

Taunton Deane Borough Council

Executive – 9 February 2012

Draft Capital Programme Budget Estimates 2012/2013

Report of the Financial Services Manager

(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 details the proposed General Fund (GF) and Housing Account (HRA) capital programmes for the period 2012/13 to 2016/17 and requests The Executive to make their recommendations to Full Council.

2 Purpose

- 2.1 The purpose of this report is to enable The Executive to consider the Draft General Fund Capital Programme as outlined in Appendix A, and the Draft Housing Revenue Account (HRA) Capital Programme as outlined in Appendix B. The Executive is required to finalise its budget proposals and recommend for approval to Full Council on 21 February 2012.

3 2011/12 General Fund Capital Programme

- 3.1 The Council approved a Capital Programme for 2011/12 General Fund schemes totalling £1.421m in February 2011. Slippage from the previous year plus supplementary budget approvals during the year, including recognising Project Taunton schemes as part of the formal TDBC Programme, increases the Current Budget to £8.660m. The 2011/12 Budget is contained within the information included in Appendix A.

4 2012/13 Draft Capital Programme

- 4.1 In December, Members were provided with the initial draft capital programme as part of the Members Budget Consultation Pack.
- 4.2 The Draft General Fund Capital Programme 2012/13 totals £1.847m. This updates the initial programme in the Consultation Pack to include revenue-funded Members IT capital equipment, and updated DLO vehicles capital provision funded from DLO reserves. This does not include forecast slippage from the current financial year. Any forecast slippage will be recommended to Members for a Budget Carry Forward as part of the year end Outturn Report in June 2012. The following table shows the schemes included in the 2012/13 Draft Programme.

2012/13 Draft Capital Programme

	£'000	£'000
Recurring Schemes (2012/13 onwards unless stated)		
Grants to Clubs	46	
Play Equipment – Grants to Parishes	20	
Replacement Play Equipment	20	
IT Improvements	60	
Members IT Equipment	7	
Taunton Canal Grant	10	
Waste Containers	50	
Disabled Facilities Grants – Private Sector	450	
Private Sector Housing Projects	239	
DLO Vehicle Replacement	280	
Total Recurring Schemes		1,182
Updated Existing Schemes		
Paul Street Car Park – Major Repairs	218	
Total Updated Existing Schemes		218
New One Off Schemes		
Acolaid Planning Fees Upgrade	20	
DLO Plant	20	
Total New One Off Schemes		40
Project Taunton Schemes		
Longrun Meadow Bridge C	40	
Centre for Outdoor Activities and Community Hub (COACH) Project	40	
High Street Project	100	
Health and Safety in Public Areas	10	
Total Project Taunton Schemes		190
Provision for Capital Priorities		217
Grand Total		1,847

- 4.3 The amount of funding that is available has increased since the report to Corporate Scrutiny 26 January 2012. The Government has just announced an additional housing grant allocation of £47,000 which will be received before the end of the current financial year. As the current year's capital budget is fully funded it is proposed to carry over this available funding and allocate it to General Fund housing projects in 2012/13. This is reflected in the table above.
- 4.4 The Draft General Fund Capital Programme for 2012/13 to 2015/16 is included as Appendix A. Further information to explain the purpose of each scheme is included in Appendix C.
- 4.5 The Executive are being asked to make their recommendations for the proposed 2012/13 schemes for approval by Full Council on 21 February 2012. Indicative allocations are included in later years to provide members with a longer term perspective on potential future capital investment and the implications on estimated available resources.

Funding the Capital Programme

- 4.6 The following table sets out the planned funding for the Proposed Capital Programme.

Funding Source	£000
Revenue Funding – Annual Budget recurring schemes	213
Revenue Funding – Annual Budget 2012/13 one-off	217
Revenue Funding – DLO Reserves	300
Revenue Funding – Earmarked Reserves	192
Government Grant Reserves	480
Housing Capital Receipts	412
General Capital Receipts	33
Grand Total	1,847

- 4.7 At the time of preparing this report the Council's 2012/13 grant allocation for Disabled Facilities Grants (DFGs) has not been announced by Government, and is not expected to be confirmed until after the Budget has been approved. The assumption for budget setting is that it will remain at £270,000.
- 4.8 As referred in the Draft General Fund Revenue Estimates 2012/13 report to this meeting, one-off additional revenue funding of £217,000 is included in the proposed budget to support emerging capital priorities, (this has increased from the £194,000 included in the Corporate Scrutiny Report of 26 January 2012). The emerging capital priorities include potential remodelling of Deane House and potential works at Orchard Car Park, and other risks such as final costs of crematorium works which are unknown at this stage. From a financial perspective it is recommended to build this into approved spending

plans, and the allocation of the funds to specific schemes would be managed 'in year' through standard budget approval procedures.

- 4.9 The planned disposal of sites at the former nursery at Mount Street and land at Bindon Road continue to be pursued. Any potential capital receipt has not been included in the projections of available funding. Part of any capital receipt will need to be set aside to repay the costs related to the acquisition of the new nursery.
- 4.10 A further capital receipt is expected from the sale of HRA land and any proceeds from this will be used to fund affordable housing projects. The potential use of this funding has not been reflected in the budget due to the uncertainty around the timing of the capital receipt.
- 4.11 Overall, the funding position for General Fund capital priorities continues to rely on local resources, with ongoing reductions in external funding from Government. The proposed programme does not increase the Council's capital borrowing requirement; with the 2012/13 programme being funded mainly from revenue budget and previously accrued capital receipt and grant reserves. For information, additional explanation of funding sources is included in Appendix E.

5 Housing Revenue Account Capital Programme 2011/12

- 5.1 The Council approved the HRA Capital Programme 2011/12 totalling £4.299m, in February 2011. There are no changes to the approved budget so far this year.

6 Draft Housing Revenue Account Capital Programme 2012/13

- 6.1 The proposed Draft HRA Capital Programme 2012/13 totals £5.5m. This does not include slippage from the current financial year, although currently no slippage has been forecast. 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 2012.
- 6.2 Members are aware that a significant amount of work has taken place to prepare for the move to HRA Self Financing, and the Draft 30-Year Business Plan includes capital investment requirements over the long term. The 2012/13 Proposed Programme is in line with the Draft Business Plan requirements, being the first year of the Plan period.
- 6.3 The following table shows the schemes included in the 2012/13 proposed Programme. The amounts below have very recently been updated from the figures included in the Members Budget Consultation pack and the Corporate Scrutiny report, following an internal review by the service of planned capital works priorities. The overall total of the Proposed Programme has not changed.

Scheme	Proposed Budget 2012/13 £'000
Maintaining Decent Homes	
Bathrooms	740
Roofing	960
Windows	415
Heating Improvements	1,200
Doors	120
Sub-total	3,435
Other Works	
Fire Safety Works in Communal Areas	150
Cladding	500
Fascias and Soffits	505
Air Source Heat Pumps	225
Door Entry Systems	75
Aids and Adaptations	200
Soundproofing	20
DDA Work	20
Asbestos Works	50
Sub-total	1,745
Other Schemes	
IT Development	15
Tenants Improvements	5
Disabled Facilities (HRA Stock)	300
Sub-total	320
Total Proposed HRA Capital Programme 2012/13	5,500

- 6.4 The proposed HRA Capital Programme for 2012/13, including 2011/12 Current Budget for comparative purposes, is included as Appendix B. Further information to explain the purpose of each scheme is included in Appendix D.
- 6.5 Indicative allocations for later years are being considered as part of the development of the business plan, and the Housing Service are undertaking significant work to provide greater clarity over spending priorities for future years after 2012/13. As an indication, the Draft Business Plan 2012 – 2042 includes affordable capital expenditure of £7.32m per year from 2013/14 to 2016/17, and it is proposed to set out the detail of the investment priorities as part of budget setting next year.

