

## **SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 10<sup>th</sup> February 2014

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**WARD(S):** All

**PORTFOLIO:** Cllr. Rob Anderson; Lead Commissioner for Finance & Strategy

### **PART I** **KEY DECISION**

#### **CAPITAL STRATEGY: 2014-19**

##### **1 Purpose of Report**

To request approval for capital strategy 2014-19 and approval for the capital programme for 2014-15 to be implemented subject to the approval sufficient business cases

To request approval to Council for the calculation of the Minimum Revenue Provision

##### **2 Recommendation(s)/Proposed Action**

The Cabinet is requested to resolve:

- (a) That the capital strategy of £147.7m is approved and Recommended to full Council.
- (b) That Cabinet notes the costs of the capital programme to the revenue budget will be an increase of £1.2m per annum commencing during the period of the capital strategy to fund borrowing of £21.5m.
- (c) That Cabinet approves the principles underpinning the capital programme in paragraph 5.1.2

##### **3. The Slough Joint Wellbeing Strategy, the JSNA and the Corporate Plan**

The Slough Joint Wellbeing Strategy (SJWS) is the document that details the priorities agreed for Slough with partner organisations. The SJWS has been developed using a comprehensive evidence base that includes the Joint Strategic Needs Assessment (JSNA). Both are clearly linked and must be used in conjunction when preparing your report. They have been combined in the Slough Wellbeing Board report template to enable you to provide supporting information highlighting the link between the SJWS and JSNA priorities.

##### **3a. Slough Joint Wellbeing Strategy Priorities**

This paper assists in the achievement of the all of the Sustainable Community Strategy's priorities.

- Economy and Skills

- Health and Wellbeing
- Regeneration and Environment
- Housing
- Safer Communities

### 3c **Corporate Plan 2013/14**

The Plan's objectives are:

1. Improve customer experience
2. Deliver high quality services to meet local needs
3. Develop new ways of working
4. Deliver local and national change
5. Develop a skilled and capable workforce
6. Achieve value for money

The Plan includes targets for each of the objectives. This report helps achieve all of the above objectives by providing an overall financial strategy to support the delivery of the Corporate Plan.

### 4 **Other Implications**

(a) Financial: As detailed within the report.

(b) Risk Management

<b>Risk</b>	<b>Mitigating action</b>	<b>Opportunities</b>
Legal	None	none
Property	None	None
Human Rights	None	None
Health and Safety	None	None
Employment Issues	None	None
Equalities Issues	None	None
Community Support	None	None
Communications	None	None
Community Safety	None	None
Financial	Detailed within the report	None
Timetable for delivery	April 2014 – March 2015	None
Project Capacity	None	None
Other	None	None

(c) Human Rights Act and Other Legal Implications

No specific legal implications arising from this report.

(d) Equalities Impact Assessment

Equalities Impact Assessments will be conducted, if required, for projects contained within the Capital Strategy.

## 5 **Supporting Information**

### 5.1 **Purpose**

5.1.1 The capital strategy is one of four key strategic financial documents that the Council utilises in order to deliver its corporate objectives. For 2014, the capital strategy has been increased in timescale from three to five years. The rationale for this is twofold; firstly, capital programmes by their very nature often span more than one financial year. Following the introduction of the Slough Regeneration Partnership in early 2013 and the self-financing regime for the HRA (Housing Revenue Account), the Council has a number of longer term financial commitments and it is important to consider these over a longer timeframe. Secondly, the funding, and affordability of the capital strategy in the current economic climate is key and this has a significant impact on the Council's Medium Term Financial Strategy.

5.1.2 The capital strategy is guided by a variety of core principles:

- That the capital strategy is affordable within the overall financial envelope for the Council
- Any additional capital funding in excess of the current borrowing requirement should have a neutral impact on the revenue budget over the life of the strategy
- That the Council maximises its assets to generate revenue savings or capital receipts in line with the asset management strategy and the objectives of the corporate plan
- That the Council maintains education and transport funding within Government grants
- To deliver value for money through 'Invest to Save projects' to generate on-going revenue savings and to ensure that whole life costs are captured
- That where borrowing is required, it is undertaken in line with CIPFA's prudential code
- To take into account the asset management strategy, including highways & transport plans

### 5.2 **Current Medium Term Financial Position**

5.2.1 As detailed in the Council's Medium Term Financial Strategy (MTFS) the Council is facing a significant reduction in its anticipated financial resources. By 2017-18 the Council's anticipated net budget will be reduced by 16% from the 2013-14 equivalent size and during this period the Council will face a number of demand and policy led pressures. Further detail can be found within the MTFS document for separate approval.

