact on TDBC's ability to provide services. This project will be funded from an RCCO.

2.2 Economic Development and Arts

- 2.2.1 Vehicle Acquisitions £150,000
This project is to fund the replacement of DLO vehicles. Without the vehicles being replaced they get past their working life which results in vehicle downtime. The impact of this is a potential loss of external business and failure to meet KPIs for internal work. This project will be funded from a RCCO coming from the DLO trading reserve.

2.3 Environmental Services

- 2.3.1 Taunton Crematorium Mercury Abatement £235,000
This project is to support the building works for the new cremator and mercury filtration project approved in the 2010/11 capital programme.
- 2.3.2 Taunton Crematorium Service Improvements £14,000
This project is proposed for investment in new equipment that will also enable the service to deliver efficiency savings in future. It is proposed to fund this investment from RCCO.

2.3.3	<u>Crematorium Mower</u> This project is to replace the current mower as it is in need of updating. Breakdowns are becoming more common. If the mower is not replaced then there will be further costs to repair and a delay in the grass cutting routine. This will be funded by an RCCO from existing Theme 4 budgets.	£15,000
2.3.4	<u>Taunton Bridgwater Canal Capital Grant</u> (Sustainable transport scheme). This project is a contribution to help maintain and improve the canal. It helps fund projects like upgrading the bridges, improved disabled access and cycle links.	£10,000
2.4 Planning Policy and Transportation		
2.4.1	<u>Town Centre Improvements</u> This project is to support works to the high street in Taunton as this is an area that currently requires improvement.	£7,600
2.5 Sports Parks and Leisure		
2.5.1	<u>Play Equipment – Grants to Clubs</u> This project is to fund the grants given for the provision of community centres, village halls, sports facilities etc.	£46,000
2.5.2	<u>Play Equipment – Grants to Parishes</u> This project is to provide grants to parishes for play areas.	£20,000
2.5.3	<u>Play Equipment – Replacement Programme</u> This project is to refurbish or replace play equipment so it doesn't deteriorate and become unsafe.	£20,000
2.6 Housing Services		
2.6.1	<u>Disabled Facilities Grants – Private Sector</u> This project is to provide grants to disabled and elderly owner occupiers who qualify for mandatory means tested grants for large essential adaptations required to their homes. These adaptations are based on recommendations made by occupational therapists.	£359,000
2.6.2	<u>Private Sector Renewal Grants</u> This project was to give grants and supported loans for essential repairs. These grants are given on a discretionary basis. Unfortunately due to the loss of the regional housing grant the Council is unable to provide funding for this in 2011/12.	£0

2.6.3	<u>Grants to RSLs</u> Grants to Residential Social Landlords (RSLs) – this project is to give grants to RSLs to provide Affordable Housing.	£450,000
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TOTAL		£1,421,100
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2.7 Supplementary Estimate required in the 2010/11 Capital Programme.

2.7.1	<u>Payment Equipment Replacement – Car Parks</u> This project is for the payment equipment replacement for new coins. The Royal Mint announced changes to the metallic content of 5p and 20p coins from January 2011 this has now been delayed until April 2011 at the earliest. This project would be to replace the 19 1985 vintage machines and the 32 other machines. This project will be funded from RCCO.	£60,000
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APPENDIX D

1. Housing Capital Programme Commentary

- 1.1 The Capital Programme projected for 2011/12 is based on a realistic assessment of the resources that are available. The programme is designed to achieve an 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 and HRA business plan, which in turn properly considers the links to the overall strategy of the Council. The HRA Capital budgets will be thoroughly reviewed for 2012/13 after the completion of the HRA Asset Management Plan which is currently underway.

2. Comments

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

2.2 Local Authority Owned Stock

- 2.3 As the authority has met the deadline of March 2011 for decent homes the future major investment into the Housing Stock will concentrate on maintaining the Decent Homes standard.

2.4 Maintaining Decent Homes £3,654,500

There are four criteria used to determine a “decent home” and each property has to satisfy these in order to be classified as decent.

The four criteria are:-

It meets the current statutory minimum standard for housing

- A. It is in a reasonable state of repair
- B. It has reasonably modern facilities and services
- C. Provides a reasonable degree of thermal comfort

Predominantly, this work will concentrate on:

- A. Replacement of kitchens and bathrooms that are over 20 years old.
- B. Re-roofing when required.
- C. Replacement of windows and doors.
- D. Ongoing upgrading of central heating systems and testing electrical installations, ensuring compliance the latest IEE regulations.

