

Taunton Deane Borough Council

Executive – 6 February 2013

Draft Capital Programme Budget Estimates 2013/2014

Report of the Financial Services Manager (Southwest One)

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

Important - please note:

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

1 Executive Summary

This report presents the Executive's 2013/14 Draft Budget for the General Fund and Housing Revenue Account Capital Programme for recommendation to Full Council for approval on 26 February 2013.

The Draft Budgets are as presented to Corporate Scrutiny on 24 January 2013, with the exception of the addition of further information on the proposed Creechbarrow Road Project (see separate report on the agenda for this meeting).

The **Draft General Fund Capital Programme proposes expenditure of £3,930k**. This incorporates previously approved schemes (for Car Park Repairs, Taunton Swimming Pool Refurbishment, and a loan to Somerset County Cricket Club) totalling £2,773k. Additional schemes totalling £1,157k is included for a range of schemes such as IT, vehicles and plant, play equipment, Disabled Facilities Grants and support for affordable housing development.

The **Draft HRA Capital Programme includes recommended expenditure of £19,572k**, including: £7,705k on maintenance and improvement of existing homes and facilities; £4,200k for investment in new social housing; and £7,667k for new housing development at Creechbarrow Road in the Halcon Estate

2 Purpose

- 2.1 The purpose of this report is to enable the Executive to review and confirm its final budget proposals for the General Fund and HRA Capital Programmes, for recommendation to Full Council on 26 February 2013.

3 2012/13 General Fund Capital Programme

- 3.1 In December 2012 the Government provided a further allocation of £95,850 Disabled Facilities Grant (DFG) funding to the Council for the current financial year. It is recommended that this sum is allocated as a Supplementary Estimate, increasing the approved 2012/13 Capital Budget for DFGs from £696,880 to £792,730.

4 2013/14 Draft General Fund Capital Programme

- 4.1 In December, Members were provided with the initial draft capital programme ideas as part of the Members Budget Consultation Pack. The draft programme at this stage is minimalist. This is to enable Members to fully debate the capital priorities and funding for the wider capital programme alongside the development of the Council's business plan and longer term capital investment requirements. It is important that the Council's very limited Capital Resources are channelled at key projects – and we don't yet have a complete picture of our spending need but we recognise the spending need currently outweighs the funding available.
- 4.2 The Draft General Fund 5-Year Capital Programme 2013/14 to 2017/18 totals £7,337k. This includes future schemes that have already been approved during this year, plus further funded schemes as identified in the Members' Budget Consultation Pack. The following table shows the schemes included in the 2013/14 Draft Programme.

Table 1: Draft General Fund Capital Programme 2013/14 to 2017/18

Project	Budget Approval £k	13/14 £k	14/15 £k	15/16 £k	16/17 £k	17/18 £k	Total £k
Schemes Approved During 2012/13							
Orchard Car Park (Paul Street Multi Storey) Major Repairs	503	126	126	126	125	0	503
Swimming Pool Refurbishment	1,270	1,270	0	0	0	0	1,270
Loan to Somerset County Cricket Club	1,000	1,000	0	0	0	0	1,000
Subtotal	2,773	2,396	126	126	125	0	2,773
Schemes Submitted for Approval:							
Annual RCCO Funded Schemes							
PC Refresh	60	60	60	60	60	60	300
Members IT Equipment	4	4	4	4	4	4	20
DLO Vehicles	180	180	180	180	180	180	900
DLO Plant	23	23	23	23	23	22	114
Waste Containers (until 2016/17)	50	50	50	50	50	0	200
Play Equipment – Grants to Clubs	46	46	46	46	46	46	230
Play Equipment – Grants to Parishes	20	20	20	20	20	20	100
Play Equipment – Replacement	20	20	20	20	20	20	100
Subtotal	403	403	403	403	403	352	1,964
Grant Funded Schemes							
Disabled Facilities Grant	287	287	300	310	320	310	1,527
Affordable Housing Funded Schemes							
Grants to Registered Providers (Affordable Housing)	349	349	425	171	0	0	945
Capital Receipt Funded Schemes							
Taunton/Bridgwater Canal Grant	10	10	10	0	0	0	20
Revenue Reserve Funded Schemes							
Gypsy Site (site to be confirmed)	108	108	0	0	0	0	108
Sub-total	1,157	1,157	1,138	884	723	662	4,564
Total Funded Schemes	3,930	3,553	1,264	1,010	848	662	7,337

4.3 At this stage, Members are being asked to approve budget allocations for £3,930k of capital expenditure. £3,553k of this some is currently estimated to be required in 2013/14. The shaded area in the above table identifies expenditure requirements from capital bids provided by services, including indicative estimates for 2014/15 to 2017/18 that will be subject to approval within future budget reports.

Capital Schemes Explained

4.4 **Orchard Car Park Major Repairs £503.5k:** Major repair work is required to extend the car park life and prevent closure. The amount currently set aside for this project is based on an initial estimate of the costs and affordability. This project has already been approved by Full Council during 2012, with

expenditure scheduled within the Initial Programme period. The project is funded by revenue contributions (RCCO) over the next 4 years.

- 4.5 **Station Road Swimming Pool Refurbishment £1,270k:** This project is for investment in Station Road Swimming Pool in order for it to continue to remain attractive to users. There will be a total refurbishment and modernisation project to include the changing rooms; reception area; and upgrade of pool plant. This was approved by Full Council on 11 December 2012, and is proposed to be funded by a £500k grant from Sport England with the balance from Capital Receipts.
- 4.6 **Loan to Somerset County Cricket Club £1,000k:** The Council is proposing to lend the Cricket Club £1m to help with the development of the Old Pavilion to incorporate a media centre and increase seating capacity. Full Council approved the principle of the loan on 11 December 2012.
- 4.7 **PC Refresh £60k:** This provides a budget of £60k per year for an annual refresh of desktops and laptops owned by the Council. A five year rolling programme for the refresh of these assets will be in place for 2013/14. This is being funded from a yearly RCCO from the general fund.
- 4.8 **Members IT Equipment £4k:** This provides a budget of £4k per year for the purchase of laptops and other IT Equipment for existing and new Members when required. This is funded from a yearly RCCO from the general fund.
- 4.9 **DLO Vehicle Replacement £180k:** This provides the DLO with a budget of £180k per year for the cost of the rolling programme of vehicle replacement. This is funded from a yearly RCCO which is recovered from the DLO.
- 4.10 **DLO Plant £23k:** This provides the DLO with a budget of £23k per year to replace small capital items of plant and equipment. This is funded from a yearly RCCO which is recovered from the DLO.
- 4.11 **Waste Containers £50k:** This provides an annual budget of £50k to purchase new and replacement waste and recycling containers (bins, boxes) as part of the ongoing costs of the Somerset Waste Partnership. The bid is up to 2016/17 and is funded from a yearly RCCO from the general fund.
- 4.12 **Grants to Clubs £46k:** This provides an annual budget of £46k to enable the Council to give capital grants towards funding of village halls, community centres and sports clubs improvements and additions. The funding usually acts as leverage for the clubs to obtain significant additional funding from other sources. This is funded from a yearly RCCO from the general fund.
- 4.13 **Grants to Parishes £20k:** This provides an annual budget of £20k to enable the Council to give capital grants to parishes to support the improvement of their play facilities. This is funded from a yearly RCCO from the general fund.