5.2.2 For there to be any net growth in the council financed element of the capital strategy, the Council will need to increase the amount of revenue monies set aside to pay back potential future borrowing. As detailed within the Treasury Management Strategy, the Council will only borrow as a last resort once it has extinguished all other sources of funding; however, revenue monies need to be set aside to fund any additional borrowing costs otherwise the Council will not have sufficient resources to repay its borrowings if that occurs.

5.2.3 The summarised capital programme has been provided below in table 1.1. This table highlights the key expenditure areas and the financing requirement for the capital programme over the period of the strategy. As noted in the introductory

section of this paper, the Council's capital strategy is now over a five year period, and it is over this period that the Council needs to consider if additional borrowing will need to be undertaken. For example, if the first year showed a net cost of £10m but the subsequent four years showed £2.5m p.a. of net capital receipts, then the Council could take the decision not to borrow the £10m over the longer term, and finance the capital programme through short term borrowing initially that would be reduced by the net receipts coming into the capital programme.

**Table 1.1 Summarised Capital Programme**

Expenditure	2014-15	2015-16	2016-17	2017-18	2018-19	Total
<b>TOTAL HRA EXPEND</b>	<b>10,008</b>	<b>11,544</b>	<b>11,490</b>	<b>10,264</b>	<b>10,364</b>	<b>53,669</b>
Funding	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Section 106						0
Capital Receipts	(600)	(900)	(1,200)	(1,500)	(1,500)	(5,700)
Major Repairs Reserve	(6,500)	(6,500)	(6,500)	(6,500)	(6,500)	(32,500)
RCCO	(2,908)	(4,144)	(3,790)	(2,264)	(2,364)	(15,469)
<b>TOTAL HRA FINANCING</b>	<b>(10,008)</b>	<b>(11,544)</b>	<b>(11,490)</b>	<b>(10,264)</b>	<b>(10,364)</b>	<b>(53,669)</b>

Expenditure	2014-15	2015-16	2016-17	2017-18	2018-19	Total
SRP related	10,868	5,170	0	0	0	16,038
General Fund	25,601	22,811	15,994	6,534	3,184	74,124
<b>Total General Fund</b>	<b>36,469</b>	<b>27,981</b>	<b>15,994</b>	<b>6,534</b>	<b>3,184</b>	<b>90,162</b>
Funding	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Section 106	(136)	(32)	0	0	0	(168)
Grants	(13,590)	(15,089)	(14,674)	(5,314)	(2,064)	(50,731)
Capital Receipts	0	(2,495)	(3,791)	(2,637)	0	(8,923)
Interest on Loan Notes	0	0	0	0	0	0
Revenue Contributions	(1,960)	(5,650)	(500)	(400)	(300)	(8,810)
Borrowing requirement	(20,783)	(4,715)	2,971	1,817	(820)	(21,530)
<b>Total Funding</b>	<b>(36,469)</b>	<b>(27,981)</b>	<b>(15,994)</b>	<b>(6,534)</b>	<b>(3,184)</b>	<b>(90,162)</b>

5.2.4 The total revenue financing required over the life of the capital strategy to fund a borrowing requirement of **£21.5m** is **£1.2m**, with the largest peak in the 2014-15 financial years. This is where there is a strong alignment between the treasury management strategy and the capital strategy. On the latest estimates on the Treasury Management strategy and the actual cash available to fund the capital programme, once reserves, and grants received, but not applied, have been taken into account, the Council has some short term cash funding available for the first year of the capital strategy, so will not be required to borrow in the short term to fund capital expenditure. However, it is absolutely vital that the Council begins to set aside revenue funding to finance long term capital commitments during the life of the capital strategy, and this is linked to the Minimum Revenue Provision detailed further below in this report.