2.5 New Housing Management IT System £15,000

This is the project for additional modules required for the Capital system that has been installed over the past few years.

2.6	<u>Door Entry Systems</u> Historically door entry systems have been installed in Sheltered Housing schemes and in blocks of flats subject to Anti-Social Behaviour. Work is continuing where there is a demonstrated need relating to serious and persistent reported incidents and in light of the recent fire at Dorchester Road.	£20,000
2.7	<u>Aids and Adaptations</u> Continued assistance to provide small, essential adaptations to Council dwellings to meet the needs of disabled and elderly tenants. This is demand led by requests from tenants.	£200,000
2.8	<u>Soundproofing Work</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 and is now carried out in conjunction with Decent Homes work.	£20,000
2.9	<u>DDA Work</u> In order to ensure that buildings used by the public comply with the Disability Discriminations Act, certain modifications are necessary. Work is concentrating on communal areas, meeting halls on a five year programme.	£20,000
2.10	<u>Asbestos Investigations</u> This project relates to the identification, removal or stabilisation of asbestos where it is found in HRA properties.	£20,000
2.11	<u>Tenants Improvements</u> It also compensates tenants for improvements they have undertaken under the Rights to Compensation legislation when they vacate their homes.	£5,000
2.12	<u>Community Alarm Systems</u> This project allows continued investment into the Community Alarm Service, assisting elderly, infirm and vulnerable people to remain in their homes.	£45,000
2.13	<u>Disabled Facilities Grants (HRA Stock)</u> This project allows means tested grants to be given for large adaptations to the homes of Council tenants in order to meet the needs of their disabilities, based upon recommendations made by Occupational Therapists.	£300,000
Total Housing Revenue Account Capital Programme		<hr/> £4,299,500 <hr/>

Equalities Impact Assessment**Taunton Deane Borough Council - Details of Savings Options****2011/2012****Equality and Fairness Implications**

Ref	Service Area	Description	Equality Impact Assessment
1	Capital	Private Sector Housing Capital Budget	See Full Equality Impact Assessment following this summary.
2	Capital	Housing Enabling	See Full Equality Impact Assessment following this summary.

Impact Assessment form and action table

What are you completing this impact assessment for? E.g. policy, service area	Private Sector Housing Capital Budget 2011/12
Section One – Aims and Objectives	
<p>Aims: to assess the impact of the private sector housing capital budget for 2011/12.</p> <p>Objectives: to identify the implications for:</p> <ul style="list-style-type: none"> • vulnerable people living in non decent properties • vulnerable people in fuel poverty • adaptations for disabled people • building contractors and suppliers • private rented sector property conditions • owner-occupied property conditions • private sector grants and enforcement staff • the private sector housing partnership • partnerships with other organisations • service contracts with other organisations. 	
Section two – Groups that the policy or service is targeted at	
<p>The 2011/12 private sector housing capital budget will affect:</p> <ul style="list-style-type: none"> • vulnerable owner occupiers who apply for grants and loans to improve their homes • owner occupiers, private tenants, and housing association tenants whom apply for Disabled Facilities Grants (DFGs) to maintain their independence at home • landlords who want to bring empty properties back into use • vulnerable customers from the Choice Based Lettings (CBL) system • current and prospective accredited landlords using the CBL system • households with preventable ill health and housing inequalities • low income and benefits dependant households who are fuel poor • households who have inadequate energy efficiency and carbon emission ratings • building contractors and suppliers who are commissioned for housing grants work. 	
Section three – Groups that the policy or service is delivered by	
<p>This work is delivered by the staff within the Somerset West Private Sector Housing Partnership (SWPSHP), which includes seconded Taunton Deane employees. The Partnership has contracts with external agencies that provide a Home Improvement Agency (HIA) service, a Handyperson service, low cost home improvement loans, and various energy efficiency services. Much of this work involves long term contracts, funding commitments and service level agreements, many of which attract sizable match funding from other organisations that could be jeopardised by a reduction in the capital budget.</p> <p>The current strength of SWPSHP working together as three Councils in collaboration with other organisations (as above) is that capacity, resilience, procurement and performance</p>	

on private sector housing work is maximised within the limited resources available, using:

- SWPSHP staff
- HIA and Handyperson staff
- Third Sector volunteers
- Occupational Therapists
- Supporting People funded services
- External funding sources.