Funding the Capital Programme

- 6.6 It is proposed that the HRA capital programme for 2012/13 is fully funded from the Major Repairs Reserve (the account that holds accumulated depreciation charges from the HRA Revenue Budget). No borrowing is required to support expenditure in 2012/13.
- 6.7 Additional information regarding sources of capital funding is provided in Appendix E.

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 2012/13.

9 Links to Corporate Aims

- 9.1 The draft budget proposals for 2012/13 have been prepared with consideration to links with the Corporate Aims.

10 Environmental and Community Safety Implications

- 10.1 Environmental and community safety implications have been considered in arriving at the draft budget proposals for 2012/13.

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 F.

12 Risk Management

- 12.1 The risks associated with the proposed budget have been considered. Extensive information was provided to all Members as part of the Budget Review pack.

13 Partnership Implications

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

14 Corporate Scrutiny Comments

- 14.1 There were no Comments received by the Corporate Scrutiny Committee on 26 January 2012 in relation to the proposed General Fund and Housing Revenue Account Capital Programmes.

15 Recommendations

- 15.1 The Executive recommend approval by Full Council of the General Fund Capital Programme and Housing Revenue Account Capital Programme budgets for 2012/13.

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Background Papers:

Members Budget Consultation Pack 2011/12

Corporate Scrutiny Budget Papers 26 January 2012

APPENDIX A

TAUNTON DEANE BOROUGH COUNCIL DRAFT GENERAL FUND CAPITAL PROGRAMME BUDGET ESTIMATES 2012/13 TO 2016/17

Scheme/Project	Service	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Corporate Resources							
PC Refresh	Performance & Client	70,000	60,000	60,000	60,000	60,000	60,000
ICT Infrastructure Maintenance	Performance & Client	35,000	0	0	0	0	0
Members IT Equipment	Democratic Services	6,370	6,690	6,690	6,690	6,690	6,690
Total Corporate Resources		111,370	66,690	66,690	66,690	66,690	66,690
Economic Development, Asset Management, Arts and Tourism							
Vehicle Acquisitions	DLO	202,000	280,000	182,000	182,000	182,000	182,000
DLO System replacement	DLO	400,000	0	0	0	0	0
DLO Plant and Equipment	DLO	0	20,000	20,000	20,000	20,000	20,000
Market Works	Market	5,500	0	0	0	0	0
Longrun Meadow Bridge C	Project Taunton	0	40,000	0	0	0	0
Coach Project	Project Taunton	0	40,000	0	0	0	0
High Street Match Funding	Project Taunton	0	100,000	0	0	0	0
Health and Safety in Public Areas	Project Taunton	0	10,000	0	0	0	0
Longrun Meadow	Project Taunton	163,170	0	0	0	0	0
Firepool	Project Taunton	930,870	0	0	0	0	0
Castle Green	Project Taunton	2,249,480	0	0	0	0	0
Retail	Project Taunton	97,980	0	0	0	0	0
NIDR	Project Taunton	182,030	0	0	0	0	0
Somerset Square	Project Taunton	1,920	0	0	0	0	0
Urban Growth	Project Taunton	381,410	0	0	0	0	0
Bridge Street Link and Goodlands Gardens	Project Taunton	296,670	0	0	0	0	0
Charging Points	Project Taunton	12,130	0	0	0	0	0
Coal Orchard	Project Taunton	14,200	0	0	0	0	0
High Street	Project Taunton	145,430	0	0	0	0	0
Network/Bus station masterplanning	Project Taunton	15,000	0	0	0	0	0
Tone Way	Project Taunton	5,000	0	0	0	0	0
Signage	Project Taunton	25,000	0	0	0	0	0
Consultancy for Firepool	Project Taunton	25,000	0	0	0	0	0
Brewhouse	Project Taunton	7,000	0	0	0	0	0
HPDG - Firepool Weir	Local Development Framework	9,900	0	0	0	0	0
Total Economic Development, Asset Management, Arts and Tourism		5,169,690	490,000	202,000	202,000	202,000	202,000

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Environmental Services							
Taunton Crematorium - Mercury Abatement	Cemetries & Crematorium	1,296,000	0	0	0	0	0
Taunton Crematorium - Book of Remembrance Cabinet	Cemetries & Crematorium	0	0	15,000	0	0	0
Taunton Crematorium - Wesley Music	Cemetries & Crematorium	4,000	0	0	0	0	0
Taunton Cemetery Extension	Cemetries & Crematorium	0	0	50,000	50,000	0	0
Wellington Cemetery Extension	Cemetries & Crematorium	0	0	0	0	50,000	0
Crematorium Mower	Cemetries & Crematorium	15,000	0	0	0	0	0
Crematorium Chapel Roof	Cemetries & Crematorium	0	0	0	90,000	90,000	0
Deane House Boiler	Climate Change	55,000	0	0	0	0	0
Taunton/Bridgwater Canal Grant	Heritage and Landscape	10,000	10,000	0	0	0	0
Waste Initiatives / Containers	Waste Services	64,900	50,000	50,000	50,000	50,000	50,000
Total Environmental Services		1,444,900	60,000	115,000	190,000	190,000	50,000
Planning and Transportation							
Parking Strategy - Payment Equipment New	Parking Services	31,300	0	0	0	0	0
Parking Strategy - Payment Equipment	Parking Services	1,500	0	0	0	0	0
Orchard Car Park - Major Repairs	Parking Services	0	218,000	0	0	0	0
Town Centre Improvements	Planning	7,600	0	0	0	0	0
Acolaid Planning Fees Upgrade	Planning	0	20,000	0	0	0	0
Total Planning and Transportation		40,400	238,000	0	0	0	0
Sports, Parks and Leisure							
Play Equipment - Grants to Clubs	Lesiure & Recreation	113,000	46,000	46,000	46,000	46,000	46,000
Play Equipment - Grants to Parishes	Lesiure & Recreation	20,000	20,000	20,000	20,000	20,000	20,000
Play Equipment - Replacement	Lesiure & Recreation	20,000	20,000	20,000	20,000	20,000	20,000
Wheelspark - Hamilton Green	Lesiure & Recreation	25,600	0	0	0	0	0
Play Area - Lyngford	Lesiure & Recreation	26,700	0	0	0	0	0
Play Area - Greenway	Lesiure & Recreation	52,500	0	0	0	0	0
Station Road Pool Lift Replacement	Lesiure & Recreation	45,000	0	0	0	0	0
Total Sports, Parks and Leisure		302,800	86,000	86,000	86,000	86,000	86,000

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Scheme/Project	Service	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Housing Services							
Private Sector Homes Health and Safety	Housing Services	0	25,000	42,000	44,000	46,000	48,000
Energy Efficiency	Housing Services	0	62,000	110,000	140,000	160,000	180,000
Landlord Accreditation Scheme	Housing Services	0	90,000	150,000	170,000	190,000	210,000
Wessex Home Improvement Loans	Housing Services	0	62,000	140,000	200,000	240,000	240,000
Disabled Facilities Grants - Private Sector	Housing Services	609,500	450,000	470,000	490,000	510,000	530,000
Private Sector Renewal Grants	Housing Services	64,600	0	0	0	0	0
Grants to RSL's	Housing Services	916,400	0	425,000	425,000	425,000	425,000
Total Housing Services		1,590,500	689,000	1,337,000	1,469,000	1,571,000	1,633,000
Provision for Capital Priorities	To be determined		217,000				
TOTAL GENERAL FUND CAPITAL SCHEMES		8,659,660	1,846,690	1,806,690	2,013,690	2,115,690	2,037,690