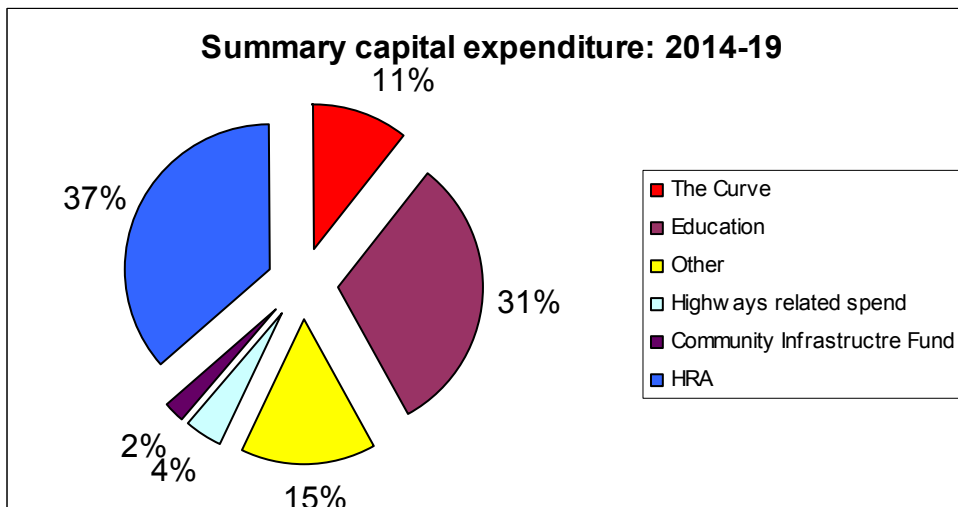
5.2.5 The minimum required to be set aside for **£21.5m** of capital borrowing per annum (given the main assets being build this would be over an assumed 32.5 year lifecycle) would equate to an increase in revenue cost of borrowing of **£1.2m<sup>1</sup>** from 2015-16.

<sup>1</sup> Assuming borrowing from the Public Works Loans Board at the rate as at December 2013

### 5.3 Key elements

5.3.1 As can be seen from the above, of the capital programme funded via general sources, a third relates to expenditure through the Slough Regeneration Partnership and two thirds on other general fund activity. The key elements of the Slough Regeneration Partnership expenditure relate to the building of the Curve .The Council is also proposing to spend a significant proportion of its overall capital programme on the HRA. The Council will continue to review the options available for the provision of leisure facilities. No capital costs have been assumed within this capital strategy; an individual report will be brought to Cabinet at a future meeting concerning leisure facilities and the cost of this will be highlighted accordingly and incorporated into a future capital strategy.

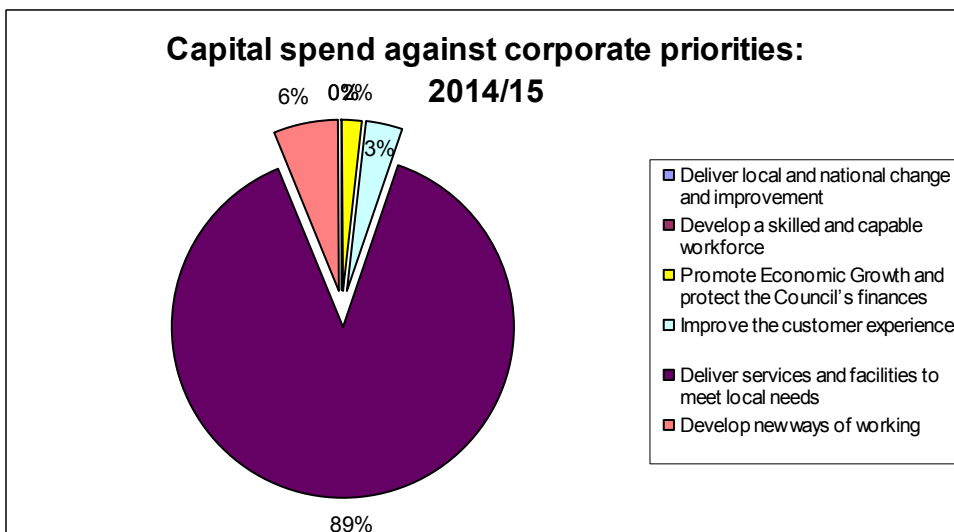
**Chart 2.1: Key items included in the Capital Strategy**



### 5.4 Delivery the Council's priorities

5.4.1 Below is a chart detailing how much the Council is planning to spend on its corporate priorities for the year ahead:

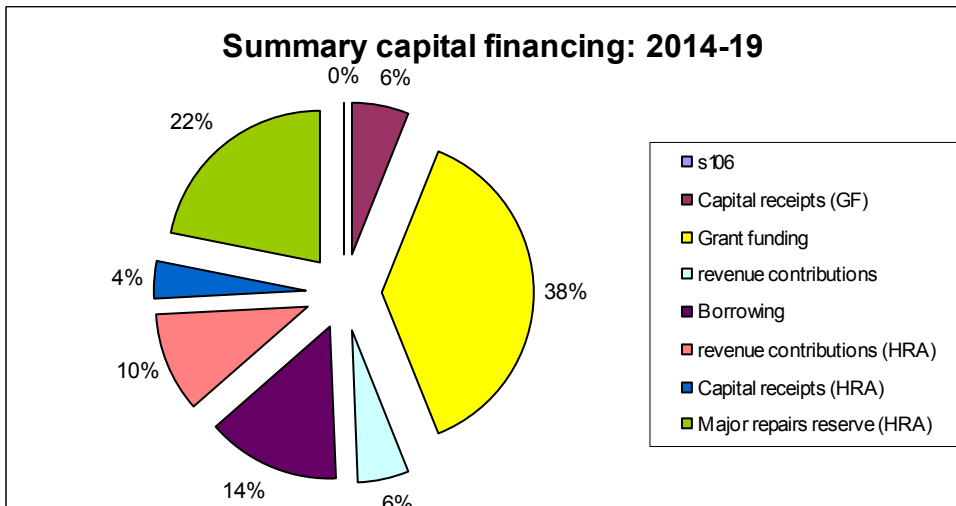
**Chart 2.2: Capital spend against corporate priorities**



The above chart shows where the Council is due to spend capital sums over the life of the strategy in accordance with the latest draft Council Plan for future years

## 5.5 Financing the capital programme & prudential code

5.5.1 The Council has a variety of sources of funding for the capital strategy and these are summarised below:



5.5.2 The majority of the Council's capital financing comes via grant funding and through capital receipts (be that general fund or HRA). The Council is actively reviewing its assets, and more detail of this is included within the Asset Strategy. This review is looking at assets that the Council holds across the borough and is seeking to maximise returns from these, be this by maximise revenue streams from the asset or through disposal.

5.5.3 The main sources of income are:

- Capital Receipts (general fund)

The prime areas of capital receipts comes from monies received via the Council involvement within the Slough Regeneration Partnership (SRP). This is income derived from the various sites included within the initial sites included, and firstly the ledgers road site and Wexham nursery site. The Council is also anticipated receiving capital receipts from other sites and these are detailed further in the Asset Strategy.

- Grant Funding

The Council receives a variety of capital funding streams, with the main areas of grant funding coming from the various Government departments. The Council strategy is based on the assumptions that all education related expenditure and transport expenditure is funded entirely within grant funds received from Government. The Council will seek every opportunity to maximise its use of grant funding across the organisation as well as utilise any opportunities from HRA funding.

- S106 receipts

The Council receives some funding of its capital programme from s106 receipts; with the advent of the Community Infrastructure Levy (CIL), the s106 funding will diminish. In the absence of a formal CIL charging mechanism no assumptions have been made with regards future CIL receipts.

- Revenue Contributions

These will be minimised wherever possible; the most effective way to fund capital expenditure is through spreading the cost of the asset over the lifetime of the asset. However, in some circumstances, where the Council might received one-off monies for example, funding a capital scheme from revenue sources might be more beneficial.

- Borrowing

Where the Council has capital commitments that exceed its funding sources from the above, the Council is required to borrow in line with the prudential code. CIPFA's prudential code governs how Council borrows funds and ensures that it does so within an affordable framework. The Local Government Act 2003 requires the Council to have regard to the Chartered Institute of Public Finance and Accountancy's Prudential Code for Capital Finance in Local Authorities (the Prudential Code) when determining how much money it can afford to borrow. The objectives of the Prudential Code are to ensure, within a clear framework, that the capital investment plans of local authorities are affordable, prudent and sustainable, and that treasury management decisions are taken in accordance with good professional practice. Where the Authority finances capital expenditure by debt, it must put aside resources to repay that debt in later years. The amount charged to the revenue budget for the repayment of debt is known as Minimum Revenue Provision (MRP), although there has been no statutory minimum since 2008. The Local Government Act 2003 requires the Authority to have regard to the [Department for Communities and Local Government's Guidance on Minimum Revenue Provision.

The broad aim of the Guidance is to ensure that debt is repaid over a period that is either reasonably commensurate with that over which the capital expenditure provides benefits, or, in the case of borrowing supported by Government Revenue Support Grant, reasonably commensurate with the period implicit in the determination of that grant.

