

Taunton Deane Borough Council

Executive – 5 February 2014

Draft Capital Programme Budget Estimates 2014/2015

Report of the Assistant Director - Resources

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

IMPORTANT NOTICE FOR MEMBERS

In order for this item to be debated in the most efficient manner at the Executive meeting, Members are requested to contact the Named Contact Officers in advance of the meeting with queries regarding points of detail or requests for further supporting information.

1 Executive Summary

The purpose of this report is for the Executive to consider and finalise its Draft Budget proposals for the 2014/15 General Fund and Housing Revenue Account Capital Programmes, for recommendation to Full Council on 25 February 2014.

The **Draft General Fund Capital Programme proposes additional expenditure of £684k in 2014/15**. This will give approval for the highest priority schemes, to be funded from existing capital resources, providing for Disabled Facilities Grants and essential investment in replacement vehicles, plant and equipment for a range of services.

The above is in addition to the £2,040k capital expenditure that was approved for 2014/15 (and £264k for 2015/16) that was approved by Full Council on 10 December 2014 for Firepool Access, S106 Affordable Housing schemes and the Chapel Roof (Taunton Cemetery). The recommended Total Capital Programme for 2014/15 is therefore increased to £2,724k with a further £264k in 2015/16.

The **Draft HRA Capital Programme includes recommended expenditure of £7,750k**, with £6m on major works to maintain housing standards including replacement kitchens, bathrooms, doors and windows, fascias and soffits and heating systems, plus £1.75m on improvements and other service related costs including disabled facilities, aids and adaptations, IT systems and

extensions. A further **£500k Social Housing Development Programme** is included to support investment in new housing stock, fully funded from the Social Housing Development Fund within the HRA Revenue Budget.

2 Background

- 2.1 The purpose of this report is to enable Corporate Scrutiny to consider the Draft General Fund Programme and HRA Capital Programmes, and provide comments to the Executive for their consideration in preparing its final budget proposals for recommendation to Full Council. The Executive is due to finalise its proposals at its meeting on 5 February 2014, and the final budget will be recommended for approval to Full Council on 25 February 2014.
- 2.2 In December 2013 Full Council approved the prioritisation framework for capital schemes, reflecting the issues flagged by Members as being important during the Corporate Business Plan review process. The prioritisation system was developed in order to ensure that the Council's very limited Capital Resources are channelled at key projects. This framework has been applied in arriving at the proposed Capital Programme for 2014/15:

Priority	
1	Business Continuity (corporate / organisational)
2	Statutory Service Investment (to get to statutory minimum / contractual / continuity)
3	Growth (top 5)
4	Transformation
5	Others

3 2013/14 General Fund Capital Programme

- 3.1 The Council approved a Capital Programme for General Fund schemes totalling £3.930m in February 2013 (£3.553m was expected to be spent in 2013/14). Slippage from the previous year plus supplementary budget approvals during the year increases the Current Budget to £17.469m. The 2013/14 Budget is contained within the information included in Appendix A.

4 2014/15 Draft General Fund Capital Programme

- 4.1 At Full Council on 10 December 2013 Members approved £2,040k capital expenditure for 2014/15 (and £264k for 2015/16) for Firepool Access, S106 Affordable Housing schemes and the Chapel Roof (Taunton Cemetery).
- 4.2 Further bids for capital expenditure have been received for 2014/15 and these have been considered against the prioritisation framework, as set out in the Budget Consultation Pack issued to all Members on 23 December 2013 and subsequently in the report to Corporate Scrutiny on 21 January 2014.
- 4.3 The proposed additions to the General Fund Capital Programme for 2014/15 total £684k. The Executive is minded to support the Priority 1 or 2 schemes in

view of the currently available capital resources, together with the Priority 5 scheme for the Taunton & Bridgwater Canal capital grant. The table below sets out the additions based on the prioritised bids.