Section four – Evidence and Data used for assessment

- SWPSHP performance data
- Older Persons Evidence 2010
- Housing Market Assessment 2009
- Public Health Report 2008.

Fordham Research was commissioned in July 2010 to undertake a study into the housing and support needs of older people (defined as those aged 55 and over, the qualification age for Council older person services), living in the Housing Market Area (HMA) of Taunton. The Taunton HMA includes the districts of Taunton Deane, Sedgemoor and West Somerset.

There are about 91,000 older people in the Taunton HMA: some 35.9% of the total population, larger than the regional and national average. The number of older people in the HMA is expected to increase by 41.1% in the next 20 years. There are about 51,500 older person only households in the Taunton HMA and in Taunton Deane itself the number of older people is above average and is expected to increase. The Sustainable Community Strategy underlines the housing and support needs of Taunton's older population. It states that Taunton Deane has a higher than average dependency ratio due to there being proportionately more pensioners, and fewer 15 - 44 year olds. The dependency ratio is a measure of the portion of a population who are too young or too old to work. A rising dependency ratio is a concern in many areas that are facing an aging population, since it becomes difficult for pension and social security systems to provide for a significantly older, non-working population.

Estimates suggest that, by 2030, the number of people over 65 with mobility problems and a limiting long term illness will also increase by over 40%. More than a quarter of older households in 2010 reported a 'support need', most commonly for a physical disability. For households who would prefer to stay in their homes, 40% of those who needed adaptations did not have them. A partial reason for this is through a lack of awareness of the service. The Partnership will be resolving this through extensive promotion and through new and established user groups. From experience promotion will generate a 10% uplift. It is important to promote the service as inequalities are generated in pockets of rural outposts. The most commonly required adaptations are a downstairs toilet and handrails. Many older person households with support needs required further adaptations such as a low level shower and stair lift. This all points to a need to increasing DFGs funding, as our partners in SWPSHP have done, in response to these demographics and demands.

Section Five - Conclusions drawn about the impact of service/policy/function on different groups highlighting negative impact or unequal outcomes

Generally

There will be reduced resources available for private sector housing activities and we need to be aware this may mean some groups or communities could be disadvantaged. This reduction will require us to concentrate resources predominantly on existing priority needs and statutory interventions. This process may lead to non-statutory and lower priority preventative private sector housing work not being dealt with. To mitigate this we will need to ensure that SWPSHP staff are equipped to efficiently and effectively identify and address priority needs and statutory housing duties, as well as ensuring that they are continually measuring potential (in)equalities issues. We will also need to ensure early multi-agency referral systems and communication channels are in place for customers who have needs we are unable to meet as a result of these reductions. Not providing effective interventions to improve private sector housing conditions may long term result in a marked deterioration of private sector housing stock, and an inability to tackle one of the key determinants of health and well being, namely the poor housing conditions of vulnerable households who cannot afford to pay repairs themselves. Inability to maintain their home may increase applications from the older population for social housing and potentially towards expensive accommodation based supported housing services. This is at a time when other services are also facing extensive cuts and may not be able to provide the additional support needs that would otherwise have been met through a simple low cost low level intervention such as a disabled adaptation. Currently it is costing in excess of

The £462k of Government grant that we received in 2010/11 for private sector renewal was based on the following:

- 500 private sector properties targeted in Taunton Deane
- 750 vulnerable tenants taken out of fuel poverty
- 250 Category One (trip/fall) hazards removed
- 300 properties brought up to the Decent Homes Standard
- 50 loans to landlords for repairs
- 25 loans for renewable energy
- 25 small works incentive grants.

Government Office for the South West (GoSW) has said this funding will cease next year thus leaving a significant capital funding gap in 2011/12. Whilst we will continue to encourage the Wessex Reinvestment Trust to offer low interest loans to home owners and landlords to improve private sector housing conditions, these loans are:

- means tested on ability to pay but not everyone can afford them
- they incur an interest payment that can put off some applicants
- we currently fund the Wessex route via our private sector renewal capital pot.