- Revenue contributions (HRA). The abolition of the HRA subsidy system and its replacement by the self-financing regime from April 2012 has enabled the HRA to retain more of its rental income. This additional income is being used to support the building of affordable homes in the capital programme as well as other elements of the capital programme. As a result, new affordable/social homes will be built within the borough to help replace those sold under the Right To Buy (RTB) regime.
- Capital Receipts (HRA). The majority of HRA capital receipts arise from the sale of council homes under the RTB regime. Under the changes last year to the RTB regime, the Council has signed an agreement with the Government allowing it retaining a high proportion of those capital receipts provided they are used to build 'replacement' affordable/social homes.

- Major Repairs Reserve (HRA). This reserve is a revenue funded reserve used to maintain the Council's housing stock at a 'Decent Homes' standard and is a major contributor to funding the HRA capital programme.

## **5.6 Minimum Revenue Provision Statement**

- 5.6.1 The Council must set aside revenue monies to repay future debt via the Minimum Revenue Provision (MRP). The MRP is vital to ensure that the Council has a sustainable and financed capital programme going forward. If the Council does not set aside suitable revenue monies to finance capital expenditure then when the time comes to borrow funds, the Council will experience a sudden budgetary pressure. The MRP therefore ensure that future debt is financed.
- 5.6.2 CLG's Guidance on Minimum Revenue Provision (issued in 2010) places a duty on local authorities to make a prudent provision for debt redemption. Guidance on Minimum Revenue Provision has been issued by the Secretary of State and local authorities are required to "have regard" to such Guidance under section 21(1A) of the Local Government Act 2003. The four MRP options available are:
- Option 1: Regulatory Method
  - Option 2: CFR Method
  - Option 3: Asset Life Method
  - Option 4: Depreciation Method
- 5.6.3 MRP in 2013/14: Options 1 and 2 may be used only for supported (i.e. financing costs deemed to be supported through Revenue Support Grant from Central Government) Non-HRA capital expenditure funded from borrowing. Methods of making prudent provision for unsupported Non-HRA capital expenditure include Options 3 and 4 (which may also be used for supported Non-HRA capital expenditure if the Authority chooses). There is no requirement to charge MRP in respect of HRA capital expenditure funded from borrowing.
- 5.6.4. The MRP Statement will be submitted to Council before the start of the 2014/15 financial year. If it is ever proposed to vary the terms of the original MRP Statement during the year, a revised statement should be put to Authority at that time.
- 5.6.5. The Authority will apply Option 1/Option 2 in respect of supported capital expenditure funded from borrowing and Option 3/Option 4 in respect of unsupported capital expenditure funded from borrowing.
- 5.6.6. The prudential framework allows for two types of borrowing – supported and unsupported. When the government determines its revenue grant allocation, it makes assumptions about the anticipated level of capital expenditure and includes the funding in its allocation. This is known as supported borrowing. Unsupported borrowing is that which can be undertaken in addition to the supported element under the prudential framework.
- 5.6.7. In the October 2010 spending review the government announced that from 2011/12 it would no longer be providing for new supported borrowing through the settlement. It indicated this funding would come via capital grant in order to make the process more transparent. Therefore any borrowing assumptions in the 2014-2019 Capital programme will be on the basis of unsupported borrowing.



5.6.8. MRP in respect of leases and Private Finance Initiative schemes brought on Balance Sheet under the International Financial Reporting Standards (IFRS) based Accounting Code of Practice will match the annual principal repayment for the associated deferred liability

## 5.7 **Community Investment Fund**

5.7.1 The Community Investment fund programme for 2014/15 can be summarised as follows

<b>Community Investment Fund (Capital Only)</b>	<b>2014/15 Budget £'000</b>
<b>Description</b>	
MUGA's - floodlit to all community hubs / priority associated areas	328
Replace street bins and increase numbers in high litter areas	25
Replacement street signs - 2 year programme	0
Replacement permanent information signs for Slough parks	0
CCTV - purchase of moveable cameras	50
Alley gating works	30
Neighbourhood Enhancements/Walkabouts	400
Pavement Parking Policy	250
Member bids	65
<b>TOTAL</b>	<b>1,148</b>

## 6 **Comments of Other Committees**

This report will be considered by the Overview & Scrutiny Committee on 6<sup>th</sup> February 2014 and any comments will be reported at the Cabinet meeting.

## 7 **Conclusion**

The Cabinet are requested to approve the capital strategy and recommended it to Council on 18<sup>th</sup> February 2014.

