

Taunton Deane Borough Council

Executive – 2 February 2010

Capital Programme 2010/2011 Onwards

Report of the Financial Services Manager

(This matter is the responsibility of the Leader of the Council, Councillor Ross Henley)

EXECUTIVE SUMMARY

This report details the proposed General Fund (GF) and Housing Account (HRA) capital programmes for the period 2010/11 to 2014/15.

For the General Fund the estimated unallocated resources available are £65k, and given these constrained resources the Executive propose to approve no new one-off schemes. The Executive proposes to fund recurring capital schemes by a revenue contribution to capital.

For all Housing schemes, both GF and HRA, the estimated resources available for 2010/11 amount to £6.547m. The proposed capital programmes include expenditure in 2010/11 totalling £6.154m. The projected unallocated resources of £393k are proposed to be carried forward to support the Housing Capital Programme in future years.

1 Purpose

- 1.1 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. The programme is due to be considered by Full Council on 16 February.
- 1.2 An indicative Capital Programme was included within the Budget Consultation Pack that was issued to all Members on 22 December 2009.
- 1.3 The report was considered by the Corporate Scrutiny Board on 21 January 2010.

2 Capital Resources

- 2.1 All capital expenditure has to be financed from either borrowing, capital receipts, capital grants and contributions, or from revenue funds set aside for capital purposes.
- 2.2 The table below provides an overview of the gross estimated resources available for capital investment at the start of 2010/11, plus an indicative forecast of additional resources made available during the year.

	Estimated Balance 1 April £'000	Estimated Additional Resources £'000	Estimated Total Resources 2010/11 £'000
GF Capital Reserve (RCCO funding)	238	249	487
Usable Capital Receipts - General	65	0	65
Usable Capital Receipts - Housing	417	100	517
Grants and Contributions	0	742	742
Supported Borrowing - Housing	0	620	620
General Fund Capital Resources	720	1,711	2,431
HRA Capital Reserve (RCCO funding)	108	735	843
Major Repairs Allowance	0	3,785	3,785
Grants and Contribution	40	0	40
HRA Capital Resources	148	4,520	4,668
Overall Total Capital Resources	868	6,231	7,099

3 General Fund Resources

- 3.1 **Revenue Financing Reserve:** This represents revenue funds that have been set aside to finance capital expenditure. Of the £238,000 sum brought forward, £231,000 is funding committed to the Crematorium Mercury Abatement scheme. The estimated additional resources added in the year takes into account the funding of proposed recurring schemes (as detailed later in this report) at £166,000, plus a further £77,000 related to the above crematorium scheme.
- 3.2 **Usable Capital Receipts – General:** The balance of unallocated capital receipts is small, and represents resources available to the Council. There are currently no additional receipts included during 2010/11, however there is a future capital receipt expected from the sale of the existing Nursery Site. If the sale is completed during 2010/11 this would add to the funds available.
- 3.3 **Usable Capital Receipts – Housing:** This relates to income from the sale of council houses, and officers estimate that there will be only 5 Right to Buy sales in 2010/11. 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.
- 3.4 **Capital Grants and Contributions:** These relate to Regional Housing Grant and Disabled Facilities Grant funding provided by central

government. Members should note that at the time of writing this report the Department of Communities and Local Government has yet to announce the final allocations for 2010/11 but, at this point, officers are estimating that the amounts will be the same as in 2009/10.

- 3.5 **Supported borrowing:** This is borrowing for capital purposes, for which central Government provides revenue support to meet the cost of debt repayment. The estimated amount for 2010/11 is £620k (2009/10 = £620k), related to social housing. As with the grants in the previous paragraph, the final allocation has yet to be announced.

4 HRA Resources

- 4.1 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).

- 4.2 **Major Repairs Allowance:** The MRA is allocated to the Council via the HRA Subsidy. The above table uses the 2010/11 allocation included in the Draft HRA Subsidy Determination. The final determination is likely to be received from DCLG in early February. This forms a significant proportion of the available funding for maintaining the Council's housing stock.