If we continue to have no private sector housing renewal funding in the 2011/12 capital budget, this will have an adverse impact on the more vulnerable people in this sector who rely on us to help them improve their living conditions, and bring their homes up to a basic standard of energy efficiency, repair and safety. This will leave us with a legacy of poor housing for the future which will have the potential to go beyond any financial means for rectification in the future if intervention is not made now. This will also have implications for the continuing supply of good quality private sector housing lettings and it will increase the demand for social housing. People who apply for housing who are unable to remain in their current homes, may be forced to seek homelessness assistance from the Council. If found vulnerable under the terms of the homelessness act, the Council will have a duty to re house applicants into social housing, if the property in which they live is not suitable. If the need is urgent this may even result in the Council having to provide temporary accommodation.

The recent Sub-Regional Home Finder Policy Consultation has seen that priority awarded to those with medical conditions has increased, resulting in more people being able to qualify for a 'gold band' status, along side other vulnerable applicants who are unable to remain in their homes. The localism bill also suggests housing more vulnerable people (such as homeless applicants) into the private rented sector. If funding is not provided to increase private sector housing standards to meet at least decent homes levels, challenges on rehousing suitability grounds will almost certainly increase.

Proposed cuts to the Supporting People funding will also significantly affect vulnerable adults via reductions in floating support services. Combined with restraint on the Local Housing Allowances, financial hardship in this sector will increase the number of applicants applying for social housing.

To date, we have not had the opportunity to consult relevant service user groups, customers, and partner organisations who could be affected by a reduction in the 2011/12 private sector housing capital budget, to obtain their views on the potential impacts and outcomes – and what actions they think we should be taking to deal with negative and or unequal consequences.

It is also important to consider the current Corporate Strategy 2010-2013:

Aim 3 : Affordable Housing

Everyone will have access to a decent home at a price they can afford, in a place where they want to live and work

The underlying aims of this objective are to:

- make Taunton Deane a more affordable place to live
- ensure people have sufficient choices of housing
- meet the varied needs of people wanting to live here
- improve housing conditions throughout the Borough
- create homes and communities people are proud of

Key Activities: Improve conditions of the existing private sector and social housing.

Specifically

The reduced resources in the 2011/12 housing capital budget is likely to adversely affect:

- Customer satisfaction with DFGs applications, particularly amongst black, Caribbean, African minorities across the three districts, who have a low take up rate for DFGs
- Customer waiting times for DFGs and the gap between assessment and work approval
- The Landlords Accreditation Scheme – which is designed to improve private rented housing conditions in a sector where Black and Minority Ethnic (BME) households have a higher proportionate presence than in other sectors and tenures in the Borough
- Vulnerable people who are experiencing mental health issues including depression
- Our ability to raise awareness about the importance of improving private sector housing
- Joint working between relevant Council services i.e. housing advice, housing benefit, council tax, private sector and affordable housing, energy efficiency and climate change
- The relatively large group of low income households found to be living predominantly in Victorian dwellings which are comparably thermally inefficient with high fuel bills.
- The availability of renewable energy products that are currently only assisting the able to pay and which are not at the moment affordable for vulnerable low income groups
- The poor response for take up of services in the rural areas of the Borough, despite publicity and web site (services are mainly being taken up by the 55 – 65 age bracket)
- An unacceptably large number and percentage of properties occupied by young families which have one or more Category One Housing, Health and Safety hazards
- Non registered disabled households as DFGs legislation is prescriptive making it a condition that a person can only apply if they can register or are already registered as disabled.
- The ability of the enforcement service to deal with an increasing level of breaches of housing legislation, which could have significant officer and legal costs implications
- The level of property unfitness in the private sector in comparison with other sectors. From information provided by the Joseph Rowntree Foundation, this has been in check whilst private sector intervention was “comparative” from the Local Authority. With reduced funding this could prove divisive in the future between those who could afford repairs and adaptations and those who cannot.

Disability

Investigations will need to be conducted into how accessible and approachable the process for the application facilitation of disabled facilities grants is and identify any improvements needed. We will also need to ensure SWPSHP staff have training in disability discrimination and what it means to be considered to have a disability.

Race

It will be important to be culturally sensitive when providing private sector housing services. Priority interventions and statutory work may not always be the most appropriate and staff training will need to identify these issues and ensure they are considered adequately.

Our statutory responsibility to inspect Housing in Multiple Occupation could inadvertently discriminate against certain ethnic/minority groups. It is important that staff and managers understand how work processes and practices could disadvantage some groups. The

Partnership have carried out an equalities impact assessment on current procedures but will be reviewing them in light of Taunton Deane being part of the Partnership.