Table 1: Draft Capital Programme 2014/15 Additional Approvals

Project	2014/15 £k	Priority				
		1	2	3	4	5
DLO Schemes:						
DLO Vehicles	187		187			
DLO Plant	23		23			
General Schemes:						
PC Refresh	60	30	30			
Members IT Equipment	4	4				
Waste Containers	50		50			
Play Equipment – Replacement	20		20			
Disabled Facilities Grant	310		310			
Deane Helpline	20		20			
Taunton/Bridgwater Canal Grant	10					10
Total Funded Schemes	684	34	640	0	0	10

Capital Schemes Explained

- 4.4 **DLO Vehicle Replacement £187k:** This provides the DLO with a budget for the cost of the rolling programme of vehicle replacement. This is funded from a yearly RCCO which is recovered from the DLO.
- 4.5 **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.
- 4.6 **PC Refresh £60k:** This provides a budget of £60k per year for an annual refresh of desktops and laptops owned by the Council.
- 4.7 **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.
- 4.8 **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.
- 4.9 **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.
- 4.10 **Disabled Facility Grants (Private Sector) £310k:** 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 2014/15 the Government Grant is currently estimated to be £310k but the final allocation may not be known until March 2014.

4.11 **Deane Helpline £20k:** This is for the purchase of Lifeline units to be installed in customers homes.

4.12 **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.

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 Table 2 below summarises the proposed funding of the proposed Capital Programme for 2014/15.

Table 2: Funding of the 2014/15 Capital Programme

General Fund	Expected Balance 2014/15 £k	Funding 2014/15 Schemes £k	Remaining Funding 2014/15 £k
DLO			
DLO Vehicle Sales	7	(7)	0
DLO RCCO	203	(203)	0
General Funding			
General Fund RTB Receipts	266	0	266
Government Grants	310	(310)	0
Revenue Contribution to Capital (RCCO)	200	(164)	36
TOTAL Funding	986	(684)	302

Funding Sources Explained

5.3 **DLO Vehicle Sales:** This represents receipts from the sale of DLO vehicles in previous years.

- 5.4 **DLO RCCO:** 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.
- 5.5 **General Fund 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 Grants Reserve:** The Council is expecting a £310k grant in 2014/15 specifically to fund Disabled Facilities Grants (DFG's). This is an estimate as the funding is usually announced in March each year (after the budget has been set). This year the grant is being rolled into the Integration Transformation Fund (ITF) and it will be up to the commissioners of the fund – the Clinical Commissioning Group (CCG) and Somerset County Council (SCC) to decide how the money is spent. It is understood the DFG pot is ringfenced for DFG's so the Council should received the grant it is expecting.
- 5.7 **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.

6 Unfunded Bids (priority 3-5 bids)

- 6.1 The following table sets out the bids that have been received for 2014/15, which the Executive is currently not minded to recommend for approval (there are also further Growth-related bids shown in Table 4 below).

Table 3 – Capital Bids Not Included in Proposed Capital Programme

Project	2014/15 £k	Priority				
		1	2	3	4	5
General Schemes						
Grants to Clubs	46					46
Play Equipment – Grants to Parishes	20					20
Disabled Facilities Grant	160					160
Wellington Cemetery	50					50
Taunton Cemetery	100					100
Crematorium Cabinet	15					15
Private Housing – Landlord Accreditation/Loans etc	320					320
Private Housing – Category 1 Hazards	24					24
Cycle Path, Hankridge	50					50
Schemes with currently unknown						

Project	2014/15 £k	Priority				
		1	2	3	4	5
costs:						
ICT Infrastructure	?	?				
Gypsy Provision	?					?
Total Funded Schemes	785	0	0	0	0	785

Unfunded Capital Schemes Explained

- 6.2 **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.
- 6.3 **Play Equipment - 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.
- 6.4 **Wellington Cemetery Extension £50k:** The cemetery needs to be extended in order to continue providing new graves for burial. There is currently around 5 years burial space available. The Council needs to identify some suitable land and new legislation requires that land the Council already owns is considered first.
- 6.5 **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 work to be done to make the area suitable for burial. This will include: the provision of a water supply in a number of locations, a shelter, a network of paths, drainage, treatment of the ground for weeds etc, mapping and hedging. The burial space is expected to run out in the next 2 years.
- 6.6 **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.
- 6.7 **Private Sector Housing Projects £320k and £24k:** 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).