- 4.14 **Replacement Play Equipment £20k:** This is an annual budget of £20k for the replacement of TDBC-owned play equipment. This is funded from a yearly RCCO from the general fund.
- 4.15 **Disabled Facility Grants (Private Sector) £287k:** The Council has a statutory duty to provide grants to enable the adaptation of homes to help meet the needs of disabled residents. The grants are means-tested and central government provide a contribution towards the Council's costs via a grant. This part of the budget is funded from a yearly grant from Central Government. For 2013/14 the government grant is currently estimated to be £287k but the final allocation may not be known until March 2013. It is assumed the grant will increase slightly in later years.
- 4.16 **Affordable Housing Grants to Registered Providers £349k:** There is an opportunity to help fund the delivery of 7 affordable housing units in Priorswood Road in conjunction with Aster Homes in 2013/14. In later years this will help fund other affordable housing projects. This part of the funding has come from the sale of a house and an affordable housing receipt from the sale of Mount Street Nursery.
- 4.17 **Taunton & Bridgwater Canal Grant £10k:** This is an annual grant made to Somerset Waterways to enable the canal path and use of the waterways to be improved. The grant is for 2013/14 and 2014/15 only.
- 4.18 **Gypsy Site £108.5k:** This is a grant received from Central Government to assist Local Authorities with the purchasing of gypsy sites. This is one off funding and currently expected to be spent in 2013/14.
- 4.19 The Executive are requested to consider for approval the Capital Programme for 2013/14 and note the indicative position for future years. The 2013/14 Programme is fully funded from estimated available resources and existing borrowing approvals – see below.

5 Funding the Initial General Fund Capital Programme

- 5.1 Funding for capital investment by the Council can come from a variety of sources
- Capital Receipts
 - Grant Funding
 - Capital Contributions (e.g. from another Local Authority/s.106 Funding)
 - Revenue budgets/reserves (often referred as RCCO – Revenue Contributions to Capital Outlay)
 - Borrowing
- 5.2 The estimated balance of uncommitted funds as at March 2013 is £3,465k (see Table 3 below). This includes the allocation of New Homes Bonus funding to date as capital resources. In addition, further resources are projected to be available during the 5-Year term of the Programme e.g. through annual revenue budget contributions.

Project	Opening Balance £k	13/14 £k	14/15 £k	15/16 £k	16/17 £k	17/18 £k	Total £k
Planning Delivery Grant							
Projected Funding Available	46	0	0	0	0	0	46
Funding of Capital Programme		0	0	0	0	0	0
Uncommitted Balance	46	0	0	0	0	0	46
Capital Grant Reserves							
Projected Funding Available	0	787	300	310	320	310	2,027
Funding of Capital Programme		-787	0	0	0	0	-787
Indicative Expenditure		0	-300	-310	-320	-310	-1,240
Uncommitted Balance	0	0	0	0	0	0	0
RCCO – Annual Budget							
Projected Funding Available	0	529	529	528	528	353	2,467
Funding of Capital Programme		-529	0	0	0	0	-529
Indicative Expenditure		0	-529	-528	-528	-353	-2,467
Uncommitted Balance	0	0	0	0	0	0	0
RCCO – Earmarked Reserves							
Projected Funding Available	108	0	0	0	0	0	108
Funding of Capital Programme		-108	0	0	0	0	-108
Uncommitted Balance	108	-108	0	0	0	0	0
Borrowing							
Projected Funding Available	0	1,000	0	0	0	0	1,000
Funding of Capital Programme		-1,000	0	0	0	0	-1,000
Uncommitted Balance	0	0	0	0	0	0	0
TOTALS							
Projected Funding Available	2,425	2,416	929	938	948	763	10,793
Funding of Capital Programme		-3,553	-126	-126	-125	0	-6,304
Indicative Expenditure		0	-1,138	-883	-723	-663	-3,407
Uncommitted Balance	2,425	-1,137	-335	-71	100	100	1,082

5.4 As Table 3 shows the projected capital resources for the next five years is sufficient to fund the Draft Capital Programme and leave a balance of c£1.1m uncommitted, therefore the 2013/14 Capital Programme and indicative requirements for the subsequent four years are affordable on this basis.

Funding Sources Explained

5.5 **Housing RTB Receipts:** This represents a proportion of the projected capital receipts from the sale of council houses, which is proposed to be allocated to support General Fund housing schemes.

5.6 **Capital Receipts Affordable Housing:** These are capital receipts that are ring-fenced to be spent on affordable housing initiatives. There is currently an uncommitted balance of £945k due to the sale of the ex-Nursery site and Ruskin Close.