APPENDIX B

TAUNTON DEANE BOROUGH COUNCIL DRAFT HRA CAPITAL PROGRAMME BUDGET ESTIMATES 2012/13 TO 2016/17

Scheme/Project	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Maintaining Decent Homes						
Kitchen Improvements	} 3,654,500	0				
Bathroom		740,000				
Roofing		960,000				
Windows		415,000				
Heating Improvements		1,200,000				
Doors		120,000				
Total Maintaining Decent Homes	3,654,500	3,435,000	0	0	0	0
Other HRA Projects						
Fire Safety Works in Communal Areas	0	150,000				
Cladding	0	500,000				
Fascias and Soffits	0	505,000				
Air Source Heat Pumps	0	225,000				
IT Development	15,000	15,000				
Door Entry Systems	20,000	75,000				
Soundproofing	20,000	20,000				
DDA Work	20,000	20,000				
Asbestos Works	20,000	50,000				
Tenants Improvements	5,000	5,000				
Disabled Facilities Grants	300,000	300,000				
Aids and Adaptations	200,000	200,000				
Other Works	45,000	0				
Total Other HRA Projects	645,000	2,065,000	0	0	0	0
Business Plan - Affordable Programme (see Note)			7,316,000	7,316,000	7,316,000	7,316,000
TOTAL HRA CAPITAL SCHEMES	4,299,500	5,500,000	7,316,000	7,316,000	7,316,000	7,316,000

Note: The Business Plan for the Housing Revenue Account includes proposals to develop the detail of the capital programme. The high level estimate of deliverable and affordable works are included here to show estimated total expenditure.

Appendix C

ADDITIONAL INFORMATION – GENERAL FUND SCHEMES

- 1 ***Grants to Clubs - £46,000***
This project enables the Council to make grants to village halls, community centres and sports clubs towards capital projects. The funding usually acts as leverage for the clubs to obtain significant additional funding from sources.
- 2 ***Grants to Parishes - £20,000***
This enables grants to be made to parishes to support the improvement of their play facilities.
- 3 ***Replacement Play Equipment - £20,000***
This is for the replacement of TDBC - owned play equipment.
- 4 ***IT Improvements - £60,000***
This provides annual refresh of desktops and laptops owned by the Council.
- 5 ***Members IT Equipment - £7,000***
This provides IT equipment for existing and new Members when required.
- 6 ***Taunton & Bridgwater Canal Grant - £10,000***
This is an annual grant made to Somerset Waterways to enable the canal path to be improved.
- 7 ***Waste Containers - £50,000***
This enables the purchase of new and replacement waste and recycling containers (bins, boxes) as part of the ongoing costs of the Somerset Waste Partnership.
- 8 ***Disabled Facility Grants – Private Sector - £450,000***
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. For 2012/13 the government grant is currently estimated to be £270,000, but the final allocation may not be known until March 2012.
- 9 ***Private Sector Housing Projects - £239,000***
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).
- 10 ***DLO Vehicle Replacement - £280,000***
This provides the DLO with a budget for the cost of the rolling programme of vehicle replacement. The costs will be funded from DLO reserves.
- 11 ***Orchard Car Park Major Repairs - £218,000***
There is major repair work that needs doing to the car park to extend the car

park life and to prevent closure. The amount currently set aside for this project is based on an initial estimate of the costs and affordability within currently available capital resources. The Council has commissioned a technical survey which will provide clarity over the works required and therefore inform a more realistic estimate of potential costs. This information is expected to be received in March 2012 (after the budget is approved).

- 12 ***Acolaid Planning Fees - £20,000***
This is a project to update the planning system to cope with the expected restructuring of the planning fees.
- 13 ***DLO Plant - £20,000***
This is to replace small capital items of DLO plant and equipment, funded from DLO reserves.
- 14 ***Longrun Meadow Bridge C - £40,000***
This budget is for the cost of installing a third bridge (the bridge has already been acquired) linking Silk Mills Park & Ride to the town centre via Longrun Meadow, as part of the wider programme of works in the area. This is being funded from Growth Points capital grant.
- 15 ***COACH Project - £40,000***
This is a contribution to a project to provide a community facility at French Weir Park which will have a main focus of outdoor and community activities.
- 16 ***High Street Improvements Match Funding - £100,000***
To provide a contribution towards improvements to the High Street area in Taunton. Although not definite at this stage, officers are currently working with the HCA to seek match funding which will increase the amount of affordable works at this stage.
- 17 ***Health and Safety in Public Areas - £10,000***
This is to provide a capital budget to enable the Council to deal with health and safety issues that may arise in public areas.

Appendix D

ADDITIONAL INFORMATION – HOUSING REVENUE ACCOUNT SCHEMES

1 *Maintain Decent Homes - £3,435,000*

The Council is required to maintain the decent homes standard. The budgets set aside for maintaining decent homes will cover the following:

- Bathrooms: The replacement of bathrooms that are not up to standard. It is anticipated that there will be around 200 bathroom replacements in 2012/13.
- Roofing: Roofs are replaced when required, it is anticipated there will be around 120 roof replacements to do in 2012/13.
- Windows: The service has a target that all windows will be double glazed by the end of 2012/13 there are still approximately 166 properties remaining that need double glazing.
- Heating Improvements: This is done on a priority basis, first are those properties which currently have no heating installed in them, then those with solid fuel as their main heat source and then properties with 3 or 4 beds with only electric heating. It is estimated that the heating source will be improved in 200 properties in 2012/13.
- Doors: There are currently 75 properties on the priority list for new doors this is because of energy conservation and security issues in is anticipated that these will be done in 2012/13 up to 225 more will be replaced in 2012/13.

2 *Fire Safety Works in Communal Areas - £150,000*

This is to fund works that were identified in the TDBC Action Plan following the recent fire in the communal area of a block of flats. The Action Plan has been accepted by the Fire Service. Works will be carried out on blocks identified as high priority first and then rolled out to other blocks as necessary.

3 *Cladding - £500,000*

This work will be to combine external wall cladding with new double glazing to combat damp related problems.

4 *Fascias and Soffits - £505,000*

This is to replace the fascias and soffits on properties as necessary. It is anticipated that work will be carried out on around 400 properties in 2012/13.

5 *Air Source Heat Pumps - £225,000*

This is to complete the installations at Polkesfield and Newberrys Patch where the pilot scheme was successfully completed last year.

6 *Door Entry Systems - £75,000*

This is for the installation of door entry systems in all blocks of flats. 124 have been fitted so far out of a total of 300. It is anticipated that 15 will be completed in 2012/13.

- 7 *Aids and Adaptations - £200,000***
This is an annual budget available for small scale home aids and adaptations in tenants homes where there are mobility issues. This budget is demand-led by requests from tenants.
- 8 *Soundproofing - £20,000***
Work to bring the blocks of flats up to current sound proofing standards, this work can only be done when it is possible to access both ground and first floor flats simultaneously as it requires the removal of floors and ceilings. It is estimated that work will be done in 1-2 properties in 2012/13.
- 9 *DDA (Disability Discrimination Act) Work - £20,000***
This is a project for work to meeting halls to bring them up to DDA compliance. It is anticipated that the work will be done on 4 meeting halls in 2012/13.
- 10 *Asbestos Works – £50,000***
This is for the removal or handling of asbestos when it is found in HRA properties. This is normally done on voids or when there is other works carried out at a property.
- 11 *IT Developments - £15,000***
System/hardware improvements needed to the housing systems.
- 12 *Tenant Improvements - £5,000***
This is to cover statutory payments to tenants for compensation for tenant improvements when they vacate a property.
- 13 *Disabled Facilities - £300,000***
This is to assist funding available for larger scale adaptation works for residents. They are usually recommended by an occupational therapist or other healthcare professional. Applications are made through Somerset West Private Sector Housing Partnership.