- 4.3 **HRA Capital Reserve:** Where the estimated required major repairs expenditure exceeds the MRA subsidy, the difference is included as an revenue contribution from the Housing Revenue Account. The additional allocation in 2010/11 included in the above capital resources table is an estimate based on the proposed capital programme in this report.

5 Unsupported Borrowing

- 5.1 Where the overall amount of capital expenditure exceeds the available resources, the Council would be required to undertake prudential borrowing for the difference. The Executive on 2 December recommended approval to borrow £770,000 related to a proposed General Fund investment in the Crematorium (see below). If the scheme is approved this, plus any further new loan debt required if capital approvals exceed all other available resources, will only be taken after full consideration of the Authority's treasury management strategy and the indicators prescribed by the Prudential Code.

6 General Fund Capital Programme

- 6.1 The Council approved a Capital Programme for 2009/10 General Fund schemes totalling £1,955k, in February 2009. Slippage from the previous year plus supplementary approvals during the current year has increased the estimated programme expenditure in 2009/10 to £3,088k. Although there have not been any formal decisions to update the approved budget since the original budget was set, the draft capital programme included in this report incorporates the higher amount of expenditure in 2009/10.

6.2 The draft Capital Programme proposed for 2010/11 totals £2.852m. At this stage, this assumes nil slippage from 2009/10.

New Schemes

6.3 Two schemes were supported at the Executive on 2 December 2009, and these are included in the proposed Capital Programme for 2010/11.

	Scheme	Proposed Budget 2010/11 £000
1	Taunton Deane Crematorium Mercury Abatement Scheme. Planned to fund from earmarked reserves £230k, and borrowing £770k.	1,000
2	Play and Youth Projects in Taunton totalling £142,500, funded by a combination of TDBC capital budget, grants from SCC, and S106 contributions. This is shown in the Programme at £92,500, as £50,000 of this is proposed to be funded from a carry forward of capital budget from previous years, which will be confirmed at the end of the current financial year. Assuming the carry forward is approved in due course, the budget for this scheme will increase to the full £142,500.	93
	Totals	1,093

6.4 Due to the limited amount of capital resource currently available the Executive are minded not to approve the following one-off schemes in 2010/11:

	Scheme	Officers Requested Amount £000
1	ICT Network Hardware Replacement	75
2	Wellington Cemetery Extension	30
3	Taunton Cemetery Extension	100
4	Development Control software	3
	Totals	208

6.5 Although these schemes are not included in the current draft budget proposals for 2010/11, it is proposed to include the cemetery extensions in 2012/13. Officers and the Executive are still considering whether the other schemes should be included in later years.

Recurring Schemes

- 6.6 The Executive are minded to fund recurring capital schemes through a specific revenue contribution to capital (RCCO), continuing the policy of recent years, and from external grants where these are received.
- 6.7 The specific RCCO-funded schemes proposed for 2010/11 total £165,000 as shown in the table below. This is an increase of £43,000 on the current year's programme related to ICT hardware replacement in line with the programme approved in February 2009. Members are advised to note that this increase in RCCO has been included in the revenue budget report considered elsewhere on this agenda.

	General Schemes	Approved Budget 2009/10 £000	Proposed Budget 2010/11 £000
1	Leisure Grants to Clubs	45	45
2	Play Equipment – grants to parishes	20	20
3	Replacement Play Equipment	10	10
4	New Play Equipment	10	10
5	Desktop Hardware Replacement	17	60
6	Replacement Car Parking Pay & Display Machines	5	5
7	Replacement Car parking Hand Held enforcement equipment	5	5
8	Taunton Canal Grant (sustainable transport scheme)	10	10
	Totals	122	165

- 6.8 In addition, recurring funding is proposed for General Fund (Non-HRA) Housing schemes. These schemes have previously been funded by a combination of specific government grants, supported borrowing and use of capital receipts from sale of housing stock.
- 6.9 As mentioned previously, at the time of preparing this report the Council's grant allocations for 2010/11 have not yet been confirmed. The proposals included within this report, for the same amount of capital expenditure as in 2009/10, are set out as provisional estimates on the assumption that resources available for financing also continue at the same level as the current year.