- 5.7 **Capital Receipts General:** This is the Capital Receipts Reserve where non-ringfenced income from the sale of General Fund assets is held. The current balance mainly comprises the proportion of income from the sale of Mount St Nursery that is not ring-fenced for affordable housing purposes and following the set aside to reimburse the cost of the new Nursery as previously agreed.
- 5.8 **Growth Point Grant Funding:** This represents the remaining balance of Growth Point funding which is to be allocated for Project Taunton schemes.
- 5.9 **Planning Delivery Grant:** This represents a small balance of Planning Delivery Grant which is available to support capital projects.
- 5.10 **Capital Grants Reserve:** The capital grants received from Central Government have been reduced significantly during the current Spending Review period. The Council is expecting a £287k grant in 2013/14 from Central Government specifically to fund Disabled Facilities Grants. This is an estimate as the funding is usually announced in March each year (after the budget has been set). The Council is also applying for funding of £500k from Sport England to contribute towards the cost of Station Road swimming pool refurbishment. The Council will find out whether the application is successful in March 2013.
- 5.11 **Revenue Contributions (RCCO) – Annual Budget:** The Council's draft budget includes an annual sum to fund capital expenditure from General Fund Revenue resources. This fund includes the ongoing provision for recurring schemes (e.g. play grants), the provision for major repairs of the Orchard Multi-storey Car Park, plus the funding for DLO vehicles plant and equipment which is recovered from the DLO trading account.
- 5.12 **Revenue Contributions (RCCO) – Earmarked Reserves:** This represents revenue resources that have been set aside in previous years to fund capital projects. The balance included above is specifically for the provision of a gypsy site that was initially received as a grant from government.
- 5.13 **Borrowing:** Capital expenditure that cannot be funded from other sources will be funded through capital borrowing. During 2012 the Council approved borrowing of £1m to fund the proposed loan to Somerset County Cricket Club. The costs of this borrowing are passed on to SCCC through the loan agreement.

6 Unfunded Bids

- 6.1 Section 5 and 6 above set out the proposed Initial Capital Programme that is to be considered for recommendation to Full Council for approval in February.
- 6.2 In addition to this, services have identified a number of projects that have yet to be prioritised. There are also a number of projects that may come out of the Infrastructure Delivery Plan and Property Services review which will need to be considered as part of an updated 5-year programme, as soon as relevant

information is available to enable effective prioritisation of capital investment proposals and remaining available resources. Such proposals will be presented for Members' consideration as soon as possible during 2013/14. Table 4 sets out below – for information only at this stage – the bids that have been received but are not included in the Initial Capital Programme.

Table 4: Capital Bids Not Included in Initial Capital Programme

Project	13/14 £k	14/15 £k	15/16 £k	16/17 £k	17/18 £k	Total £k
Environmental Services						
Taunton Crematorium – Book of Remembrance	15	0	0	0	0	15
Taunton Cemetery Extension	50	50	0	0	0	100
Wellington Cemetery Extension	0	0	50	0	0	50
Crematorium Chapel Roof	0	90	90	0	0	180
Housing Services						
Grants to Registered Providers	0	0	254	425	425	1,104
Disabled Facilities Grants	163	170	180	190	220	923
Private Sector Health and Safety	22	24	26	28	30	130
Energy Efficiency	25	140	160	180	180	685
Landlord Accreditation Scheme	60	60	60	60	60	300
Wessex Home Improvement Loans	90	120	180	180	180	750
Deane Helpline Lifeline	30	31	31	31	32	155
Total Unfunded Bids 2013/14 – 2017/18	455	685	1,031	1,094	1,127	4,392

Unfunded Capital Schemes Explained

- 6.3 **Crematorium Book of Remembrance Cabinet £15k:** An additional book of remembrance cabinet is needed as currently two volumes of the books of remembrance are on display but a third volume is needed soon. The current cabinet is not fire resistant or very secure so needs replacing, it is also very difficult for disabled access.
- 6.4 **Taunton Cemetery Extension £100k:** The cemetery needs to be extended in order to maintain the provision of new graves for burial. The current section is filling up and work needs to begin for new sections to be opened. The land is already owned by the council but requires a ditch to be piped and filled and paths, roads, drainage etc need to be created.
- 6.5 **Wellington Cemetery Extension £50k:** The cemetery needs to be extended in order to continue providing new graves for burial. A task and finish group proposed a compulsory purchase of land adjacent to the existing cemetery. There is currently around 9 years burial space available.

- 6.6 **Crematorium Chapel Roof £180k:** This project is to replace the crematorium chapel roof so there are no leaks and it will provide better insulation. The current roof currently requires regular repair work so the time is coming to replace the roof completely.
- 6.7 **Affordable Housing Grants to Registered Providers £1,104k:** There is an opportunity to help fund the delivery of 7 affordable housing units in Priorswood Road in conjunction with Aster Homes in 2013/14. In later years this will help fund other affordable housing projects.
- 6.8 **Disabled Facility Grants (Private Sector) £923k:** This request for funding is in addition to the DFG expenditure that is funded by grant funding from central government, which is included in the Initial Capital Programme i.e. it is a requested top up to the budget to be funded from local capital resources. The Council has a statutory duty to provide grants to enable the adaptation of homes to help meet the needs of disabled residents. The grants are means-tested.
- 6.9 **Private Sector Housing Projects £1,865k:** Consists of the following schemes: Private Sector Homes Health and Safety, Energy Efficiency, Landlord Accreditation Scheme, and Wessex Home Improvement Loans. These projects will be delivered through the Somerset West Private Sector Housing Partnership (SWPSHP).
- 6.10 **Deane Helpline Lifeline £155k:** This is for the purchase of Lifeline units to be installed in customers' homes. The Deane Helpline has experienced significant growth in the past year so these units will be needed to maintain growth. The bid is to fund a yearly increase of 30 customers which will bring in around an additional £7k of income. The costs would be recovered from the Deane Helpline Trading Account.
- 6.11 The total for unfunded bids is £4,392k over the 5-year period. Compared with the £1,082k available resources balance as identified in Table 3, there is funding gap of £3,310k. This funding gap is expected to grow significantly once all bids are received.
- 6.12 There is an option to consider using future New Homes Bonus Grant allocations for 2014/15 onwards. The projected annual grant is between £2m-£3m from 2014/15 onwards, and currently £392k of the grant is committed each year for the annual revenue budget.
- 6.13 Other funding options include Community Infrastructure Levy (for certain prescribed projects), borrowing or using general reserves, as well as seeking external sources of finance.

Risks and Uncertainty

- 6.14 **Infrastructure Delivery Plan:** The Initial Capital Programme currently excludes infrastructure projects identified through the Infrastructure Delivery

Plan. Options for funding these types of projects could include: regional growth fund; local investment plan; new homes bonus; community infrastructure levy; local sustainable transport fund; lottery funding and funding from TDBC. The total expenditure on infrastructure required identified in the Infrastructure Delivery Plan up until 2018 is £54m, which includes items to be funded by SCC, TDBC and the Health Sector.