FURTHER INFORMATION – CAPITAL FUNDING

- 1 **Revenue Funding:** This represents revenue funding that has been set aside to finance capital expenditure. In 2012/13 the revenue funding is coming from a number of places: the annual budget, DLO reserves and earmarked reserves.
- 2 **Capital Grants and Contributions:** In the 2012/13 Capital Programme this relates to accrued Government grants from previous years such the Regional Housing Grant, Disabled Facilities Grant, and Growth Point. The only expected Government funding for capital in 2012/13 is for Disabled Facilities Grants (DFGs) and we are estimating the grant will be £270,000. The Grant is not expected to be announced until after the budget is approved.
- 3 **Usable Capital Receipts:** The estimated balance of unallocated capital receipts on 1 April 2012 is £445,000. The proposed budget requires the use of all of this balance. There are no additional receipts included in the 2012/13 budget, however, future capital receipts are anticipated from the expected sale of the existing Nursery Site and the Bindon Road site, as well as prospective sale of HRA land. Once confirmed and received, net sale proceeds would add to the funds available, giving the potential to invest in new priority schemes (after repayment of previous costs related to the acquisition of the new nursery).
- 4 Income from the sale of council houses (Right to Buy), after pooling, is estimated to £100,000 in 2012/13. The Government are currently consulting on the treatment of Right to Buy proceeds, and are proposing to introduce greater discount incentives for tenants to purchase council dwellings. Although this adds some uncertainty to the amount of capital receipts the Council will retain, the estimate of £100,000 is still considered to be prudent.
- 5 **Supported Borrowing:** This is borrowing for capital purposes, for which central Government provides revenue support to meet the cost of debt repayment. The Council does not expect the Government to support local borrowing requirements for the foreseeable future.
- 6 **Unsupported Borrowing:** Where the overall amount of capital expenditure exceeds the available resources, the Council would be required to undertake prudential borrowing for the difference. If borrowing is needed and approved it will only be taken after full consideration of the Authority's treasury management strategy and the indicators prescribed by the Prudential Code.
- 7 **Major Repairs Reserve (MRR):** The MRR is the account into which annual depreciation charges to the HRA are credited. This provides resources to fund capital expenditure requirements, and may also be set aside to repay previous capital debt. The Draft HRA Revenue Budget includes depreciation of £6.270m to be transferred to the MRR. £5.5m of this reserve will be needed to fund the 2012/13 HRA Capital Programme, with the balance set aside to fund capital investment requirements to maintain the Council housing stock in subsequent years.

- 8 **HRA Revenue Budget (RCCO):** Where the estimated required major repairs expenditure exceeds the available resources within the MRR (see above), the HRA plans to fund the difference from a revenue contribution (RCCO) from the Housing Revenue Account.

EQUALITY IMPACT ASSESSMENTS

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

APPENDIX F

Equality Impact Assessment – Private Sector Housing 2012/13 Capital Bids

Responsible person	Martin Daly	Job Title: Strategy Lead
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 2012/13.	
Section One – Scope of the assessment		
What are the main purposes/aims of the policy?	<p><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></p>	
Which protected groups are targeted by the policy?	<p><i>The 2102/13 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></p>	
What evidence has been used in the assessment - data, engagement undertaken – please list each source that has been used	<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. 	
The information can be found on....	<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 the districts of Taunton Deane, Sedgemoor and West</p>	

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	<p>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 2012/13, 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 a range of effective interventions to improve private sector housing conditions will long term result in a marked deterioration of private sector housing stock,</p>	

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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 2012/13 capital budget proposals, namely, disabled facilities grants, home improvement loans, energy efficiency, 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 recent 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.

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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 2012/13 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 reduction in 2012/13 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. Reducing capital funding in 2102/13 will just add to these pressures.

A reduction in 2012/13 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, though 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 2012/13 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:

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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 2012/13 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:

Traditionally, ownership, management, maintenance and the regulation of private sector housing has been predominantly associated with the male gender and male-orientated professions, such as surveying, construction and building control. Through the range of 2012/13 private sector housing bids, which contain a number of equality incentives, we are aiming to offset any inequality of treatment that may arise from gender bias in this housing sector. This would be done through scheme training to identify and avoid discrimination on this basis, equalities impact assessments prior to implementation, and through a commitment in each scheme to use other “softer” more “emotionally intelligent” skills that are either overlooked and/or underestimated as a consequence of this gender bias. Conversely, if the 2012/13 support for private sector housing activities is not supported there is a risk that this bias in the sector will not be checked adequately.

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	

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Reasons and documentation to support conclusions The engagement activity with the affected groups shows that there will be impacts. 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 2012/13. This will involve quarterly monitoring of: performance against budget; key service measures; and service outcomes.	
Section Five – Sign off	
Responsible officer: Martin Daly Date: 30 th January 2012	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.

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Actions table					
Service area	Strategy	Date	2012/13		
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 2012/13 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	Strategy Lead	June 2012 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 2012/13</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	Strategy Lead	September 2012	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
Ensure consistency, accessibility and equality of all advice	Induction process for all new staff (including any temporary/agency staff); clear written procedures;	Partnership Manager	April 2012 and ongoing from then	Quarterly Housing Partnership	Private sector housing residents receive the same level and quality of advice and assistance, irrespective of who they are,

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and assistance given by council staff to private sector housing residents	effective staff supervision; and regularly reviewing all customer satisfaction returns and comments			Board reports	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	Strategy Lead	April 2012 and ongoing from then	Executive, Scrutiny and Partnership Board reports	A greater understanding and shaping of the local housing market and far more knowledge about how to manage this positively for the local community in the light of the major changes and challenges
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 2012 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
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	Strategy Lead	August 2012	Executive, Scrutiny and Partnership Board reports	A package of measures and potential housing options for older home owners who are equity rich but struggling with limited income and poorer quality of life

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Equality Impact Assessment – HRA Disabled Facilities Grants and Adaptations (minor works) 2012/13 Capital Bids

Responsible person	<i>Martin Daly</i>	Job Title: Strategy Lead
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 2012/13	
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 2102/13 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 and national average. The number of older people in the HMA is expected to increase by 41.1% in the next 20 years.</p>	

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	<p>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 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 2012/13, 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>The anticipated main impacts of a reduction in 2012/13 HRA disabled facilities grants and adaptations funding on specific groups are:</p> <p>Age: A reduction in 2012/13 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.</p> <p>Disability: Disabled households benefit greatly in increased mobility and independence from disabled facilities grants and minor works adaptations. Reducing the 2012/13 HRA budget for this will increase customer waiting times and therefore cause unnecessary discomfort and distress to disabled people, when we should be doing</p>	

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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: Martin Daly Date: 31 st January 2012	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	2012/13	
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 2012 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	Strategy Lead	August 2012	Tenant Services Board, Executive, Scrutiny and Partnership Board reports	A package of 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 2012 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

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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	Strategy Lead	September 2012	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

This report was produced after the Executive Meeting on 9th February 2012 to reflect the final decisions taken at the meeting. The figures have been updated to reflect the final budget proposals of the Executive.