	General Fund Housing Schemes	Approved Budget 2009/10 £000	Proposed Budget 2010/11 £000
1	Disabled Facility Grants	450	450
2	Private Sector Renewals Grants	335	335
3	Grants to Residential Social Landlords (RSLs)	809	809
	Totals	1,594	1,594

- 6.10 Further commentary on these housing schemes is included in Appendix C.
- 6.11 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.
- 6.12 The proposed Capital Programme for 2010/11 to 2014/15 is included as Appendix A. Members are being asked at this stage to recommend the proposed 2010/11 programme to Full Council for approval on 16 February. 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.

7 Housing Revenue Account Capital Programme

- 7.1 The table in paragraph 2.2 shows the levels of resources available to finance the proposed Housing Capital Programme for 2010/11, totalling £4.668m. This ensures that the HRA will not have to meet any unsupported borrowing costs (i.e. debt repayment and interest costs).
- 7.2 The proposed HRA Capital Programme for 2010/11 totals £4.560m. Appendix B provides a breakdown of the programme and Appendix C provides further commentary. Members should note this programme will leave resources available to carry forward, to support the future Housing Capital Programmes, of £108,000.
- 7.3 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 to those set out above should be made through the Executive.

8 Recommendation

- 8.1 The Executive is asked to recommend both the General Fund and Housing Revenue Account Capital Programme proposals for 2010/11 to Full Council for approval.

Contact Officers:

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Background Papers:

Members Budget Consultation Pack 2009/10 (brown folder)
Overview and Scrutiny Board Papers 16 April 2009 (Decent Homes item)

Please note:

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

TDBC CAPITAL PROGRAMME 2008/09 ONWARDS

Appendix A

PRIMARY CODE	RESPONSIBLE OFFICER	PORTFOLIO	SCHEME / PROJECT	BUDGET PROFILE				
				2008/09 £	2009/10 £	2010/11 £	2011/12 onwards £	Total
T30	George Stark	CORPORATE	Public Buildings -Disabled Access (aka DDA Works)	0	0	0	18,170	18,170
T31	George Stark	CORPORATE	Energy Conservation/Water Management	0	0	0	43,530	43,530
T53	Claire Bramley	CORPORATE	CCTV Flook House	2,000	0	0		2,000
T58	Fiona Kirkham	CORPORATE	IT Improvements	84,360	59,000	60,000	60,000	263,360
T59	George Stark	CORPORATE	Asbestos Removal	0	0	0	21,650	21,650
W46	Shirlene Adam	CORPORATE	SAP Transformation Project	678,780	0	0		678,780
W47	Shirlene Adam	CORPORATE	Procurement Transformation Project	944,750	0	0		944,750
W48	Shirlene Adam	CORPORATE	Customer Access Initiation	417,130	0	0		417,130
-	Shirlene Adam	CORPORATE	Transformation Project Staff Backfill	67,000	0	0		67,000
		CORPORATE Total		2,194,020	59,000	60,000	81,650	2,456,370
T40	Tony Turner	ECONOMIC	Grass Cutting Equipt.	36,000	0	0		36,000
T41	Tony Turner	ECONOMIC	Vehicle Acquisitions	198,000	138,230	0		336,230
T61	Tim Haynes	ECONOMIC	Parking on Estates	0	0	0	15,000	15,000
T67	Alex Stevens	ECONOMIC	Tone Mill	10,000				10,000
W37	Joy Wishlade	ECONOMIC	Project Taunton - Firepool	302,000	0	0		302,000
W70	Adrian Preist	ECONOMIC	Blackdown Business Park	10,000	0	0	26,200	36,200
W71	Phil Sharritt	ECONOMIC	Business Park Development, Wiveliscombe	0	0	0	150,000	150,000
		ECONOMIC Total		556,000	138,230	0		885,430
T27	Paul Rayson	ENVIRONMENTAL	Wellington Cemetery Extension	0	0	0	6,960	6,960
T74	Ian Clark	ENVIRONMENTAL	Taunton/Bridgwater Canal	10,000	10,000	10,000	10,000	40,000
W12	Paul Rayson	ENVIRONMENTAL	Crematorium - Exension	0	0	0	37,100	37,100
W13	Paul Rayson	ENVIRONMENTAL	Cemetery & Crematorium Car Park Lighting	0	0	0	5,500	5,500
W36	Ian Clark	ENVIRONMENTAL	Neroche Project	14,700	14,700	0		29,400
W43	Paul Rayson	ENVIRONMENTAL	Mercury Abatement Works (Extension and Filters)	85,000	0	0	285,000	370,000
W45	George Stark	ENVIRONMENTAL	Highfields Nursery	510,000	0	0		510,000
W68	Bruce Carpenter	ENVIRONMENTAL	Waste Initiative *	15,000	44,000	0		59,000
		ENVIRONMENTAL Total		634,700	68,700	10,000	344,560	1,057,960
V95	David Whitehead	HOUSING (NON HRA)	Disabled Facilities Grants - Private Sector	350,000	450,000	450,000	450,000	1,700,000
V97	David Whitehead	HOUSING (NON HRA)	Private Sector Renewal Grants	335,000	335,000	335,000	335,000	1,340,000
V99	David Whitehead	HOUSING (NON HRA)	Grants to RSLs	809,000	809,000	809,000	809,000	3,236,000
		HOUSING Total		1,494,000	1,594,000	1,594,000	1,594,000	6,276,000