Religion or Belief

We need to be mindful of cultural differences and practices and ensure they are considered in private sector housing services.

Gender

Traditionally the skills and knowledge needed for private sector housing work can be associated with male orientated professions. We need to ensure recruitment avoids discrimination and that these judgments are dealt with. Equally we need to ensure that, through this assumption we are not disregarding other skills which may be useful to the work.

We also need to ensure that inspection and enforcement officers are sufficiently trained to be able to deal with any discrimination they may face from customers.

Sexual Orientation

We furthermore need to ensure staff are sufficiently trained around awareness of and issues relating to sexual orientation and how to identify and avoid discrimination on this basis.

Age

We need to ensure we emphasise this is a service for all and ensure staff are trained to avoid preconceived ideas about the needs of different age groups. There is a danger of seeing symptoms as being directly as a result of lifestyle and not housing conditions, and thus help may not be forthcoming. Staff therefore must be sufficiently trained to avoid this, to ensure that information on for example, DFGs is targeted primarily at those groups who could obtain the greatest benefit from this work. In addition, we should not forget that younger people in poor private sector housing conditions are also at risk of poor health and well being outcomes.

Income/Socio-Economic Status

We will need to ensure services are accessible regardless of income and work patterns.

Means tested grants are often not available to those just outside the threshold and some groups are reluctant to apply for grants. Even with support from Wessex Reinvestment Trust applicants can be turned down for low interest loans because they do not have the income to support the required loan to finance the repair and improvement of their home.

We will therefore need to ensure that staff have information on any other sources of funding which may be available to the customer and details on how to apply.

Staff will also need to have a good understanding of discrimination and how it can be avoided.

Geographical Location

Targeting areas, for example, for energy efficiency installation measures, via data mapping exercises, will inevitably discriminate against areas where there has not been an overwhelming need identified. Access to information, advice and assistance for people in rural, isolated areas could also be an issue. We will therefore need to ensure that geographical inequality has been considered when looking at reduced funding and the impact on wider accessibility to support, to avoid the possibility of a “post-code lottery” developing in private sector housing services.

Section six – How will the assessment, consultation and outcomes be published and communicated?

Generally

SWPSHP and the work of the private sector housing team will enable and facilitate people in the Borough to live more independent lives, as well as maintaining and protecting their health and security. This will be achieved primarily through: maximising the benefit of existing service agreements with and funding from other agencies; utilising service efficiency protocols; ensuring specified outputs and outcomes within long term contractual arrangements are fully delivered and any under performance is addressed; and that alternative funding sources are investigated and secured as a matter of urgency.

Data mapping will enable SWPSHP to clearly evidence targeted priorities. All people will be treated equally in this process and the reasons for resource targeting in a particular area will be transparent.

Equalities and diversity monitoring and awareness will be crucial to all service activity and staff recruitment in SWPSHP.

Disability

SWPSHP will improve co-ordination and delivery of DFGs. It will also highlight and improve performance for access to grants to vulnerable people and/or those living in inadequate housing.

Race

Private sector properties are inspected against statutory requirements. This and enforcement standards ensure all people are treated equally. Issues may emerge around the quality of information provided, which is highlighted above.

Gender

Staff and working practices throughout SWPSHP do not differ by gender although it has been identified that staff training may be necessary.

Age

SWPSHP staff are able to intervene and facilitate support in private sector standards to reduce factors that can lead to deprivation, or poor educational achievement in children and young

people.

Geographical Location

SWPSHP will ensure the same service and response wherever a person lives.

Signed: Person/Manager completed by		Signed: Group Manager/Director	
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Capital 1

Impact Assessment Issues and Actions table						
Service area	Strategic Housing		Date	March 2010		
Identified issue drawn from your conclusions	Actions needed – how will your service or policy be amended	Who is responsible?	By when?	Is a monitoring system required?	Groups affected	Expected outcomes from carrying out actions
Customer satisfaction identified a low take up of Disabled Facilities Grants for black, Caribbean, African minorities across the three districts	<ul style="list-style-type: none"> • Discuss with agencies that support those minority groups to establish why they are not accessing the service. • Review data from Somerset Direct to establish numbers and type of people accessing the service 	Partnership Manager	June 2011	Covalent and use of existing customer satisfaction	Race	Improved take up the grants for the minority group
Encourage good relations with private rented sector landlords. Ensure landlords aware of BME issues	Link Strategy to BME involvement; promote landlord accreditation scheme. Promote accreditation with BME community landlords	Partnership Manager	March 2011	<ul style="list-style-type: none"> • Homefinder website • Landlord Accreditation Scheme, customer satisfaction 	Race, Older, Disability, Sexual Orientation, Rural, Gender	More private rented sector accommodation offered to SDC customers
Lack of staff awareness of mental health issues including depression	Promote friends/carers welcome; joint training with MIND/Rethink;	Partnership Manager	September 2011	Policy – “for those potential disadvantaged by CBL”	Older, Race, Disabled,	Customers with depression treated fairly