- 6.8 **Cycle Path - Hankridge £50k:** This is for a £50k contribution to Sustrans to buy some land to build a cycle path from Ruishton to Hankridge.

Growth Related Capital Schemes

- 6.9 In addition to the above general schemes, and as reported to Council on 10 December 2013, CMT have prioritised the 'Top 5' growth-related capital projects as those schemes that would be recommended to Members assuming the necessary funding sources can be identified. These are large schemes that are not currently affordable from existing capital resources. The first-ranked scheme (Firepool Access £1,500k) was approved by Members in December and is included in the already-approved Capital Programme. The remaining four highest ranked schemes are shown below.

Table 4: Bids Submitted for Growth Schemes (All Priority 3)

Project	Cost £k	Priority				
		1	2	3	4	5
Growth Schemes						
Firepool Infrastructure and Planning	3,500			3,500		
Toneway Corridor Improvements (incl Creech Castle)	23,120			23,120		
J25 Improvements	9,240			9,240		
Taunton Strategic Flood Alleviation Work	15,000			15,000		
Total	50,860			50,860		

- 6.10 The Executive has included a recommendation in the General Fund Revenue Budget report (see separate item on this agenda) to allocate £1.6m of the 2014/15 New Homes Bonus Grant to support growth and regeneration priorities. Although the schemes above are not presented for approval at this stage, Members could decide to allocate the New Homes Bonus Grant as a potential source of funding towards the above schemes in future.

7 2014/15 Draft Housing Revenue Account Capital Programme

- 7.1 The proposed Draft HRA Capital Programme 2014/15 totals £7.75m for Maintenance and Improvement schemes, plus £500k for the Social Housing Development Programme in 2014/15. *[Note this £500k item has been added since the Corporate Scrutiny meeting, simply to provide the approval to spend the Social Housing Development Fund within the HRA on capital schemes.]* This is part of a 5-Year Capital Expenditure Estimate of some £37.9m for the period 2014/15 to 2018/19.
- 7.2 This does not include slippage from the current financial year. Any slippage on the current year programme will be recommended to Members for a Budget Carry Forward as part of the year end Outturn Report in June 2014.
- 7.3 Members are aware that a significant amount of work has been undertaken in previous years to produce and update 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 is reviewed every year, and includes the capital investment requirements over the long term. The Draft 2014/15 HRA Capital Programme reflects the priorities as set out in the updated Plan.

- 7.4 Table 4 shows a summary of the projected capital investment profile over the next five years.

Table 4: Estimated HRA Capital Programme Investment 2014/15 to 2018/19

	2014/15	2015/16	2016/17	2017/18	2018/19	5-Year Total
	£k	£k	£k	£k	£k	£k
Capital Programme	8,250	7,515	7,415	7,415	7,324	37,919

- 7.5 Members are being asked to approve the Capital Maintenance and Improvement Works Programme budget for 2014/15 at £7,750k, plus £500k for the Social Housing Development Programme. Shaded amounts for 2015/16 – 2018/19 are indicative only at this stage.

- 7.6 Table 5 shows a breakdown of the total capital programme for 2014/15. This is then broken down into further detail in tables 6, 7 and 8.

Table 5: Draft HRA Capital Programme 2014/15

Project	Total Cost £
Major Works (see table 6)	6,049,000
Improvements (see table 7)	567,000
Related Assets (see table 8)	80,000
Exceptional Extensive Works	259,000
Disabled Facilities Grants and Aids and Adaptations	435,000
IT Systems and Software Improvements	200,000
Extensions	160,000
Total Capital Maintenance and Improvement Schemes	7,750,000
Social Housing Development Programme	500,000
Total Proposed HRA Capital Programme 2014/15	8,250,000

Major Works

- 7.7 This line in the capital programme covers a number of areas of spend. The council is required to maintain decent homes standards ensuring items such as bathrooms, kitchens, doors, windows and heating are replaced as and when needed.
- 7.8 The budget for major works has been identified through making a number of assumptions as to what will need to be replaced and what work is able to be done in line with the business plan.
- 7.9 The detail used to make up the budget is shown in the table below and this is

what the budget line is expected to be spent on. This is subject to change depending on factors such as contractor availability, any changes to the profile of spend will be agreed with the Director for the service.