Taunton Deane Borough Council

Executive – 09 February 2012 (UPDATED)

Draft Capital Programme Budget Estimates 2012/13

Report of the Financial Services Manager

(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 details the proposed General Fund (GF) and Housing Account (HRA) capital programmes for the period 2012/13 to 2016/17 and requests The Executive to make their recommendations to Full Council.

2 Purpose

- 2.1 The purpose of this report is to enable The Executive to consider the Draft General Fund Capital Programme as outlined in Appendix A, and the Draft Housing Revenue Account (HRA) Capital Programme as outlined in Appendix B. The Executive is required to finalise its budget proposals and recommend for approval to Full Council on 21 February 2012.

3 2011/12 General Fund Capital Programme

- 3.1 The Council approved a Capital Programme for 2011/12 General Fund schemes totalling £1.421m in February 2011. Slippage from the previous year plus supplementary budget approvals during the year, including recognising Project Taunton schemes as part of the formal TDBC Programme, increases the Current Budget to £8.660m. The 2011/12 Budget is contained within the information included in Appendix A.

4 2012/13 Draft Capital Programme

- 4.1 In December, Members were provided with the initial draft capital programme as part of the Members Budget Consultation Pack.
- 4.2 The Draft General Fund Capital Programme 2012/13 totals £1.794m. This updates the initial programme in the Consultation Pack to include revenue-funded Members IT capital equipment, and updated DLO vehicles capital provision funded from DLO reserves. This does not include forecast slippage from the current financial year. Any forecast slippage will be recommended to Members for a Budget Carry Forward as part of the year end Outturn Report in June 2012. The following table shows the schemes included in the 2012/13 Draft Programme.

2012/13 Draft Capital Programme

	£'000	£'000
Recurring Schemes (2012/13 onwards unless stated)		
Grants to Clubs	46	
Play Equipment – Grants to Parishes	20	
Replacement Play Equipment	20	
IT Improvements	60	
Members IT Equipment	7	
Taunton Canal Grant	10	
Waste Containers	50	
Disabled Facilities Grants – Private Sector	450	
Private Sector Housing Projects	239	
DLO Vehicle Replacement	280	
Total Recurring Schemes		1,182
Updated Existing Schemes		
Paul Street Car Park – Major Repairs	218	
Total Updated Existing Schemes		218
New One Off Schemes		
Acolaid Planning Fees Upgrade	20	
DLO Plant	20	
Total New One Off Schemes		40
Project Taunton Schemes		
Longrun Meadow Bridge C	40	
Centre for Outdoor Activities and Community Hub (COACH) Project	40	
High Street Project	100	
Health and Safety in Public Areas	10	
Total Project Taunton Schemes		190
Provision for Capital Priorities		164
Grand Total		1,794

- 4.3 The amount of funding that is available has increased since the report to Corporate Scrutiny 26 January 2012. The Government has just announced an additional housing grant allocation of £47,000 which will be received before the end of the current financial year. As the current year's capital budget is fully funded it is proposed to carry over this available funding and allocate it to General Fund housing projects in 2012/13. This is reflected in the table above.
- 4.4 The Draft General Fund Capital Programme for 2012/13 to 2015/16 is included as Appendix A. Further information to explain the purpose of each scheme is included in Appendix C.
- 4.5 The Executive are being asked to make their recommendations for the proposed 2012/13 schemes for approval by Full Council on 21 February 2012. Indicative allocations are included in later years to provide members with a longer term perspective on potential future

capital investment and the implications on estimated available resources.

Funding the Capital Programme

- 4.6 The following table sets out the planned funding for the Proposed Capital Programme.

Funding Source	£000
Revenue Funding – Annual Budget recurring schemes	213
Revenue Funding – Annual Budget 2012/13 one-off	164
Revenue Funding – DLO Reserves	300
Revenue Funding – Earmarked Reserves	192
Government Grant Reserves	480
Housing Capital Receipts	412
General Capital Receipts	33
Grand Total	1,794

- 4.7 At the time of preparing this report the Council's 2012/13 grant allocation for Disabled Facilities Grants (DFGs) has not been announced by Government, and is not expected to be confirmed until after the Budget has been approved. The assumption for budget setting is that it will remain at £270,000.
- 4.8 As referred in the Draft General Fund Revenue Estimates 2012/13 report to this meeting, one-off additional revenue funding of £164,250 is included in the proposed budget to support emerging capital priorities, (this has decreased from the £194,000 included in the Corporate Scrutiny Report of 26 January 2012). The emerging capital priorities include potential remodelling of Deane House and potential works at Orchard Car Park, and other risks such as final costs of crematorium works which are unknown at this stage. From a financial perspective it is recommended to build this into approved spending plans, and the allocation of the funds to specific schemes would be managed 'in year' through standard budget approval procedures.
- 4.9 The planned disposal of sites at the former nursery at Mount Street and land at Bindon Road continue to be pursued. Any potential capital receipt has not been included in the projections of available funding. Part of any capital receipt will need to be set aside to repay the costs related to the acquisition of the new nursery.
- 4.10 A further capital receipt is expected from the sale of HRA land and any proceeds from this will be used to fund affordable housing projects. The potential use of this funding has not been reflected in the budget due to the uncertainty around the timing of the capital receipt.
- 4.11 Overall, the funding position for General Fund capital priorities continues to rely on local resources, with ongoing reductions in

external funding from Government. The proposed programme does not increase the Council's capital borrowing requirement; with the 2012/13 programme being funded mainly from revenue budget and previously accrued capital receipt and grant reserves. For information, additional explanation of funding sources is included in Appendix E.

5 Housing Revenue Account Capital Programme 2011/12

- 5.1 The Council approved the HRA Capital Programme 2011/12 totalling £4.299m, in February 2011. There are no changes to the approved budget so far this year.

6 Draft Housing Revenue Account Capital Programme 2012/13

- 6.1 The proposed Draft HRA Capital Programme 2012/13 totals £5.5m. This does not include slippage from the current financial year, although currently no slippage has been forecast. 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 2012.
- 6.2 Members are aware that a significant amount of work has taken place to prepare for the move to HRA Self Financing, and the Draft 30-Year Business Plan includes capital investment requirements over the long term. The 2012/13 Proposed Programme is in line with the Draft Business Plan requirements, being the first year of the Plan period.
- 6.3 The following table shows the schemes included in the 2012/13 proposed Programme. The amounts below have very recently been updated from the figures included in the Members Budget Consultation pack and the Corporate Scrutiny report, following an internal review by the service of planned capital works priorities. The overall total of the Proposed Programme has not changed.

Scheme	Proposed Budget 2012/13 £'000
Maintaining Decent Homes	
Bathrooms	740
Roofing	960
Windows	415
Heating Improvements	1,200
Doors	120
Sub-total	3,435
Other Works	
Fire Safety Works in Communal Areas	150
Cladding	500
Fascias and Soffits	505
Air Source Heat Pumps	225
Door Entry Systems	75
Aids and Adaptations	200
Soundproofing	20
DDA Work	20
Asbestos Works	50
Sub-total	1,745
Other Schemes	
IT Development	15
Tenants Improvements	5
Disabled Facilities (HRA Stock)	300
Sub-total	320
Total Proposed HRA Capital Programme 2012/13	5,500

- 6.4 The proposed HRA Capital Programme for 2012/13, including 2011/12 Current Budget for comparative purposes, is included as Appendix B. Further information to explain the purpose of each scheme is included in Appendix D.
- 6.5 Indicative allocations for later years are being considered as part of the development of the business plan, and the Housing Service are undertaking significant work to provide greater clarity over spending priorities for future years after 2012/13. As an indication, the Draft Business Plan 2012 – 2042 includes affordable capital expenditure of £7.32m per year from 2013/14 to 2016/17, and it is proposed to set out the detail of the investment priorities as part of budget setting next year.