TDBC CAPITAL PROGRAMME 2008/09 ONWARDS

Appendix A

PRIMARY CODE	RESPONSIBLE OFFICER	PORTFOLIO	SCHEME / PROJECT	BUDGET PROFILE				Total
				2008/09 £	2009/10 £	2010/11 £	2011/12 onwards £	
T01	Karen Hughes	LEISURE	Corporate Priorities - Grants to Clubs	220,900	45,000	45,000	45,000	355,900
T04	Karen Hughes	LEISURE	Corporate Priorities - Play Equipt. Grants to Parishes	88,300	20,000	20,000	20,000	148,300
T05	Karen Hughes	LEISURE	Play Equipt. Replacement	220,370	20,000	20,000	20,000	280,370
T46	Steve Hughes	LEISURE	Taunton Green Multi Use Games Area	0	0	0	8,650	8,650
W09	Steve Hughes	LEISURE	Tennis Centre Extension	0	0	0	8,340	8,340
W39	Steve Hughes	LEISURE	Hamilton Gault Pavillion	425,500	0	0		425,500
W40	Steve Hughes	LEISURE	Galmington Pavillion	425,500	0	0		425,500
W41	Steve Hughes	LEISURE	Vivary Park Tennis Courts	0	0	0	6,200	6,200
W44	Joy Wishlade	LEISURE	Museum Funding Grant	20,000	0	0		20,000
		LEISURE Total		1,400,570	85,000	85,000	108,190	1,678,760
T45	John Lewis	PLANNING	Parking Strategy - Payment Equipment Replacement	1,860	10,000	10,000	11,860	33,720
T60	John Herrington	PLANNING	Contributions to Footpaths and Streetlighting	25,000	0	0	65,200	90,200
T82	John Lewis	PLANNING	Paul St Car Park	0	0	0	100,550	100,550
T86	George Stark	PLANNING	Town Centre Improvements	0	0	0	7,600	7,600
W32	John Lewis	PLANNING	Multi-Storey Car Park - Drying Room	0	0	0	10,000	10,000
W33	John Lewis	PLANNING	Anti Suicide Measures - Paul St Car Park	55,000	0	0		55,000
		PLANNING Total		81,860	10,000	10,000	195,210	297,070
			Total Expenditure	6,361,150	1,954,930	1,759,000	2,323,610	12,651,590

* Includes £44,000 supplementary estimate which has been approved by the Executive but has yet to be formally considered by Full Council.