Table 6: Major Works

Project	Total Cost 2014/15 £
Door Entry Systems	128,000
Windows	100,000
Roofs	275,000
Bathrooms	790,000
Kitchens	1,161,000
Doors	500,000
Fascias, Soffits, Rainwater Goods	1,200,000
Heating	1,670,000
Fire Safety works in communal areas	225,000
Total Major Works 2014/15	6,049,000

7.10 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.
- Bathrooms: This is for the replacement of bathrooms as and when required.
- Kitchens: This is for the replacement of kitchens as and when required.
- Doors: This project replaces doors for better energy conservation and security issues.
- 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.

Improvements

7.11 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 the table below but changes can be approved by the Director:

Table 7: Improvements

Project	Total Cost 2013/14 £
Sustainable Energy Fund	227,700
Environmental Improvements	155,300
Tenants Improvements Allowance	5,000
Unadopted Areas	44,000
Lifts	135,000
Total Improvements 2014/15	567,000

- 7.12 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 the following table:

Table 8: Related Assets

Project	Total Cost 2013/14 £
Meeting Hall Improvements (General Disabled Adaptations and Fire)	30,000
Garages	30,000
Sewage Treatment Plants	20,000
Total Related Assets 2014/15	80,000

Exceptional/Extensive Works

- 7.13 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

- 7.14 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

- 7.15 There are four business critical software applications used to run the HRA which are Academy, Codeman, Abritas 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

- 7.16 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.

8 Funding the Draft HRA Capital Programme

- 8.1 It is proposed that the HRA capital programme for 2014/15 above is to be fully funded from revenue resources, including the Major Repairs Reserve, RCCO, and the Social Housing Development Fund.

7 Finance Comments

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

8 Legal Comments

- 8.1 Managers have considered legal implications in arriving at the draft proposed budget for 2014/15.

9 Links to Corporate Aims

- 9.1 The draft budget proposals for 2014/15 have been prepared with consideration to links with the Corporate Aims and HRA Business Plan.

10 Environmental and Community Safety Implications

- 10.1 Environmental and community safety implications have been considered in arriving at the draft budget proposals for 2014/15.

11 Equalities Impact

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

12 Risk Management

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

13 Partnership Implications

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

14 Recommendations

- 14.1 The Executive recommends approval by Full Council of additional General Fund Capital Programme Budget of £684,000.
- 14.2 The Executive recommend approval by Full Council of the HRA Capital Programme of £8,250,000 for 2014/15.

Background Papers

Corporate Scrutiny 22 October 2013 – Revised Capital Programme Budget Estimates 2013/14 - 2017/18

Contact Officers:

General Enquires

Paul Fitzgerald, Assistant Director - Resources

Tel: (01823) 358680

Email: p.fitzgerald@tauntondeane.gov.uk

Capital Programme Details

Tracey Healy, Principal Accountant

Tel: (01823) 358685

Email: t.healy@tauntondeane.gov.uk

Phil Webb, Housing Manager - Property Services (Housing-specific queries)