## 8 **Appendices Attached**

'A' - Summary of current proposals

## 9 **Background Papers**

'1' - Local Government Finance consultations – Summer 2013

'2' - Local Government Finance settlement 2013

## Appendix A

Cost Centre	Project	2014-15	2015-16	2016-17	2017-18	2018-19	Total
		£'000	£'000	£'000	£'000	£'000	£'000
	<b>LABV</b>						
P066	The Curve	10,868	5,170				16,038
P099	Arbour Vale STFC						
	Leisure strategy options						
	Ledgers Road (Site 15)						
	Wexham Nursery Site (Site 37)						
	Haymill (Site 8)						
	Montem Leisure Site (Site 20)						
	Montem Schools Expansion Weekes Drive Site (Site 21)						
	Castleview (Site 2)						
	<b>Total LABV</b>	<b>10,868</b>	<b>5,170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,038</b>
	<b>Funding</b>						
	Section 106						0
	Grants						0
	Capital Receipts		(2,495)	(3,791)	(2,637)	(71)	(8,994)
	Interest on Loan Notes						0
	LABV profit Distribution						0
	Revenue Contributions						0
	Borrowing requirement	(10,868)	(2,675)				(13,543)
	<b>Total Funding</b>	<b>(10,868)</b>	<b>(5,170)</b>	<b>(3,791)</b>	<b>(2,637)</b>	<b>(71)</b>	<b>(22,537)</b>
	<b>Revenue Impact</b>						
	<b>Extra Minimum Revenue Provision</b>						
	Building	124	435	511	511	966	2,547
	<b>Total MRP</b>	<b>124</b>	<b>435</b>	<b>511</b>	<b>511</b>	<b>966</b>	<b>2,547</b>

Appendix A2 – General Fund spend	Project	2014-15	2015-16	2016-17	2017-18	2018-19	Total
		£'000	£'000	£'000	£'000	£'000	£'000
	<b>Education Services</b>						
P051	Primary Expansions (Phase 2 for 2011)	5,584	5,995	3,560	3,000	0	18,139
P076	Town Hall Conversion	261	1,500	50			1,811
P090	Expand Littledown School	2					2
P093	Schools Modernisation Programme	3,072	685	500	250		4,507
P101	SEN Resources Expansion	125	650	250	250	250	1,525
P749	Children's Centres Refurbishments	40	40	40	40	40	200
P783	Schools Devolved Capital	137					137
P856	Haymill/Haybrook College Project	75					75
	DDA/SENDA access Works	50	50	50	50	50	250
	Youth/Community Centres Upgrade	75	25	25	25	25	175
	2 Year Old Expansion Programme	355	345	500			1,200
	Penn Rd & Chalvey Grove Children's Centre	10					10
	Monksfield Way Children's Centre	10					10
	Lea Nursery Heat Pump	12					12
	Wexham School Expansion		2,000	5,000			7,000
	Special School Expansion-Primary, Secondary & Post 16	100	1,900	3,000			5,000
	<b>Total Education Services</b>	<b>9,908</b>	<b>13,190</b>	<b>12,975</b>	<b>3,615</b>	<b>365</b>	<b>40,053</b>
	<b>Chief Executive</b>						
P109	Local Broadband Plan	76					76
	<b>Total Chief Executive</b>	<b>76</b>					<b>76</b>
	<b>Customer &amp; Community Services</b>						
P083	Cemetery Extension	766	537				1,303
P084	IT Infrastructure Refresh	350	350	350	350	350	1,750
P088	Baylis Park Restoration	500					500
P098	Traffic Light & Junction Improvements	500					500

P102	Local Sustainable Transport Fund	455					455
P107	Repairs to Montem & Ice	80	80				160
P322	Parking Strategy	16					16
P661	Local Safety Scheme Programme	60					60
P784	Accommodation Strategy	200					200
P871	Community Investment Fund	1,148	650	500	400	300	2,998
P873	Crematorium Project	1,036	414				1,450
	Car Parking lighting efficiency scheme'	185					185
	Invest to Save Vinci Park Contract	200					200
	Air Quality Grant	67					67
	Financial System Upgrades	2,000					2,000
	Leisure Capital Improvements-Langley, Ten Pin, The Centre	90	163				253
	Document Image Processing Project	250					250
	Replacement of Art Feature	20					20
	Cippenham Green	200					200
	Hub Development	200					200
	Registrars	706	26				732
	<b>Total Customer &amp; Community Services</b>	<b>9,029</b>	<b>2,220</b>	<b>850</b>	<b>750</b>	<b>650</b>	<b>13,499</b>
	<b>Community and Wellbeing</b>						
	Supported Living	100					100
	Extra Care Housing	100					100
	<b>Total Community and Wellbeing</b>	<b>200</b>					<b>200</b>
	<b>Resources, Housing and Regeneration</b>						
P006	Disabled Facilities Grant	364	364	364	364	364	1,820
P068	Street Lighting Improvement Phase 2	200	200				400
P069	Highway & Land Drainage Improvements	70	70	70	70	70	350
P085	Air Conditioning and Controls	1623					1,623
	Corporate Property Asset Management	250	250	250	250	250	1,250
P111	Major Highways Programmes	765	765	765	765	765	3,825
P113	Lascelles Lodge	10					10