Capital 1

Explain role of private rented sector	Produce leaflet explaining the role of the private rented sector and how to access it	Partnership Manager	March 2011	Leaflet	Race, Disability, Older, Rural, Sexual Orientation, Gender	More customers obtain private sector housing
Ensure consistency of awareness, advice, procedures from all housing staff	Induction process for all new housing staff (including temporary/agency); clear written procedures; comprehensive training/supervision; review working practices – work smarter	Partnership Manager	March 2011	Written procedures. Minutes from team meetings	Race, Gender, Disability; Sexual orientation, Gender, Rural	Customers receive same level and range of advice whoever they see
Better communication between all council sections in Partnership i.e. housing advice, housing benefit, council tax, private sector housing, affordable housing	Set up meetings to discuss joint working – quarterly benefit meetings; landlord verification scheme with RSLs; reception meeting/customer satisfaction group; joint training; awareness raising sessions	Partnership Manager	December 2010 then ongoing	NI 14 – one phone call	Race, Disability, Sexual Orientation, Gender, Rural, Older	Customers receive a comprehensive joined-up service
Ensure partner agencies have up to date information	Regular meetings with partners including Refuge; check Supported Housing Forum membership	Partnership Manager	January 2011	Minutes of meetings/Supported Housing Forum	Race, Disability, Sexual orientation, Rural, Older	More effective joint working to provide comprehensive service for vulnerable customers
High percentage of low income households found to be living	<ul style="list-style-type: none"> Provide provision for “hard to Treat” homes through product 	Partnership Manager	February 2011	NI187 returns	Race, Disability, Sexual orientation, Rural, Older	Improvement in the living conditions of vulnerable young families

Capital 1

<p>predominantly in Victorian dwellings which are thermally inefficient with high fuel bills. Currently the service does not tackle these households, instead mainly helping the elderly who are not necessarily fuel poor</p>	<p>solutions, grant and loan mechanisms.</p> <ul style="list-style-type: none"> • Change Warm Streets criteria • Better targeting in the rural setting through the use of Forum 21 				<p>persons</p>	
<p>Renewable energy products are currently only assisting the able to pay and are not affordable for the vulnerable low income households</p>	<p>Expand the loan and grant provision for low income households</p>	<p>Partnership Manager</p>	<p>March 2011</p>	<p>NI187 returns, Affordable Warmth Strategy returns.</p>	<p>Age</p>	<p>Reduction in fuel bills and assist in the targets set for climate change</p>
<p>Poor response for take up of services in the rural area of the district, despite publicity and web site. Services mainly being taken up by the 55 – 65</p>	<ul style="list-style-type: none"> • Targeting of the service through mapping GIS • Improve eligibility criteria to tackle specific issues 	<p>Partnership Manager</p>	<p>Already started</p>	<p>Reporting through Flare and MVM</p>	<p>All</p>	<p>Improved take up of services</p>

Capital 1

age bracket						
Large percentage of properties occupied by young families which have one or more Category One hazards. Costs to remedy in excess of £4,000	<ul style="list-style-type: none"> • Target the families through GIS and benefit data • Provide free advice and awareness • Free surgeries • Ensure loans and grant are provided for those most in need 	Partnership Manager	February 2011	GIS, reporting, minutes from meetings	Age	Reduction in Category One hazards
Small percentage of properties occupied by elderly occupants aged 75 and over who have Category One hazards with a cost in excess of £15,000	Majority of stock type already identified, targeted response. Assistance already available	Partnership Manager	December 2010	Reporting through Flare	Age, disability	Reduction in Category One hazards
The Disabled Facilities Grant legislation is prescriptive making it a condition that a person can only apply if they are	Offer discretionary grants to assist a certain client group and raise awareness amongst partner agencies such as the Home Improvement	Partnership Manager	March 2011	Reporting through Flare	Disability, Age	Reduction in the number of people with debilitating illnesses