Tel: (01823) 356505

Email: p.webb@tauntondeane.gov.uk

General Fund Capital Programme 2013/14 - 2017/18		Current Budget 2013/14	Current Budget 2014/15	Current Budget 2015/16	Current Budget 2016/17	Current Budget 2017/18	Total
Cost Centre	Cost Centre Name	£	£	£	£	£	£
CURRENT APPROVED SCHEMES							
Community Leadership							
	800058 Swim Pool PV Cells	65,000	0	0	0	0	65,000
Total Community Leadership		65,000	0	0	0	0	65,000
Corporate Resources							
	800000 PC Refresh Project	131,920	0	0	0	0	131,920
	800001 Members IT Equipment	8,000	0	0	0	0	8,000
	800040 IT Infrastructure	25,400	0	0	0	0	25,400
	800074 SCCC Loan	1,000,000	0	0	0	0	1,000,000
	800075 Gypsy Site	108,470	0	0	0	0	108,470
	800111 Joint Mgt and Shared Service	1,010,000	0	0	0	0	1,010,000
	800107 E-Secure Revs and Bens	10,000	0	0	0	0	10,000
Total Corporate Resources		2,293,790	0	0	0	0	2,293,790
Environmental Services							
	800008 Canal Grant	10,000	0	0	0	0	10,000
	800009 Waste Containers	106,800	0	0	0	0	106,800
	800041 Mercury Abatement	239,800	0	0	0	0	239,800
TBC	Chapel Roof	0	90,000	90,000	0	0	180,000
Total Environmental Services		356,600	90,000	90,000	0	0	536,600
Housing Services							
	800016 Energy Efficiency	27,000	0	0	0	0	27,000
	800017 Landlord Acc Scheme	46,000	0	0	0	0	46,000
	800018 Wessex HI Loans	8,700	0	0	0	0	8,700
	800019 DFGs Private Sector	683,000	0	0	0	0	683,000
	800020 Grants to RSLs	916,890	450,000	174,000	0	0	1,540,890
	800101 Community Alarms	27,200	0	0	0	0	27,200
Total Housing Services		1,708,790	450,000	174,000	0	0	2,332,790

APPENDIX A

General Fund Capital Programme 2013/14 - 2017/18		Current Budget 2013/14	Current Budget 2014/15	Current Budget 2015/16	Current Budget 2016/17	Current Budget 2017/18	Total
Cost Centre	Cost Centre Name	£	£	£	£	£	£
Ec Dev, Asset Management, Arts & Tourism							
	800002 DLO Vehicles	180,000	0	0	0	0	180,000
	800003 DLO Plant	22,710	0	0	0	0	22,710
	800004 PT Longrun Meadow C	108,000	0	0	0	0	108,000
	800007 PT High Street	82,500	0	0	0	0	82,500
	800042 DLO System	388,100	0	0	0	0	388,100
	800044 PT Firepool	76,700	0	0	0	0	76,700
	800045 PT Castle Green	291,900	0	0	0	0	291,900
	800046 PT High St Retail	34,600	0	0	0	0	34,600
	800049 PT Urban Growth	28,000	0	0	0	0	28,000
	800052 PT Coal Orchard	10,000	0	0	0	0	10,000
	800053 PT Bus Station	3,400	0	0	0	0	3,400
	800054 PT Sineage	6,900	0	0	0	0	6,900
	800103 Brewhouse	120,000	0	0	0	0	120,000
	800106 Thales	800,000	0	0	0	0	800,000
	800105 Creech Castle Improvements	375,000	0	0	0	0	375,000
	TBC Firepool Access	0	1,500,000	0	0	0	1,500,000
Total Ec Dev, Asset Management, Arts & Tourism		2,527,810	1,500,000	0	0	0	4,027,810
Planning, Transport & Communications							
	800011 Accolaid Upgrade	20,000	0	0	0	0	20,000
	800010 Orchard Car Park	508,500	126,000	126,000	125,500	0	886,000
Total Planning, Transport & Communications		528,500	126,000	126,000	125,500	0	906,000
Sports Parks and Leisure							
	800012 Grants to Clubs Play	154,300	0	0	0	0	154,300
	800013 Grants to Parishes	52,500	0	0	0	0	52,500
	800014 Replace Play Equip	46,600	0	0	0	0	46,600
	800071 Wellington Pavilion	252,400	0	0	0	0	252,400
	800076 Station Road Swimming Pool	1,270,000	0	0	0	0	1,270,000