Funding the Capital Programme

- 6.6 It is proposed that the HRA capital programme for 2012/13 is fully funded from the Major Repairs Reserve (the account that holds accumulated depreciation charges from the HRA Revenue Budget). No borrowing is required to support expenditure in 2012/13.
- 6.7 Additional information regarding sources of capital funding is provided in Appendix E.

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 2012/13.

9 Links to Corporate Aims

- 9.1 The draft budget proposals for 2012/13 have been prepared with consideration to links with the Corporate Aims.

10 Environmental and Community Safety Implications

- 10.1 Environmental and community safety implications have been considered in arriving at the draft budget proposals for 2012/13.

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 F.

12 Risk Management

- 12.1 The risks associated with the proposed budget have been considered. Extensive information was provided to all Members as part of the Budget Review pack.

13 Partnership Implications

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

14 Corporate Scrutiny Comments

14.1 There were no Comments received by the Corporate Scrutiny Committee on 26 January 2012 in relation to the proposed General Fund and Housing Revenue Account Capital Programmes.

15 Recommendations

15.1 The Executive recommend approval by Full Council of the General Fund Capital Programme and Housing Revenue Account Capital Programme budgets for 2012/13.

Contact Officers:

General Enquires

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Capital Programme Details

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Background Papers:

Members Budget Consultation Pack 2011/12

Corporate Scrutiny Budget Papers 26 January 2012

APPENDIX A

TAUNTON DEANE BOROUGH COUNCIL

DRAFT GENERAL FUND CAPITAL PROGRAMME BUDGET ESTIMATES 2012/13 TO 2016/17 (UPDATED)

Scheme/Project	Service	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Corporate Resources							
PC Refresh	Performance & Client	70,000	60,000	60,000	60,000	60,000	60,000
ICT Infrastructure Maintenance	Performance & Client	35,000	0	0	0	0	0
Members IT Equipment	Democratic Services	6,370	6,690	6,690	6,690	6,690	6,690
Total Corporate Resources		111,370	66,690	66,690	66,690	66,690	66,690
Economic Development, Asset Management, Arts and Tourism							
Vehicle Acquisitions	DLO	202,000	280,000	182,000	182,000	182,000	182,000
DLO System replacement	DLO	400,000	0	0	0	0	0
DLO Plant and Equipment	DLO	0	20,000	20,000	20,000	20,000	20,000
Market Works	Market	5,500	0	0	0	0	0
Longrun Meadow Bridge C	Project Taunton	0	40,000	0	0	0	0
Coach Project	Project Taunton	0	40,000	0	0	0	0
High Street Match Funding	Project Taunton	0	100,000	0	0	0	0
Health and Safety in Public Areas	Project Taunton	0	10,000	0	0	0	0
Longrun Meadow	Project Taunton	163,170	0	0	0	0	0
Firepool	Project Taunton	930,870	0	0	0	0	0
Castle Green	Project Taunton	2,249,480	0	0	0	0	0
Retail	Project Taunton	97,980	0	0	0	0	0
NIDR	Project Taunton	182,030	0	0	0	0	0
Somerset Square	Project Taunton	1,920	0	0	0	0	0
Urban Growth	Project Taunton	381,410	0	0	0	0	0
Bridge Street Link and Goodlands Gardens	Project Taunton	296,670	0	0	0	0	0
Charging Points	Project Taunton	12,130	0	0	0	0	0
Coal Orchard	Project Taunton	14,200	0	0	0	0	0
High Street	Project Taunton	145,430	0	0	0	0	0
Network/Bus station masterplanning	Project Taunton	15,000	0	0	0	0	0
Tone Way	Project Taunton	5,000	0	0	0	0	0
Signage	Project Taunton	25,000	0	0	0	0	0
Consultancy for Firepool	Project Taunton	25,000	0	0	0	0	0
Brewhouse	Project Taunton	7,000	0	0	0	0	0
HPDG - Firepool Weir	Local Development Framework	9,900	0	0	0	0	0
Total Economic Development, Asset Management, Arts and Tourism		5,169,690	490,000	202,000	202,000	202,000	202,000

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Scheme/Project	Service	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Environmental Services							
Taunton Crematorium - Mercury Abatement	Cemetries & Crematorium	1,296,000	0	0	0	0	0
Taunton Crematorium - Book of Remembrance Cabinet	Cemetries & Crematorium	0	0	15,000	0	0	0
Taunton Crematorium - Wesley Music	Cemetries & Crematorium	4,000	0	0	0	0	0
Taunton Cemetery Extension	Cemetries & Crematorium	0	0	50,000	50,000	0	0
Wellington Cemetery Extension	Cemetries & Crematorium	0	0	0	0	50,000	0
Crematorium Mower	Cemetries & Crematorium	15,000	0	0	0	0	0
Crematorium Chapel Roof	Cemetries & Crematorium	0	0	0	90,000	90,000	0
Deane House Boiler	Climate Change	55,000	0	0	0	0	0
Taunton/Bridgwater Canal Grant	Heritage and Landscape	10,000	10,000	0	0	0	0
Waste Initiatives / Containers	Waste Services	64,900	50,000	50,000	50,000	50,000	50,000
Total Environmental Services		1,444,900	60,000	115,000	190,000	190,000	50,000
Planning and Transportation							
Parking Strategy - Payment Equipment New	Parking Services	31,300	0	0	0	0	0
Parking Strategy - Payment Equipment	Parking Services	1,500	0	0	0	0	0
Orchard Car Park - Major Repairs	Parking Services	0	218,000	0	0	0	0
Town Centre Improvements	Planning	7,600	0	0	0	0	0
Acolaid Planning Fees Upgrade	Planning	0	20,000	0	0	0	0
Total Planning and Transportation		40,400	238,000	0	0	0	0
Sports, Parks and Leisure							
Play Equipment - Grants to Clubs	Lesiure & Recreation	113,000	46,000	46,000	46,000	46,000	46,000
Play Equipment - Grants to Parishes	Lesiure & Recreation	20,000	20,000	20,000	20,000	20,000	20,000
Play Equipment - Replacement	Lesiure & Recreation	20,000	20,000	20,000	20,000	20,000	20,000
Wheelspark - Hamilton Green	Lesiure & Recreation	25,600	0	0	0	0	0
Play Area - Lyngford	Lesiure & Recreation	26,700	0	0	0	0	0
Play Area - Greenway	Lesiure & Recreation	52,500	0	0	0	0	0
Station Road Pool Lift Replacement	Lesiure & Recreation	45,000	0	0	0	0	0
Total Sports, Parks and Leisure		302,800	86,000	86,000	86,000	86,000	86,000

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TAUNTON DEANE BOROUGH COUNCIL

DRAFT GENERAL FUND CAPITAL PROGRAMME BUDGET ESTIMATES 2012/13 TO 2016/17 (UPDATED)

Scheme/Project	Service	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Housing Services							
Private Sector Homes Health and Safety	Housing Services	0	25,000	42,000	44,000	46,000	48,000
Energy Efficiency	Housing Services	0	62,000	110,000	140,000	160,000	180,000
Landlord Accreditation Scheme	Housing Services	0	90,000	150,000	170,000	190,000	210,000
Wessex Home Improvement Loans	Housing Services	0	62,000	140,000	200,000	240,000	240,000
Disabled Facilities Grants - Private Sector	Housing Services	609,500	450,000	470,000	490,000	510,000	530,000
Private Sector Renewal Grants	Housing Services	64,600	0	0	0	0	0
Grants to RSL's	Housing Services	916,400	0	425,000	425,000	425,000	425,000
Total Housing Services		1,590,500	689,000	1,337,000	1,469,000	1,571,000	1,633,000
Provision for Capital Priorities	To be determined		164,250				
TOTAL GENERAL FUND CAPITAL SCHEMES		8,659,660	1,793,940	1,806,690	2,013,690	2,115,690	2,037,690