- 6.15 **Property Services:** The property services team have identified £1.5m of priority capital maintenance to be carried out between 2013/14 and 2016/17. Some work needs to be done to identify what has already been budgeted for in the revenue budgets and the Retained Property Manager is looking at various options to reduce the capital maintenance required. There has also been £472k of non-priority capital maintenance identified. The retained property manager is also assessing the need for this expenditure.
- 6.16 **Swimming Pool:** Members are aware that options related to swimming pools provision in Taunton are currently under review. The Draft Programme does not include a budget request at this stage.
- 6.17 **Capital Financing Reserve:** A detailed analysis of the balance on this reserve is currently being carried out. It is possible this could increase the available uncommitted resources available to fund the programme.

7 2013/14 Draft Housing Revenue Account Capital Programme

- 7.1 The proposed Draft HRA Capital Programme 2013/14 totals £19.6m. This is part of a 5-Year Capital Expenditure Estimate of some indicative £50.2m for the period 2013/14 to 2017/18.
- 7.2 Members are aware that a significant amount of work was undertaken last year to produce a 30-year projection of capital expenditure requirements within the HRA as part of the extensive preparation for the move to HRA Self Financing. This culminated in the approval of a 30-Year Business Plan which included the capital investment requirements over the long term. The Business Plan has since been updated following a review during 2012 and the updated Plan was approved by Full Council in December 2012. The Draft 2013/14 HRA Capital Programme reflects the priorities as set out in the updated Plan.
- 7.3 Table 5 shows the Draft 5-Year Programme for the schemes included in the 2013/14 proposed Programme. As well as expenditure on ongoing capital maintenance and improvements, the programme this year includes expenditure on new council housing – an exciting development under new powers available under localism and self financing.

Table 5: Draft HRA Capital Programme 2013/14 to 2017/18

Project	Budget Approval £k	13/14 £k	14/15 £k	15/16 £k	16/17 £k	17/18 £k	5-Year Total £k
Capital Maintenance and Improvements							
Major Works	5,701.4	5,701.4	5,701.4	5,701.5	5,735.5	5,735.4	28,575.2
Improvements	735.6	735.6	735.6	735.6	701.6	701.6	3,610.0
Related Assets	124.2	124.2	124.2	124.2	124.2	124.2	621.0
Exceptional Extensive Works	258.8	258.8	258.8	258.8	258.8	258.8	1,294.0
Disabled Adaptations	525.0	525.0	551.3	578.8	607.8	638.1	2,901.0
IT Improvements	200.0	200.0	200.0	100.0	0	0	500.0
Extensions	160.0	160.0	160.0	160.0	160.0	160.0	800.0
Subtotal	7,705.0	7,705.0	7,731.3	7,658.9	7,587.9	7,618.1	38,301.2
Social Housing Development Programme	4,200.0	2,100.0	2,100.0	?	?	?	4,200.0
Creechbarrow Road Project	7,667.0	5,000.0	2,667.0	0	0	0	7,667.0
TOTALS	19,572.0	14,805.0	12,498.3	7,658.9	7,587.9	7,618.1	50,168.2

7.4 Members are being asked to approve total Capital Expenditure of £19,572k. This comprises the Capital Maintenance and Improvement Works Programme budget for 2013/14 at £7,705k, plus £4,200k for Social Housing Development Phase 1 sites, and £7,667k for the Creechbarrow Road Project (see separate report presented at this meeting). Shaded amounts for 2014/15 – 2017/18 are indicative only at this stage.

Table 6: Major Works

Project	Expected Units	Total Cost 2013/14 £
Door Entry Systems		150,000
Windows	100	250,000
Roofs	250	1,400,000
Bathrooms – 3 months @ 6 per week	72	250,000
Bathrooms – 9 months @ 8 per week	288	1,000,000
Kitchens	120	600,000
Doors	1,100	423,600
Fascias, Soffits, Rainwater Goods		600,000
Heating		656,000
Hard Wire Lifeline Replacement	1,000	100,000
Fire Safety works in communal areas		250,000
Contingency		21,800
Total Major Works 2013/14		5,701,400

7.5 A description of each of the projects detailed in the table is as follows:

- Door Entry Systems: This is for the installation of door entry systems in all

blocks of flats.

- Windows: This project is to replace the oldest double glazed windows.
- Roofs: Roofs are replaced as and when required, it is anticipated that 250 roofs will be replaced in 2013/14.
- Bathrooms: This is for the replacement of bathrooms that are not up to standard. It is anticipated that 360 bathrooms will be replaced in 2013/14.
- Kitchens: This is for the replacement of kitchens that are not up to standard. It is anticipated that 120 kitchens will be replaced in 2013/14.
- Doors: This project replaces doors for better energy conservation and security issues. It is anticipated that 1,100 doors will be replaced in 2013/14.
- Fascias, Soffits and Rainwater Goods: This is for replacement where necessary.
- Hard Wired Lifeline Replacement: This is for the replacement of the Hard Wired systems with Lifelines that are installed Council Dwellings.
- Fire Safety Works in Communal Areas: This is to fund works identified on the TDBC action plan following the fire last year in the communal area of a block of flats. The action plan was accepted by the Fire Service.

Table 7: Improvements

Project	Total Cost 2013/14 £
Sustainable Energy Fund	227,700
Environmental Improvements	155,300
Revise Bathroom Location	36,200
Other External Insulations	5,100
Tenants Improvements Allowance	5,000
Heating Upgrades	244,200
Door Entry	62,100
Total Improvements 2013/14	735,600

- 7.6 This line in the capital programme also contains a number of areas of improvement spend identified through the HRA business plan. The detail of this budget is expected to be as shown in Table 7 above but changes can be approved by the Theme Manager:

Table 8: Related Assets

Project	Total Cost 2013/14 £
Meeting Hall Improvements (General Disabled Adaptations and Fire)	50,000
Garages	50,000
Sewage Treatment Plants	24,200
Total Related Assets 2013/14	124,200

- 7.7 This line in the capital programme is for work to non dwelling assets such as garages and sewage treatment works. All garages are currently being surveyed to enable decisions to be made on future use and will be used to draw up a programme of repair. There will also be a survey of the sewage treatment works. The budget allocated to related assets is expected to be spent as per Table 8 above.

Exceptional/Extensive Works

- 7.8 This project is for works such as asbestos removal and subsidence works to the Council's non traditional properties. Survey work will be routinely undertaken every 5 years.

Disabled Facilities and Aids and Adaptations

- 7.9 This is an annual recurring budget for small and large scale home aids and adaptations in tenants' homes where there are mobility issues. This budget is demand led by requests from tenants or through recommendations by occupational therapists or other healthcare professionals. Applications are made through the Somerset West Private Sector Housing Partnership.