APPENDIX A

General Fund Capital Programme 2013/14 - 2017/18		Current Budget 2013/14	Current Budget 2014/15	Current Budget 2015/16	Current Budget 2016/17	Current Budget 2017/18	Total
Cost Centre	Cost Centre Name	£	£	£	£	£	£
	800089 Wellington Skate Park	62,000	0	0	0	0	62,000
	800073 Wellington Sports Centre	115,980	0	0	0	0	115,980
	800102 Blackbrook Pool	1,295,300	4,057,700	0	0	0	5,353,000
Total Sports Parks and Leisure		3,249,080	4,057,700	0	0	0	7,306,780
Total General Fund Capital Programme Current Approvals		10,729,570	6,223,700	390,000	125,500	0	17,468,770
ADDITIONAL APPROVALS PER 2014/15 BUDGET							
DLO							
	DLO Vehicles		187,000				187,000
	DLO Plant & Equipment		23,000				23,000
General Schemes							
	PC Refresh Programme		60,000				60,000
	Members IT Equipment		4,000				4,000
	Waste Containers		50,000				50,000
	Play Equipment Replacement		20,000				20,000
	Disabled Facilities Grants		310,000				310,000
	Deane Helpline Equipment		20,000				20,000
	Taunton & Bridgwater Canal Grant		10,000				10,000
Total Additional Approvals Per 2014/15 Budget Report		0	684,000	0	0	0	684,000
Updated General Fund Capital Programme		10,729,570	6,907,700	390,000	125,500	0	18,152,770

APPENDIX B

EQUALITY IMPACT ASSESSMENTS 2014/15

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

Equality Impact Assessment – Private Sector Housing 2014/15 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 2014/15.	
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 2014/15 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>	

	<p>Market Area (HMA) of Taunton. The Taunton HMA includes the districts of 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 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.</p> <p>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 2014/15, as our partners in other councils have done for next year, in response to these changing demographics and demands</p>
<p>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</p>	
<p>All Groups:</p> <p>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</p>	

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 2014/15 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 2014/15 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 2014/15 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 2014/15 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 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 as those in the

Council stock would still see well maintained DFG budgets which result in Council tenants receiving a better service. The work of the County Council Independent Living Teams in assessing needs earlier and putting in place early measures has resulted in a reduction in demand for DFGs, however there is a fear that these measures provide temporary alleviation and simply delay the need for more permanent measures paid for from disabled facilities grants. It is therefore too early to properly assess the benefits of the work of the Independent Living Teams.

In 2011/12 the Council awarded 35 DFGs and 50 in 2012/13 (£366k spend). In the current year (2013/14) we are using some underspend from last year and therefore have adequate budget and expect to award 65 DFGs (£555k spend)

We estimate that the Council receives between 60-70 DFG recommendations a year from Adult Social Care occupational therapists. This takes into account historical data and the trends toward an aging population. The future budget required to address this annual demand is estimated at £456k including the fee payable to Aster Home Living. Without a future TDBC contribution toward the DFG budget (and relying on the government grant alone) we estimate around 20 applicants would need to go on a waiting list. This waiting list would increase by this number annually. The current legislation around DFGs requires the District Council to provide a DFG where the need has been identified by an Occupational Therapist. There is no requirement about the length of time before an application process is commenced by the Local Authority, however once started then it has to be completed within 12 months unless there are mitigating factors that complicate the process. In practice unreasonable delays can be challenged through an ombudsman and there is case history of councils being challenged about unreasonable delays and losing under the Humans Right Act. If the Council found that unacceptable waiting lists were accruing then it could revisit the capital allocation to DFGs in future years.

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 2014/15 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 2014/15. 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	2014/15		
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 2014/15 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 2014/15</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) 2014/15 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 2014/15	
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 2014/15 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 2014/15, 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 2014/15 HRA disabled facilities grants and adaptations funding on specific groups are:

Age:

A reduction in 2014/15 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 2014/15

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
--	-------------------------

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	2014/15	
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 equality of all advice and assistance given	Induction process for all new staff (including any temporary/agency staff); clear written procedures; effective staff supervision; and	Partnership Manager	April 2013 and ongoing from then	Quarterly Housing Partnership	HRA tenants receive the same level and quality of advice and assistance, irrespective of who they are, where they

by council staff to HRA tenants	regularly reviewing all customer satisfaction returns and comments			Board reports Tenant Services Management Board	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