P728	Highway Reconfigure & Resurface	500	500	500	500	500	2,500
	Garage Sites Stage 7	96	32				128
	Demolitions	100	100	100	100	100	500
	Stoke Poges Footbridge	1000					1,000
	Windsor Road Widening Scheme	460	5,000				5,460
	Flood Defence Measures SBC/EA Partnership	100					100
	Plymouth Road (dilapidation works)	120	120	120	120	120	600
	Relocation of Age Concern	30					30
	Land acquisition (Chalvey)	500					500
	<b>Total RHR (excluding Heart of Slough)</b>	<b>6,188</b>	<b>7,401</b>	<b>2,169</b>	<b>2,169</b>	<b>2,169</b>	<b>20,096</b>
	<b>Heart of Slough</b>						
P064	Infrastructure	200					200
	<b>Total Heart of Slough</b>	<b>200</b>					<b>200</b>
	<b>TOTAL GENERAL FUND</b>	<b>25,601</b>	<b>22,811</b>	<b>15,994</b>	<b>6,534</b>	<b>3,184</b>	<b>74,124</b>
	<b>Funding</b>						<b>0</b>
	Section 106	(136)	(32)	0			(168)
	Grants	(13,590)	(15,089)	(14,674)	(5,314)	(2,064)	(50,731)
	Capital Receipts						0
	Revenue Contributions	(1,960)	(5,650)	(500)	(400)	(300)	(8,810)
	Borrowing requirement	(9,915)	(2,040)	(820)	(820)	(820)	(14,415)
		<b>(25,601)</b>	<b>(22,811)</b>	<b>(15,994)</b>	<b>(6,534)</b>	<b>(3,184)</b>	<b>(74,124)</b>
	<b>Revenue Impact</b>						<b>0</b>
	<b>Extra Minimum Revenue Provision</b>						
	PVE	174	178	178	941	941	2,412
	Buildings	103	232	256	306	320	1,217
	<b>Total MRP</b>	<b>277</b>	<b>410</b>	<b>434</b>	<b>1,247</b>	<b>1,261</b>	<b>3,629</b>

Appendix A3-HRA	Project	2014-15	2015-16	2016-17	2017-18	2018-19	Total
		£'000	£'000	£'000	£'000	£'000	£'000
	<b>Housing Revenue Account</b>						
P544	Affordable Warmth/Central Heating						
P544A	Boiler Replacement	667	1,001	1,001	500	500	3,669
P544B	Heating / Hot Water Systems	320	320	320	317	317	1,593
P544C	Insulation programmes	630	788	788	0		2,206
P552	Window Replacement				112	112	223
P552A	Front / Rear Door replacement	448	359	269	125	125	1,326
P558	Internal Decent Homes Work						
P558A	Kitchen Replacement	1,402	1,402	1,121	410	410	4,746
P558B	Bathroom replacement	692	692	554	256	256	2,450
P558C	Electrical Systems	263	263	263	136	136	1,062
P559	External Decent Homes Work				0	0	
P559A	Roof Replacement	187	187	187	628	628	1,818
P559B	Structural	598	598	478	802	802	3,278
	DISH						
	<b>Decent Homes</b>	<b>5,207</b>	<b>5,610</b>	<b>4,981</b>	<b>3,287</b>	<b>3,287</b>	<b>22,372</b>
							0
P516	Winvale Refurbishment				0	0	0
P541	Garage Improvements	200	200	200	150	150	900
P548	Mechanical Systems /Lifts	174	274	224	100	200	972
	Lifts						
P545	Capitalised Repairs				46	46	92
	Security & Controlled Entry Modernisation	44	44	44	0		132
	Parlaunt Shops-Flat Roof Replacement				0		
P564	Darvills Lane - External Refurbs				200	200	400
P565	Estate Improvements/Environmental Works	200	200	200	221	221	1,041
P569	Replace Fascias, Soffits, Gutters & Down Pipes	835	668	501	250	250	2,504