APPENDIX B

TAUNTON DEANE BOROUGH COUNCIL DRAFT HRA CAPITAL PROGRAMME BUDGET ESTIMATES 2012/13 TO 2016/17

Scheme/Project	2011/12 Current Budget £	2012/13 Proposed Budget £	2013/14 Indicative Estimate £	2014/15 Indicative Estimate £	2015/16 Indicative Estimate £	2016/17 Indicative Estimate £
Maintaining Decent Homes						
Kitchen Improvements	} 3,654,500	0				
Bathroom		740,000				
Roofing		960,000				
Windows		415,000				
Heating Improvements		1,200,000				
Doors		120,000				
Total Maintaining Decent Homes	3,654,500	3,435,000	0	0	0	0
Other HRA Projects						
Fire Safety Works in Communal Areas	0	150,000				
Cladding	0	500,000				
Fascias and Soffits	0	505,000				
Air Source Heat Pumps	0	225,000				
IT Development	15,000	15,000				
Door Entry Systems	20,000	75,000				
Soundproofing	20,000	20,000				
DDA Work	20,000	20,000				
Asbestos Works	20,000	50,000				
Tenants Improvements	5,000	5,000				
Disabled Facilities Grants	300,000	300,000				
Aids and Adaptations	200,000	200,000				
Other Works	45,000	0				
Total Other HRA Projects	645,000	2,065,000	0	0	0	0
Business Plan - Affordable Programme (see Note)			7,316,000	7,316,000	7,316,000	7,316,000
TOTAL HRA CAPITAL SCHEMES	4,299,500	5,500,000	7,316,000	7,316,000	7,316,000	7,316,000

Note: The Business Plan for the Housing Revenue Account includes proposals to develop the detail of the capital programme. The high level estimate of deliverable and affordable works are included here to show estimated total expenditure.

Appendix C

ADDITIONAL INFORMATION – GENERAL FUND SCHEMES

- 1 ***Grants to Clubs - £46,000***
This project enables the Council to make grants to village halls, community centres and sports clubs towards capital projects. The funding usually acts as leverage for the clubs to obtain significant additional funding from sources.
- 2 ***Grants to Parishes - £20,000***
This enables grants to be made to parishes to support the improvement of their play facilities.
- 3 ***Replacement Play Equipment - £20,000***
This is for the replacement of TDBC - owned play equipment.
- 4 ***IT Improvements - £60,000***
This provides annual refresh of desktops and laptops owned by the Council.
- 5 ***Members IT Equipment - £7,000***
This provides IT equipment for existing and new Members when required.
- 6 ***Taunton & Bridgwater Canal Grant - £10,000***
This is an annual grant made to Somerset Waterways to enable the canal path to be improved.
- 7 ***Waste Containers - £50,000***
This enables the purchase of new and replacement waste and recycling containers (bins, boxes) as part of the ongoing costs of the Somerset Waste Partnership.
- 8 ***Disabled Facility Grants – Private Sector - £450,000***
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. For 2012/13 the government grant is currently estimated to be £270,000, but the final allocation may not be known until March 2012.
- 9 ***Private Sector Housing Projects - £239,000***
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).
- 10 ***DLO Vehicle Replacement - £280,000***
This provides the DLO with a budget for the cost of the rolling programme of vehicle replacement. The costs will be funded from DLO reserves.
- 11 ***Orchard Car Park Major Repairs - £218,000***
There is major repair work that needs doing to the car park to extend the car

park life and to prevent closure. The amount currently set aside for this project is based on an initial estimate of the costs and affordability within currently available capital resources. The Council has commissioned a technical survey which will provide clarity over the works required and therefore inform a more realistic estimate of potential costs. This information is expected to be received in March 2012 (after the budget is approved).

12 ***Acolaid Planning Fees - £20,000***

This is a project to update the planning system to cope with the expected restructuring of the planning fees.

13 ***DLO Plant - £20,000***

This is to replace small capital items of DLO plant and equipment, funded from DLO reserves.

14 ***Longrun Meadow Bridge C - £40,000***

This budget is for the cost of installing a third bridge (the bridge has already been acquired) linking Silk Mills Park & Ride to the town centre via Longrun Meadow, as part of the wider programme of works in the area. This is being funded from Growth Points capital grant.

15 ***COACH Project - £40,000***

This is a contribution to a project to provide a community facility at French Weir Park which will have a main focus of outdoor and community activities.

16 ***High Street Improvements Match Funding - £100,000***

To provide a contribution towards improvements to the High Street area in Taunton. Although not definite at this stage, officers are currently working with the HCA to seek match funding which will increase the amount of affordable works at this stage.

17 ***Health and Safety in Public Areas - £10,000***

This is to provide a capital budget to enable the Council to deal with health and safety issues that may arise in public areas.

Appendix D

ADDITIONAL INFORMATION – HOUSING REVENUE ACCOUNT SCHEMES

1 *Maintain Decent Homes - £3,435,000*

The Council is required to maintain the decent homes standard. The budgets set aside for maintaining decent homes will cover the following:

- Bathrooms: The replacement of bathrooms that are not up to standard. It is anticipated that there will be around 200 bathroom replacements in 2012/13.
- Roofing: Roofs are replaced when required, it is anticipated there will be around 120 roof replacements to do in 2012/13.
- Windows: The service has a target that all windows will be double glazed by the end of 2012/13 there are still approximately 166 properties remaining that need double glazing.
- Heating Improvements: This is done on a priority basis, first are those properties which currently have no heating installed in them, then those with solid fuel as their main heat source and then properties with 3 or 4 beds with only electric heating. It is estimated that the heating source will be improved in 200 properties in 2012/13.
- Doors: There are currently 75 properties on the priority list for new doors this is because of energy conservation and security issues in is anticipated that these will be done in 2012/13 up to 225 more will be replaced in 2012/13.

2 *Fire Safety Works in Communal Areas - £150,000*

This is to fund works that were identified in the TDBC Action Plan following the recent fire in the communal area of a block of flats. The Action Plan has been accepted by the Fire Service. Works will be carried out on blocks identified as high priority first and then rolled out to other blocks as necessary.

3 *Cladding - £500,000*

This work will be to combine external wall cladding with new double glazing to combat damp related problems.

4 *Fascias and Soffits - £505,000*

This is to replace the fascias and soffits on properties as necessary. It is anticipated that work will be carried out on around 400 properties in 2012/13.

5 *Air Source Heat Pumps - £225,000*

This is to complete the installations at Polkesfield and Newberrys Patch where the pilot scheme was successfully completed last year.

6 *Door Entry Systems - £75,000*

This is for the installation of door entry systems in all blocks of flats. 124 have been fitted so far out of a total of 300. It is anticipated that 15 will be completed in 2012/13.