IT Systems and software improvements

- 7.10 There are four business critical software applications used to run the HRA which are Academy, Codeman, Abris and SAP. As part of the DLO transformation the DLO will replace their system COSY which will involve changes to Academy and the existing interfaces between SAP. The Codeman system also needs replacing. There is a three year programme of work to complete the changes required.

Extensions

- 7.11 This budget is to provide the HRA with additional means of helping to alleviate the housing need of those who are living in overcrowded conditions by providing two storey extensions. It is anticipated that TDBC could provide approximately 4 two-storey extensions per year. Decisions will be made on the basis of need, property type and return on investment.

Social Housing Development Programme

- 7.12 It is proposed to establish a Social Housing Development Programme (SHDP) – Phase 1 Sites within the HRA Capital Programme from 2013/14. Through approval within the HRA Business Plan, Members have supported investment in the provision of new housing investment within the HRA. As reported to Full Council on 11 December, work has progressed to identify sites that may be suitable for development.

- 7.13 Latest indications are that approximately 31 new units are feasible on four Phase 1 sites, at an approximate cost of £4.03m. The Health and Housing Theme Manager is continuing to progress the feasibility study to identify firm opportunities for investment in the near term.

- 7.14 The Proposed HRA Capital Budget, is therefore expected to include a proposed "Social Housing Development Programme – Phase 1" (SHDP) budget in the region of £4.2m, including a relatively small contingency of

£170k. The timing of the expenditure is not known with certainty at this stage but it is assumed for budgeting purposes that 50% will be incurred in 2013/14 with the remaining 50% in 2014/15. This spending will be in addition to the £7.7m of ongoing capital maintenance and improvements to existing stock. Decision making arrangements for individual schemes will operate as set out in the Social Housing Development Fund – Interim Development Policy, as approved in the Business Plan; operating within the overall SHDP budget once approved.

- 7.15 It is proposed that this SHDP Capital Budget will be funded through a combination of the Social Housing Development Fund (revenue budget), Capital Receipts, and borrowing – see section 8 below.

Halcon North Regeneration – Creechbarrow Road Project

- 7.16 A separate report on the proposed Creechbarrow Road project is included on the agenda for this meeting. This report includes the details of the proposed scheme. Members are being asked to approve capital expenditure of £7,667k to deliver the project. This expenditure is likely to be phased over the next two years – the current profile shown is an early indicative estimate which is subject to change.

8 Funding the Draft HRA Capital Programme

- 8.1 It is proposed that the HRA capital programme will effectively be funded in two parts.
- 8.2 The ongoing capital maintenance and improvement will be fully funded from the Major Repairs Reserve (the account that holds accumulated depreciation charges from the HRA Revenue Budget). This is in effect funded by an annual charge to the HRA revenue budget each year.
- 8.3 It is proposed that this SHDP Capital Budget will be funded through a combination of:
- Revenue Contribution – from the Social Housing Development Fund
 - Capital Receipts – from Right to Buy and other HRA asset sales
 - Borrowing
- 8.4 Social Housing Development Fund revenue budget is projected to accumulate £1.6m from 2012/13 to 2014/15. Although a proportion of this fund will be needed for revenue costs associated with Housing Development, the majority can be used to fund the capital costs of acquiring or building new housing as part of the SHDP. It is proposed that the Health and Housing Manager works with the Finance Advisory service to establish the most economical way of using the Social Housing Development Fund (SHDF) and capital borrowing by the HRA, to provide the funds necessary to deliver the identified schemes.
- 8.5 The following figures provide a draft of the potential funding structure for the SHDP included in the Draft Capital Programme:

Table 9: Social Housing Development Programme Indicative Funding

	2013/14 £k	2014/15 £k	Total £k
RCCO - Social Housing Development Fund	1,000	400	1,400
HRA Capital Receipts	100	300	400
Borrowing	1,000	1,400	2,400
	2,100	2,100	4,200

- 8.6 Borrowing will be required in order to fund the planned expenditure, as insufficient resources will have accumulated in the Social Housing Development Fund to fund the total spending 'up front' from revenue resources. However, it is proposed that the SHDF in future years is 'top sliced' to fund the principal and interest repayments for this borrowing so that there is no impact on HRA reserve working balance. Although the above table includes the use of capital receipts it is proposed to recommend in principle that borrowing for the up to £2.8m be approved for this scheme, providing flexibility on the eventual funding mix to be used for this scheme. This is affordable within the current Business Plan projections.
- 8.7 Based on borrowing £2.4m over 30 years (per the above table), the average estimated annual costs for principal repayments plus interest in a full year would be in the region of £160k-£175k per year.

Halcon North Regeneration – Creechbarrow Road Project

- 8.8 As referred above, the Draft Capital Programme includes a significant new project to provide new housing at Creechbarrow Road (Halcon). The details of the project are included in a separate report on the agenda for this meeting. The Executive is requested to agree in principle to approve the expenditure within the overall Capital Programme, with the potential to fund the scheme wholly from borrowing – subject to final scheme proposals being completed. This is within the current borrowing headroom for the HRA, and is considered affordable within the overall business plan.

HRA Capital Debt Position

- 8.9 In March 2012 the Council had to borrow £85.2m to 'buy-out' of the old HRA Subsidy system and move to Self-Financing. This added to the £14.5m residual debt within the HRA from the previous system. As previously reported, the Government have set a 'debt cap' as part of this move, which limits the total amount of capital debt the HRA can hold. The overall capital debt position for the HRA is summarised as follows:

	£k
Historic Capital Financing Requirement (HRA CFR)	14.5
Self financing debt	85.2
Current HRA Capital Financing Requirement (capital debt balance)	99.7
Borrowing "headroom"	16.1
Capital Borrowing/Debt Limit	115.8

- 8.10 The HRA Business Plan has been set on the basis that the total existing HRA debt balance of £99.7m will be repaid by 2030. The HRA Revenue budget includes provision for the related principal and interest costs, and the Business Plan indicates this repayment model remains affordable.
- 8.11 As the table above shows there is sufficient borrowing headroom to permit the potential additional borrowing of £2.4m from the SHDP Phase 1 developments and £7.6m for the Creechbarrow Road scheme. This headroom is projected to increase as the self financing settlement debt is redeemed.