Capital 1

<p>registerable or registered disabled. There is currently no assistance to assist those who struggle to get in and out of the bath due to chronic arthritis. This accounts for 14% of the non registerable clients</p>	<p>Agency</p>					
<p>The enforcement service is reactive as the resources cannot match the volume of referrals from the Choice Based Lettings system</p>	<p>Improve information to tenants in the area of repairs</p>	<p>Partnership Manager</p>	<p>January 2011</p>	<p>CBL, Homefinder Somerset, Flare</p>	<p>ALL</p>	<p>Improvement in the condition of the private rented sector</p>

Table one; Examples of supporting evidence to Impact tables

<p>Descriptor</p>	<p>Supporting evidence</p>	<p>statistics</p>
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Capital 1

Customer satisfaction survey, uptake by minorities	Customer satisfaction surveys supplied from West Somerset and Disabled Facility Grants	0% uptake from Black families
BME involvement for landlords in Voluntary Landlords Accreditation scheme	Of the landlords surveyed, there was clearly a lack of awareness of tenants in the BME group and of landlords from BME groups taking up the scheme	<ul style="list-style-type: none"> • 0% of landlords surveyed were not aware of BME. • 0% landlords from any BME group
Lack of staff awareness of mental health issues including depression	From interviews with staff	
Better communication between all council sections in Partnership i.e. housing advice, housing benefit, council tax, private sector housing, affordable housing	Conflicting advice from staff identified through the customer feedback form by the public and agencies	30% of advice not consistent amongst Council departments
High percentage of low income households found to be living predominantly in Victorian dwellings which are thermally inefficient with high fuel bills. Currently the service does not tackle these households, instead mainly helping the elderly who are not necessarily fuel poor	Information obtained from Warm Streets. House Condition survey stock data	<ul style="list-style-type: none"> • 33% of low income households in Victorian dwellings. • Refer to Warm Streets data

Impact Assessment form and action table

<p>What are you completing this impact assessment for? E.g. policy, service area</p>	<p>Reduction in Affordable Housing Budget</p>
<p>Section One – Aims and objectives of the policy /service</p>	
<p>The aim of this service is to enable the provision of affordable housing (including rental properties and shared ownership) for those people in Taunton Deane who cannot satisfy their own housing need due to economic disadvantage.</p> <p>This impact assessment looks at the potential impacts of the reduction in available funding on this service of £278k</p>	
<p>Section two – Groups that the policy or service is targeted at</p>	
<p>Local people who are in need of affordable housing.</p> <p>Socially disadvantaged people. Economically disadvantaged people. Households with one or more disabled persons.</p> <p>Households where over occupation occurs.</p>	
<p>Section three – Groups that the policy or service is delivered by</p>	
<p>Registered Social Landlords</p> <p>Developers</p> <p>Taunton Deane Borough Council</p> <p>Homes and Community Agency</p> <p>Architects</p> <p>Rural Enablers</p>	
<p>Section four – Evidence and Data used for assessment</p>	
<p>Housing Need Register (Homefinder Somerset)</p> <p>Fordham Report</p> <p>Localised surveys</p> <p>Local consultations including house to house visits and public meetings.</p> <p>Multiagency group feed back.</p>	

Section Five - Conclusions drawn about the impact of service/policy/function on different groups highlighting negative impact or unequal outcomes

The evidence shows that there are a disproportionate number of disadvantaged groups on the housing waiting list, for example people with disabilities, pregnant families and younger members of society.

A reduction in funds may result in less affordable housing being provided. RSL's may provide this housing without funds from TDBC however this is not known.

There is a potential negative impact that a reduction in this funding would result in disadvantaged groups remaining in their current circumstances thus leading to further social and economic disadvantage.

Section six – Examples of best practise

Signed: Person/Manager completed by	Tim Burton	Signed: Group Manager/Director	
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Capital 2

Impact Assessment Issues and Actions table							
Service area					Date		
Identified issue drawn from your conclusions	Groups affected	Actions needed – how will your service or policy be amended	Who is responsible	By when	Is a monitoring system required	Expected outcomes from carrying out actions	
Knowing our Communities, engagement and satisfaction							
Responsive services and customer care							
Place shaping, leadership and partnerships							
A modern and diverse workforce							