- 7 Aids and Adaptations - £200,000**
This is an annual budget available for small scale home aids and adaptations in tenants homes where there are mobility issues. This budget is demand-led by requests from tenants.
- 8 Soundproofing - £20,000**
Work to bring the blocks of flats up to current sound proofing standards, this work can only be done when it is possible to access both ground and first floor flats simultaneously as it requires the removal of floors and ceilings. It is estimated that work will be done in 1-2 properties in 2012/13.
- 9 DDA (Disability Discrimination Act) Work - £20,000**
This is a project for work to meeting halls to bring them up to DDA compliance. It is anticipated that the work will be done on 4 meeting halls in 2012/13.
- 10 Asbestos Works – £50,000**
This is for the removal or handling of asbestos when it is found in HRA properties. This is normally done on voids or when there is other works carried out at a property.
- 11 IT Developments - £15,000**
System/hardware improvements needed to the housing systems.
- 12 Tenant Improvements - £5,000**
This is to cover statutory payments to tenants for compensation for tenant improvements when they vacate a property.
- 13 Disabled Facilities - £300,000**
This is to assist funding available for larger scale adaptation works for residents. They are usually recommended by an occupational therapist or other healthcare professional. Applications are made through Somerset West Private Sector Housing Partnership.

FURTHER INFORMATION – CAPITAL FUNDING

- 1 **Revenue Funding:** This represents revenue funding that has been set aside to finance capital expenditure. In 2012/13 the revenue funding is coming from a number of places: the annual budget, DLO reserves and earmarked reserves.
- 2 **Capital Grants and Contributions:** In the 2012/13 Capital Programme this relates to accrued Government grants from previous years such the Regional Housing Grant, Disabled Facilities Grant, and Growth Point. The only expected Government funding for capital in 2012/13 is for Disabled Facilities Grants (DFGs) and we are estimating the grant will be £270,000. The Grant is not expected to be announced until after the budget is approved.
- 3 **Usable Capital Receipts:** The estimated balance of unallocated capital receipts on 1 April 2012 is £445,000. The proposed budget requires the use of all of this balance. There are no additional receipts included in the 2012/13 budget, however, future capital receipts are anticipated from the expected sale of the existing Nursery Site and the Bindon Road site, as well as prospective sale of HRA land. Once confirmed and received, net sale proceeds would add to the funds available, giving the potential to invest in new priority schemes (after repayment of previous costs related to the acquisition of the new nursery).
- 4 Income from the sale of council houses (Right to Buy), after pooling, is estimated to £100,000 in 2012/13. The Government are currently consulting on the treatment of Right to Buy proceeds, and are proposing to introduce greater discount incentives for tenants to purchase council dwellings. Although this adds some uncertainty to the amount of capital receipts the Council will retain, the estimate of £100,000 is still considered to be prudent.
- 5 **Supported Borrowing:** This is borrowing for capital purposes, for which central Government provides revenue support to meet the cost of debt repayment. The Council does not expect the Government to support local borrowing requirements for the foreseeable future.
- 6 **Unsupported Borrowing:** Where the overall amount of capital expenditure exceeds the available resources, the Council would be required to undertake prudential borrowing for the difference. If borrowing is needed and approved it will only be taken after full consideration of the Authority's treasury management strategy and the indicators prescribed by the Prudential Code.
- 7 **Major Repairs Reserve (MRR):** The MRR is the account into which annual depreciation charges to the HRA are credited. This provides resources to fund capital expenditure requirements, and may also be set aside to repay previous capital debt. The Draft HRA Revenue Budget includes depreciation of £6.270m to be transferred to the MRR. £5.5m of this reserve will be needed to fund the 2012/13 HRA Capital Programme, with the balance set aside to fund capital investment requirements to maintain the Council housing stock in subsequent years.

- 8 **HRA Revenue Budget (RCCO):** Where the estimated required major repairs expenditure exceeds the available resources within the MRR (see above), the HRA plans to fund the difference from a revenue contribution (RCCO) from the Housing Revenue Account.

EQUALITY IMPACT ASSESSMENTS

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

APPENDIX F

Equality Impact Assessment – Private Sector Housing 2012/13 Capital Bids

Responsible person	<i>Martin Daly</i>	Job Title: Strategy Lead
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 2012/13.	
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 2102/13 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 Market Area (HMA) of Taunton. The Taunton HMA includes the districts of Taunton Deane, Sedgemoor and West</p>	

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	<p>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 2012/13, 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 a range of effective interventions to improve private sector housing conditions will long term result in a marked deterioration of private sector housing stock,</p>	

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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 2012/13 capital budget proposals, namely, disabled facilities grants, home improvement loans, energy efficiency, 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 recent 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.

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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 2012/13 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 reduction in 2012/13 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. Reducing capital funding in 2102/13 will just add to these pressures.

A reduction in 2012/13 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, though 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 2012/13 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:

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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 2012/13 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:

Traditionally, ownership, management, maintenance and the regulation of private sector housing has been predominantly associated with the male gender and male-orientated professions, such as surveying, construction and building control. Through the range of 2012/13 private sector housing bids, which contain a number of equality incentives, we are aiming to offset any inequality of treatment that may arise from gender bias in this housing sector. This would be done through scheme training to identify and avoid discrimination on this basis, equalities impact assessments prior to implementation, and through a commitment in each scheme to use other “softer” more “emotionally intelligent” skills that are either overlooked and/or underestimated as a consequence of this gender bias. Conversely, if the 2012/13 support for private sector housing activities is not supported there is a risk that this bias in the sector will not be checked adequately.

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	

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Reasons and documentation to support conclusions The engagement activity with the affected groups shows that there will be impacts. 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 2012/13. This will involve quarterly monitoring of: performance against budget; key service measures; and service outcomes.	
Section Five – Sign off	
Responsible officer: Martin Daly Date: 30 th January 2012	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.

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Actions table					
Service area	Strategy		Date	2012/13	
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 2012/13 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	Strategy Lead	June 2012 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 2012/13</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	Strategy Lead	September 2012	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
Ensure consistency, accessibility and equality of all advice	Induction process for all new staff (including any temporary/agency staff); clear written procedures;	Partnership Manager	April 2012 and ongoing from then	Quarterly Housing Partnership	Private sector housing residents receive the same level and quality of advice and assistance, irrespective of who they are,

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and assistance given by council staff to private sector housing residents	effective staff supervision; and regularly reviewing all customer satisfaction returns and comments			Board reports	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	Strategy Lead	April 2012 and ongoing from then	Executive, Scrutiny and Partnership Board reports	A greater understanding and shaping of the local housing market and far more knowledge about how to manage this positively for the local community in the light of the major changes and challenges
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 2012 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
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	Strategy Lead	August 2012	Executive, Scrutiny and Partnership Board reports	A package of measures and potential housing options for older home owners who are equity rich but struggling with limited income and poorer quality of life

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Equality Impact Assessment – HRA Disabled Facilities Grants and Adaptations (minor works) 2012/13 Capital Bids

Responsible person	<i>Martin Daly</i>	Job Title: Strategy Lead
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 2012/13	
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 2102/13 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 and national average. The number of older people in the HMA is expected to increase by 41.1% in the next 20 years.</p>	

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	<p>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 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 2012/13, 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>The anticipated main impacts of a reduction in 2012/13 HRA disabled facilities grants and adaptations funding on specific groups are:</p> <p>Age: A reduction in 2012/13 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.</p> <p>Disability: Disabled households benefit greatly in increased mobility and independence from disabled facilities grants and minor works adaptations. Reducing the 2012/13 HRA budget for this will increase customer waiting times and therefore cause unnecessary discomfort and distress to disabled people, when we should be doing</p>	

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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: Martin Daly
Date: 31st January 2012

Management Team
Date

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	2012/13	
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 2012 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	Strategy Lead	August 2012	Tenant Services Board, Executive, Scrutiny and Partnership Board reports	A package of 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 2012 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

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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	Strategy Lead	September 2012	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