TDBC INDICATIVE GENERAL FUND CAPITAL PROGRAMME 2010/11 TO 2014/15

Portfolio	Project Name	Revised Estimate 2009/10	Proposed					Total 2010/11 - 2014/15
			Budget 2010/11	Indicative 2011/12	Indicative 2012/13	Indicative 2013/14	Indicative 2014/15	
			£	£	£	£	£	£
Corporate	Public Buildings - Disabled Access (aka DDA Works)	0	0	18,170	0	0	0	18,170
Corporate	Energy Conservation/Water Management	0	0	43,530	0	0	0	43,530
Corporate	IT Improvements	138,150	59,500	59,500	59,500	59,500	59,500	297,500
Corporate	CCTV Flook House	2,000	0	0	0	0	0	0
Corporate	Asbestos Removal	0	0	21,650	0	0	0	21,650
Corporate	SAP Transformation Project	32,450	0	0	0	0	0	0
Corporate	Procurement Transformation Project	114,140	0	0	0	0	0	0
Corporate	Transformation Project Staff Backfill	12,240	0	0	0	0	0	0
Total Corporate		298,980	59,500	142,850	59,500	59,500	59,500	380,850
Economic	Vehicle Acquisitions	138,230	0	0	0	0	0	0
Economic	Parking on Estates	0	0	15,000	0	0	0	15,000
Economic	Tone Mill	6,890	0	0	0	0	0	0
Economic	Blackdown Business Park	0	0	26,200	0	0	0	26,200
Economic	Business Park Development, Wiveliscombe	0	0	150,000	0	0	0	150,000
Total Economic		145,120	0	191,200	0	0	0	191,200
Environmental	Taunton Deane Crematorium - Mercury abatement	0	1,000,000	0	0	0	0	1,000,000
Environmental	Taunton/Bridgwater Canal	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Environmental	Crematorium - Extension	0	0	37,100	0	0	0	37,100
Environmental	Cemetery & Crematorium Car Park Lighting	0	0	5,500	0	0	0	5,500
Environmental	Taunton Cemetery Extension	0	0	0	100,000	0	0	100,000
Environmental	Wellington Cemetery Extension	0	0	0	30,000	0	0	30,000
Environmental	Neroche Project	14,700	0	0	0	0	0	0
Environmental	Mercury Abatement Works (Extension and Filters)	85,000	0	285,000	0	0	0	285,000
Environmental	Waste Initiative	44,000	0	0	0	0	0	0
Total Environmental		153,700	1,010,000	337,600	140,000	10,000	10,000	1,507,600

TDBC INDICATIVE GENERAL FUND CAPITAL PROGRAMME 2010/11 TO 2014/15

Portfolio	Project Name	Revised Estimate 2009/10	Proposed Budget 2010/11	Indicative 2011/12	Indicative 2012/13	Indicative 2013/14	Indicative 2014/15	Total 2010/11 - 2014/15
Leisure	Corporate Priorities - Grants to Clubs	189,770	46,000	46,000	46,000	46,000	46,000	230,000
Leisure	Corporate Priorities - Play Equipt. Grants to Parishes	89,840	20,000	20,000	20,000	20,000	20,000	100,000
Leisure	Play Equipt. Replacement	20,000	20,000	20,000	20,000	20,000	20,000	100,000
Leisure	Play and Youth Projects	562,000	92,500	0	0	0	0	92,500
Leisure	Taunton Green Multi Use Games Area	0	0	8,650	0	0	0	8,650
Leisure	Tennis Centre Extension	0	0	8,340	0	0	0	8,340
Leisure	Vivary Park Tennis Courts	0	0	6,200	0	0	0	6,200
Total Leisure		861,610	178,500	109,190	86,000	86,000	86,000	545,690
Planning	Parking Strategy - Payment Equipment Replacement	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Planning	Contributions to Footpaths and Streetlighting	25,000	0	25,000	25,000	15,200	0	65,200
Planning	Paul Street Car Park	0	0	100,550	0	0	0	100,550
Planning	Town Centre Improvements	0	0	7,600	0	0	0	7,600
Planning	Multi-Storey Car Park - Drying Room	0	0	10,000	0	0	0	10,000
Total Planning		35,000	10,000	153,150	35,000	25,200	10,000	233,350
Sub Total (excluding Housing)		1,494,410	1,258,000	933,990	320,500	180,700	165,500	2,858,690
Housing (Non-HRA)	Disabled Facilities Grants - Private Sector	450,000	450,000	450,000	450,000	450,000	450,000	2,250,000
Housing (Non-HRA)	Private Sector Renewal Grants	335,000	335,000	335,000	335,000	335,000	335,000	1,675,000
Housing (Non-HRA)	Grants to RSLs	809,000	809,000	809,000	809,000	698,000	677,000	3,802,000
Total Housing (Non-HRA)		1,594,000	1,594,000	1,594,000	1,594,000	1,483,000	1,462,000	7,727,000
Grand Totals		3,088,410	2,852,000	2,527,990	1,914,500	1,663,700	1,627,500	10,585,690