9 Corporate Scrutiny Comments

- 9.1 The Draft General Fund and HRA Capital Programmes were presented to Corporate Scrutiny on 24 January for review and comment, and for the committee to suggest any recommended amendments to the Executive's Draft Capital Budget.
- 9.2 There were no specific amendments to the Draft Budget formally recommended by the Committee.
- 9.3 The following comments were provided:
- The inclusion of the proposed expenditure on Gypsy site provision was welcomed;
 - Supportive of the new opportunities to invest in social housing provision within the HRA.

10 Finance Comments

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

11 Legal Comments

- 7.1 Managers have considered legal implications in arriving at the draft proposed budget for 2013/14.

12 Links to Corporate Aims

- 12.1 The draft budget proposals for 2013/14 have been prepared with consideration to links with the Corporate Aims and HRA Business Plan. Further work is required to update the capital programme when further capital bids are submitted, and these will need to be prioritised against the new Corporate Business Plan.

13 Environmental and Community Safety Implications

- 13.1 Environmental and community safety implications have been considered in arriving at the draft budget proposals for 2013/14.

14 Equalities Impact

- 14.1 Equalities Impact Assessments have been undertaken on proposed budget savings items where appropriate, in line with the Council's statutory obligations. See Appendix A.

15 Risk Management

- 15.1 The risks associated with the proposed budget have been considered by services when preparing capital bids.

16 Partnership Implications

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

17 Recommendations

- 17.1 The Executive recommend approval by Full Council of a Supplementary Estimate of £95,850 in the 2012/13 Capital Programme for Disabled Facilities Grants, to be funded by additional Government grant received in December 2012.
- 17.2 The Executive recommend approval by Full Council of General Fund Capital Programme Budget of £3,930,000. Of this amount, £3,553,000 is budgeted to be spent in 2013/14 with the remainder in the following three years.
- 17.3 The Executive recommend approval by Full Council of the HRA Capital Programme of £19,572,000. Of this amount, £14,805,000 is budgeted to be spent in 2013/14 with the remainder in the following two years.

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Background Papers:

Executive 14 November 2011 – Review of HRA Business Plan 2012-2042

APPENDIX A

EQUALITY IMPACT ASSESSMENTS 2013/14

- Private Sector Housing Capital Budget
- HRA Disabled Facilities Grants and Aids & Adaptations Capital Budget

Equality Impact Assessment – Private Sector Housing 2013/14 Capital Bids

Responsible person	<i>Paul Harding & Vikki Hearn</i>	Job Title: Corporate & Client Lead And Strategy Officer
Why are you completing the Equality Impact Assessment? (Please mark as appropriate)	Proposed new policy or service	
	Change to Policy or Service	
	Budget/Financial decision – MTFP	√
	Part of timetable	
What are you completing the Equality Impact Assessment on (which policy, service, MTFP proposal)	The Council is being asked to provide financial support for disabled facilities grants and other private sector housing interventions in 2013/14.	
Section One – Scope of the assessment		
What are the main purposes/aims of the policy?	<i>The strategic objectives of private sector housing work are to: improve the health and well being of vulnerable people; reduce fuel poverty; bring empty properties back into use; increase the supply and affordability of good quality private rented accommodation; reduce the number of households with preventable ill health and housing inequalities; improve housing conditions; deal with inadequate energy efficiency and carbon emissions ratings; and ensure local people have sufficient choices of housing to meet their needs, at a standard and price they can afford, where they want to live.</i>	
Which protected groups are targeted by the policy?	<i>The 2013/14 private sector housing capital budget is designed to support and meet the needs of a wide customer base, and is targeted at all the protected groups including: Age; Disability. Gender Reassignment; Pregnancy and Maternity; Race; Religion or belief; Sex; Sexual Orientation; Marriage and civil partnership.</i>	
What evidence has been used in the assessment - data, engagement undertaken – please list each source that has been used The information can be found on....	<p>Evidence and Data used for assessment</p> <ul style="list-style-type: none"> • Private Sector housing staff performance data • Joint Strategic Needs Assessment 2011 • Older Persons Evidence 2010 • Housing Market Assessment 2009 • Public Health Report 2008. <p>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</p>	

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 proportion 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 ageing 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 these 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. One reason for this is through a lack of awareness of the adaptations service. SWPSHP will be resolving this through extensive promotion and through new and established user groups. From experience, adaptations promotion will generate an uplift of demand of around 10%. 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 support adaptations funding in 2013/14, as our partners in other councils have done for next year, in response to these changing demographics and demands

Section two – Conclusion drawn about the impact of service/policy/function/change on different groups highlighting negative impact, unequal outcomes or missed opportunities for promoting equality

All Groups:

If resources are limited for private sector housing activities we should be aware this will mean some groups or communities could be disadvantaged: not having

a range of effective interventions to improve private sector housing conditions will 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 homes will increase applications from the older population for social housing and potentially towards expensive accommodation based supported housing services. This is at a time when relevant partner organisations are also facing extensive cuts and may not be able to provide the more costly housing support that would otherwise have been met through a simple low cost low level intervention such as a disabled adaptation.

The 2013/14 capital budget proposals, namely, disabled facilities grants, home improvement loans, energy efficiency, Somerset West Landlord and Tenants Services (SWELT) including landlord accreditation, and health and safety, are designed to achieve positive outcomes for 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. If we do not do this it 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 major and costly implications for the continuing supply of good quality private sector housing lettings and it will increase the demand for social housing, at a time when pressure on private rented housing has never been greater – through increasing housing market demand and costs and thus the likely displacement of its traditional, benefits dependant market by households who can afford to pay higher rents.

People who apply for housing, if they 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 house applicants if the property in which they live is not suitable. This is significant because 41% of all owner-occupied homes in the Borough fail the very basic Decent Homes standard (all social housing meets this) and 28% of all homes in this sector have a hazard that poses a serious health and safety risk to the occupant. The council has a statutory duty to identify and eliminate these hazards. There is also a significant fuel poverty issue in this sector: an estimated 17% of all owner-occupied homes have sub-standard energy efficiency ratings and an estimated 25% of private housing occupants are in fuel poverty in Taunton Deane.

The previous Home Finder Lettings Review 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 Act 2011 also allows the council to house vulnerable people (such as homeless applicants) into the private rented sector with one offer of accommodation. If adequate funding is not provided to improve private sector housing standards to meet at least decent homes levels, legal challenges to the council on homelessness housing suitability grounds will almost certainly increase. Cuts elsewhere to housing support funding will also significantly affect vulnerable adults via reductions in floating support services. Combined with housing and benefit changes, financial hardship in this sector is likely to increase the number of vulnerable applicants applying to the council for housing assistance and advice.