P573	Upgrade Lighting/Communal Areas	250	250	250	71	71	891
P573A	Communal doors	47	47	28	78	78	277
P573B	Balcony / Stairs / Walkways areas	81	81	49	171	171	553
P573C	Paths	327	327	327	91	91	1,163
P573D	Store areas	143	143	86	250	250	872
	Sheltered / supported upgrades	0	250	250			500
	<b>Planned Maintenance - Capital</b>	<b>2,301</b>	<b>2,484</b>	<b>2,159</b>	<b>1,627</b>	<b>1,727</b>	<b>10,298</b>
P546	Environmental Improvements (Allocated Forum)	100	100	100	100	100	500
P547	Major Aids & Adaptations	400	350	250	250	250	1,500
P779/P575	Affordable Homes	2,000	3,000	4,000	5,000	5,000	19,000
	<b>Housing Revenue Account</b>	<b>10,008</b>	<b>11,544</b>	<b>11,490</b>	<b>10,264</b>	<b>10,364</b>	<b>53,669</b>
	<b>Funding</b>						
	Section 106						
	Capital Receipts	(600)	(900)	(1,200)	(1,500)	(1,500)	(5,700)
	Major Repairs Reserve	(6,500)	(6,500)	(6,500)	(6,500)	(6,500)	(32,500)
	RCCO	(2,908)	(4,144)	(3,790)	(2,264)	(2,364)	(15,469)
	<b>TOTAL</b>	<b>(10,008)</b>	<b>(11,544)</b>	<b>(11,490)</b>	<b>(10,264)</b>	<b>(10,364)</b>	<b>(53,669)</b>

	£'000	£'000	£'000	£'000	£'000	£'000
<b>Housing Revenue Account</b>						
Affordable Warmth/Central Heating						
Boiler Replacement	667	1,001	1,001	500	500	3,669
Heating / Hot Water Systems	320	320	320	317	317	1,593
Insulation programmes	630	788	788	0		2,206
Window Replacement				112	112	223
Front / Rear Door replacement	448	359	269	125	125	1,326
Internal Decent Homes Work						
Kitchen Replacement	1,402	1,402	1,121	410	410	4,746
Bathroom replacement	692	692	554	256	256	2,450
Electrical Systems	263	263	263	136	136	1,062
External Decent Homes Work				0	0	
Roof Replacement	187	187	187	628	628	1,818
Structural	598	598	478	802	802	3,278
DISH						
<b>Decent Homes</b>	<b>5,207</b>	<b>5,610</b>	<b>4,981</b>	<b>3,287</b>	<b>3,287</b>	<b>22,372</b>
						0
Winvale Refurbishment				0	0	0
Garage Improvements	200	200	200	150	150	900
Mechanical Systems /Lifts	174	274	224	100	200	972
Lifts						
Capitalised Repairs				46	46	92
Security & Controlled Entry Modernisation	44	44	44	0		132
Parlaunt Shops-Flat Roof Replacement				0		
Darvills Lane - External Refurbs				200	200	400
Estate Improvements/Environmental Works	200	200	200	221	221	1,041
Replace Fascias, Soffits, Gutters & Down Pipes	835	668	501	250	250	2,504
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<b>Planned Maintenance - Capital</b>	<b>2,301</b>	<b>2,484</b>	<b>2,159</b>	<b>1,627</b>	<b>1,727</b>	<b>10,298</b>
Environmental Improvements (Allocated Forum)	100	100	100	100	100	500
Major Aids & Adaptations	400	350	250	250	250	1,500
Affordable Homes	2,000	3,000	4,000	5,000	5,000	19,000
<b>Housing Revenue Account</b>	<b>10,008</b>	<b>11,544</b>	<b>11,490</b>	<b>10,264</b>	<b>10,364</b>	<b>53,669</b>
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RCCO	(2,908)	(4,144)	(3,790)	(2,264)	(2,364)	(15,469)
<b>TOTAL</b>	<b>(10,008)</b>	<b>(11,544)</b>	<b>(11,490)</b>	<b>(10,264)</b>	<b>(10,364)</b>	<b>(53,669)</b>