PROPOSED HOUSING CAPITAL PROGRAMMES 2010/11 to 2013/14

Area	Revised Estimate 2009/10 £	Indicative Budget 2010/11 £	Indicative Budget 2011/12 £	Indicative Budget 2012/13 £	Indicative Budget 2013/14 £
Decent Homes					
Kitchen Improvements & bathroom fittings }	3,742,550	2,678,000			
Roofing - Pitched - age renewal }					
Roofing - Pitched - early failure }					
Roofing - flat - age renewal }					
Roofing - flat - early failure }	600,000	275,000	3,654,500	3,754,040	3,375,000
Windows & doors }	630,000	602,000			
Electrical Testing - 10 years }					
Rewiring }					
Heating Improvements }	115,000	250,000			
Refurbishments - one-off }					
Sub-total	5,087,550	3,805,000	3,654,500	3,754,040	3,375,000
Other Works					
Integrated Housing Management System	15,000	80,000	15,000	15,000	15,000
Communal TV Aerials	20,710	10,000	0	0	0
Door Entry Systems	36,340	20,000	20,000	20,000	20,000
Aids and Adaptations	290,320	200,000	200,000	200,000	200,000
Soundproofing	37,800	20,000	20,000	20,000	20,000
DDA Work	30,880	20,000	20,000	20,000	20,000
Asbestos Works	58,700	20,000	20,000	20,000	20,000
Works to Priory Depot to support Housing Restructure	108,800	0	0	0	0
Roland Close/Sneddon Grove - renovation works	16,770	0	0	0	0
Choice based lettings system	19,440	0	0	0	0
Cash Incentive Scheme	19,990	0	0	0	0
Lindley House	627,000	0	0	0	0
Sub-total	1,281,750	370,000	295,000	295,000	295,000
Community Alarm Systems	45,000	80,000	45,000	45,000	45,000
Tenants Imps.	9,700	5,000	5,000	5,000	5,000
Disabled Facilities Grants (HRA Stock)	300,000	300,000	300,000	300,000	300,000
Sub-total	354,700	385,000	350,000	350,000	350,000
Total HRA Capital	6,724,000	4,560,000	4,299,500	4,399,040	4,020,000

Note: The Revised Estimate for 2009/10 includes £1.17m slippage from 2008/09

FOR INFORMATION - EXTRACT FROM GF CAPITAL PROGRAMME

General Fund Housing Capital Schemes					
Grants to RSLs	809,000	809,000	809,000	809,000	698,000
Private Sector Renewal Grants	335,000	335,000	335,000	335,000	335,000
Disabled Facility Grants - Private Sector	450,000	450,000	450,000	450,000	450,000
Total GF Housing Capital	1,594,000	1,594,000	1,594,000	1,594,000	1,483,000
Total Housing Capital Programme	8,318,000	6,154,000	5,893,500	5,993,040	5,503,000

Housing Capital Programme 2010/11 Funding (Estimated)	
HRA Schemes	
Major Repairs Allowance	3,784,620
Revenue Contribution to Capital	735,380
Capital Grants	0
Supporting People Reserve	40,000
Total	4,560,000
GF Housing Schemes	
Regional Housing Grant	532,000
Supported Borrowing	620,000
Govt support for Disabled Facility Grants	210,000
Capital Receipts	232,000
Total	1,594,000
Grand Total	6,154,000