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 2013/14 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. However, the anticipated main impacts on specific groups are:

Age:

A further reduction in 2013/14 capital funding to help vulnerable private sector housing residents will have an adverse impact on the independence, health and well-being of older people which will, in turn, increase their need for care and support services. Improvements to private sector housing properties to facilitate independent living, energy efficiency, better housing conditions, and housing functionality, will allow older people to live more meaningful lives in their own homes for longer – and thus for housing standards in this sector to move closer to those in the social housing sector, leading to a more balanced housing market. Understanding older people’s position in the housing market is important: around 75% of older people (aged 55+) in the Borough live in private sector housing and more than 25% of these reported a “support need,” most commonly for a physical disability, yet 40% of older person households did not already have an existing adaptation in their home. Health and social care policy encourages older people to remain living at home, but their living costs are under extreme pressure from fuel and food price inflation, and declining pension values in real terms.

A further reduction in 2013/14 capital funding will also be to the detriment of vulnerable younger people who have traditionally been housed in private rented sector housing, often in houses that are occupied by more than one household. This group is already being discriminated against by national changes in local housing allowances and welfare benefit reforms, and will increasingly be displaced from this sector by upward pressures on rents and the impact of the EDF nuclear power station development. Therefore, mitigating this locally is important for this group. Apart from making full use of our statutory housing powers to tackle dangerous and poorly maintained private rented homes, we should also be raising management and maintenance standards in this sector, through landlord accreditation, attracting energy efficiency funding and through “invest to save” schemes and low-interest loans to encourage owners to improve their homes.

Disability:

Disabled households benefit greatly in increased mobility and independence from disabled facilities grants. Reducing the 2013/14 capital budget will increase customer waiting times for adaptations and therefore cause unnecessary discomfort and distress to disabled people, when we should be doing our utmost to deal with the disadvantages faced by this group. This would be a missed opportunity for promoting equality and more equal outcomes for disabled people.

Race:

It is important to be culturally sensitive when providing private sector housing services, and statutory and/or enforcement interventions are not always the not appropriate in achieving equitable equality outcomes, particularly for households living in this sector for whom English is not their first language. For example, our statutory responsibility to inspect houses occupied by multiple households could inadvertently discriminate against minority ethnic groups in private rented sector housing where Black and Minority Ethnic (BME) households have a much higher proportionate presence than in other housing sector and tenures in the Borough. It is also significant that of the private landlords surveyed in Taunton Deane, there was a relatively low level of awareness of the needs of BME groups and how discrimination against them could be avoided and/or dealt with. Consequently, reducing the 2013/14 private sector housing budget, particularly for the new landlord accreditation scheme, which is designed to promote better, more equal treatment of private rented tenants, would be racially disadvantageous.

Sex:

No obvious direct impact identified although it is recognised that women generally have longer life expectancy than men and may therefore be a group which benefit most from the interventions outlined above and any reduction in funding for these interventions could disproportionately impact more female than males.

I have concluded that there is/should be:

No major change - no adverse equality impact identified	
Adjust the policy	Actions will be identified that will help mitigate the impacts identified above.
Continue with the policy	
Stop and remove the policy	

Reasons and documentation to support conclusions
Actions will be put in place to limit the actions as far as possible.

Section four – Implementation – timescale for implementation

Private Sector Housing Service Plan 2013/14. This will involve quarterly monitoring of: performance against budget; key service measures; and service outcomes.

Section Five – Sign off

Responsible officer: Paul Harding & Vikki Hearn
Date: 16th January 2013

Management Team
Date

Section six – Publication and monitoring

Published on

Next review date

Date logged on Covalent

Action Planning

The table should be completed with all actions identified to mitigate the effects concluded.

Actions table					
Service area	Strategy	Date	2013/14		
Identified issue drawn from your conclusions	Actions needed	Who is responsible?	By when?	How will this be monitored?	Expected outcomes from carrying out actions
Reduction and/or loss of 2013/14 private sector housing capital funding support	Identify alternative sources of funding and any "invest to save" projects that can increase external income, produce cashable savings, and pay back any investments	Partnership Manager	June 2013 and on going from then	Somerset West Private Sector Housing Board quarterly reports	<p>Extra money released that can be used to support and influence key private sector housing priorities beyond 2013/14</p> <p>Services maintained for vulnerable private sector residents in future</p> <p>Effective, lower cost private sector housing interventions in quantitative terms (property conditions and living standards) and qualitative terms (how satisfied residents are in this sector).</p>
Significance of age, disability, race and sex equality groups in private sector housing activities	Raise awareness of characteristics of all these protected groups in relation to local housing market	Joint Housing Group	September 2013	Scrutiny and information reports, staff briefings and housing briefings	Easily understood and accessible data and information on protected groups and specific characteristics in private housing

Identified issue drawn from your conclusions	Actions needed	Who is responsible?	By when?	How will this be monitored?	Expected outcomes from carrying out actions
Ensure consistency, accessibility and equality of all advice and assistance given by council staff to private sector housing residents	Induction process for all new staff (including any temporary/agency staff); clear written procedures; effective staff supervision; and regularly reviewing all customer satisfaction returns and comments	Partnership Manager	April 2013 and ongoing from then	Quarterly Housing Partnership Board reports	Private sector housing residents receive the same level and quality of advice and assistance, irrespective of who they are, where they live, and who they deal with
The strategic need for the council to intervene in and influence the local housing market and thus ensure better private sector housing conditions, costs, and choices for local people in need	Critically assessing affordability, choices of housing, the varied housing needs of local residents, and housing conditions, in the context of changing housing market conditions, public funding, and national housing policy	Joint Housing Group	April 2013 and ongoing from then	Executive, Scrutiny and Partnership Board reports	A greater understanding and shaping of the local housing market .
Ensure effective communications, monitoring and equality protocols with relevant partner organisations	Regular meetings with relevant partner organisations; a common understanding of priorities and pressures; initiatives to utilise complimentary work skills and experience; joint awareness and information exchange sessions	Partnership Manager	June 2013 and ongoing from then	Partnership Board	More effective joint working and focus on priorities, better use of limited resources and consensual, co-operative approach to challenges in private sector housing

Identified issue drawn from your conclusions	Actions needed	Who is responsible?	By when?	How will this be monitored?	Expected outcomes from carrying out actions
The specific needs of older home owners in the local housing market	Evaluation of housing needs and choices for older people beyond the traditional adaptations and small repairs at home approach	Strategic Housing Officer's Group	August 2013	Executive, Scrutiny and Partnership Board reports	Explore measures and potential housing options for older home owners who are equity rich but struggling with limited income and poorer quality of life

Equality Impact Assessment – HRA Disabled Facilities Grants and Adaptations (minor works) 2013/14 Capital Bids

Responsible person	<i>Paul Harding & Vikki Hearn</i>	Job Title: Corporate & Client Lead And Strategy Officer
Why are you completing the Equality Impact Assessment? (Please mark as appropriate)	Proposed new policy or service	
	Change to Policy or Service	
	Budget/Financial decision – MTFP	√
	Part of timetable	
What are you completing the Equality Impact Assessment on (which policy, service, MTFP proposal)	The Council is being asked to provide financial support through the Housing Revenue Account (HRA) for disabled facilities grants and minor disabled works aids and adaptations in Council owned HRA properties in 2013/14	
Section One – Scope of the assessment		
What are the main purposes/aims of the policy?	<i>One of the strategic objectives of the HRA Business Plan 2012-42 is to tackle deprivation by continuing support for a range of vulnerable people.</i>	
Which protected groups are targeted by the policy?	<i>The 2013/14 HRA disabled facilities and adaptations budget is designed to support and meet the needs of a wide tenant customer base, and is targeted at all the protected groups including: Age; Disability. Gender Reassignment; Pregnancy and Maternity; Race; Religion or belief; Sex; Sexual Orientation; Marriage and civil partnership.</i>	
What evidence has been used in the assessment - data, engagement undertaken – please list each source that has been used The information can be found on....	<p>Evidence and Data used for assessment</p> <ul style="list-style-type: none"> • Joint Strategic Needs Assessment 2011 • Older Persons Evidence 2010 • Housing Market Assessment 2009 • Public Health Report 2008. <p>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 Taunton Deane, Sedgemoor and West Somerset.</p> <p>There are about 91,000 older people in the Taunton HMA: some 35.9% of the total population, larger than the regional</p>	

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 proportion 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 ageing 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 these 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. One reason given for this is a lack of awareness of the adaptations service provided by the Somerset Private Sector Housing Partnership (SWPSHP). We will be resolving this through extensive promotion and through new and established user groups, including the Tenant Services Management Board and the Tenants' Forum. From experience, disabled facilities and adaptations promotion will generate an uplift of demand of around 10%. It is important to promote this service to deal with any inequalities that have been identified. The most commonly required adaptations are a downstairs toilet and handrails. Some older person households with support needs required further minor works adaptations such as a low level shower and stair lift. This all points to a need to continue to support HRA disabled facilities and adaptations funding in 2013/14, in response to these changing demographics and demands.

Section two – Conclusion drawn about the impact of service/policy/function/change on different groups highlighting negative impact, unequal outcomes or missed opportunities for promoting equality

The anticipated main impacts of a reduction in 2013/14 HRA disabled facilities grants and adaptations funding on specific groups are:

Age:

A reduction in 2013/14 capital funding to help vulnerable HRA households will have an adverse impact on the independence, health and well-being of older council tenants which will, in turn, increase their need for care and support services. Disabled facilities grants and minor works adaptations to council owned HRA housing properties to facilitate independent living will allow older, more vulnerable tenants to live meaningful, fulfilled lives in HRA homes for longer.

Disability:

Disabled households benefit greatly in increased mobility and independence from disabled facilities grants and minor works adaptations. Reducing the 2013/14

HRA budget for this will increase customer waiting times and therefore cause unnecessary discomfort and distress to disabled people, when we should be doing our utmost to deal with the disadvantages faced by this group. This would be a missed opportunity for promoting equality and more equal outcomes in the HRA.

I have concluded that there is/should be:

No major change - no adverse equality impact identified	
Adjust the policy	Actions will be identified that will help mitigate the impacts identified above.
Continue with the policy	
Stop and remove the policy	

Reasons and documentation to support conclusions

Section four – Implementation – timescale for implementation

Section Five – Sign off

Responsible officer: Paul Harding & Vikki Hearn Date: 16th January 2013	Management Team Date
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Section six – Publication and monitoring

Published on

Next review date	Date logged on Covalent
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Action Planning

The table should be completed with all actions identified to mitigate the effects concluded.

Actions table					
Service area	Strategy		Date	2013/14	
Identified issue drawn from your conclusions	Actions needed	Who is responsible?	By when?	How will this be monitored?	Expected outcomes from carrying out actions
Awareness of disabled facilities grants and disabled adaptations for HRA tenants	Promotion of disabled adaptation service provided by the Somerset West Private Sector Housing Partnership for HRA tenants	Partnership Manager	April 2013 onwards and ongoing	Monthly performance monitoring of demand for disabled facilities grants and adaptations from HRA tenants	Raised awareness amongst the Tenant Services Management Board and the Tenants' Forum of the Partnership service Identification of any inequalities
The specific equality needs of older and disabled HRA tenants	Identify housing equalities, needs and choices for older and disabled HRA tenants to supplement the grants and adaptations approach	Housing Services Manager	August 2013	Tenant Services Board, Executive, Scrutiny and Partnership Board reports	Explore measures and potential housing options for older HRA tenants struggling with limited income and poor quality of life but who want to stay put
Ensure consistency, accessibility and	Induction process for all new staff (including any temporary/agency	Partnership	April 2013 and	Quarterly Housing	HRA tenants receive the same level and quality of advice and assistance,

equality of all advice and assistance given by council staff to HRA tenants	staff); clear written procedures; effective staff supervision; and regularly reviewing all customer satisfaction returns and comments	Manager	ongoing from then	Partnership Board reports Tenant Services Management Board	irrespective of who they are, where they live, and who they deal with
The significance of age and disability in meeting equalities responsibilities	Raise awareness of characteristics of all these protected groups in relation to wider housing market and how this links to the local authority strategic housing role	Housing Services Manager	September 2013	Tenant Services Management Board, Scrutiny and information reports, staff briefings and housing briefings	Easily understood and accessible data and information on protected groups and their specific characteristics in the HRA Raised awareness of our responsibilities to these protected groups and how these duties can be discharged within the HRA