Appendix C

Proposed HRA Capital Programme 2010/11 – Additional Information

1 Introduction

1.1 The proposed Capital Programme for 2010/11 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.

1.2 The comments that follow focus on the main items of expenditure set out in Appendix B.

2 Local Authority Owned Stock

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

Ref	Commentary	£'000
a)	<p>Delivering Decent Homes (HP 4, Continued Investment in Management and Maintenance of Housing Stock)</p> <p>A detailed report was submitted to the Overview and Scrutiny Board on 16 April 2009, concerning investment in delivering decent homes. The proposed programme for 2010/11 reflects the content of that report.</p>	3,805
b)	<p>New Housing Management IT System (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</p> <p>This project commenced in 2006/07, however due to some delays in implementation will be complete during 2010/11. Annual upgrades are included in the programme from 2011/12 onwards at a cost of £15k p.a.</p>	80
c)	<p>Communal TV Aerials</p> <p>This scheme is required to complete digitalisation of communal aerials.</p>	10
d)	<p>Door Entry Systems (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</p> <p>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.</p>	20

Ref	Commentary	£'000
e)	<p>Aids and Adaptations (inc parking) (HP 5 Continued Support for Vulnerable Groups)</p> <p>Continued assistance to provide small, essential adaptations to Council dwellings to meet the needs of disabled and elderly tenants.</p>	200
f)	<p>Soundproofing Work (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</p> <p>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.</p>	20
g)	<p>DDA Work</p> <p>In order to ensure that buildings used by the public comply with the Disability Discriminations Act, certain modifications are necessary. Work is concentrating on sheltered scheme meeting halls on a five year programme.</p>	20
h)	<p>Asbestos Investigations (HP 4 Continued Investment in Management and Maintenance of Housing Stock)</p> <p>Work is underway to survey property types within the Housing stock to identify where asbestos based products exist and to compile a register of these.</p>	20
i)	<p>Tenants Improvements and the provision of Community Alarm Systems</p> <p>This budget allows continued investment into the Community Alarm Service, assisting elderly, infirm and vulnerable people to remain in their homes. It also compensates tenants for improvements they have undertaken under the Rights to Compensation legislation when they vacate their homes. The programme includes an annual provision of £50k (£45k + £5k) plus a one off increase of £35k in 2010/11 for upgrading alarm systems to digital.</p>	85
j)	<p>Disabled Facilities Grants (HRA Stock) (HP 5 Continued Support for Vulnerable Groups)</p> <p>These means tested grants are 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. This budget was increased in 2009/10 by £100k to take account of additional demand for DFGs due to changes in SCC policy re care for the elderly.</p>	300
	2010/11 PROPOSED HRA CAPITAL PROGRAMME	4,560

3 General Fund Housing – Private Sector Renewal

3.1 The following housing related schemes are included in the proposed General Fund capital programme, but are included here to provide a full picture of housing related capital expenditure.

Ref	Commentary	£'000
a)	Grants to Registered Social Landlords (HP 1) These grants are given to provide Affordable Housing through RSLs to complement additional funding provided through the Housing Corporation.	809
b)	Private Sector Renewal Grants (HP 3) Grants and supported loans are given on a discretionary basis for essential repairs for Owner Occupiers. Home Aid, the Council's Home Improvement Agency, acts on behalf of vulnerable residents using grants to carry out essential repairs, improvements and adaptations to their homes.	335
c)	Disabled Facilities Grants – Private Sector (HP 5) Disabled and elderly Owner Occupiers qualify for mandatory means tested grants for large, essential adaptations to their homes based on recommendations made by Occupational Therapists. Again this budget was increased by £100k in 2009/10 to fund the expected additional demand for DFGs due to changes in SCC policy re care for the elderly.	450
	2010/11 PROPOSED GF HOUSING CAPITAL PROGRAMME	1,594

4 Total Housing Capital Programme

4.1 Taking into account both HRA and GF capital investment, the total proposed housing capital programme is **£6.154m**.