

Final Budget Proposals 2022/23

GENERAL FUND & HRA CAPITAL 2022/23 to 2016/17

1. Background and Introduction

- 1.1 The Capital Programme plays a vital part in the delivery of the Council's Corporate Plan, since long-term investment is required to deliver many of the objectives in the Plan.
- 1.2 Cabinet approved an updated Financial Planning Framework (FPF) 2022/23 to 2026/27 at its meeting on 13th September 2021, which is the first step in preparing the 2022/23 budget and updating the 5-year rolling Capital Programme.
- 1.3 The first major milestone in the FPF was reached on 11th October 2021, with Cabinet receiving and considering an indicative Capital Programme for 2022/23 to 2026/27 alongside the updated (revenue) Medium-Term Financial Plan (MTFP) for 2022/23 to 2026/27. The Programme comprised total capital investment of £277.834 million over the five-year period (General Fund £107.537 million, HRA £170.297 million).
- 1.4 Acting on the strategic direction provided by Cabinet on 11th October 2021, officers subsequently refined the indicative Capital Programme, presenting an initial draft Capital Programme for 2022/23 to 2016/27 for consideration by Cabinet on 6th December 2021. The initial draft Programme comprised total capital investment of £293.049 million over the five-year period (General Fund £107.916 million, HRA £185.133 million).
- 1.5 The draft budget proposals – including the Capital Programme (both General Fund and HRA revenue) – presented to Cabinet in December 2021 — were scrutinised by the Stronger Select Committee on 18th January 2022.
- 1.6 Further detailed work has now been completed on the capital budgets to reflect the Council's latest capital needs and investment priorities in the context of the Local Government Finance Settlement 2022/23 (explained in detail in **Appendix A**) and the current Balance Sheet position. This report allows Cabinet to consider the final capital investment proposals for 2022/23 to 2026/27 – for both the General Fund and HRA – as set out in the report, whilst taking into consideration the comments of the Stronger Council Select Committee.

2. General Fund Capital Programme 2022/23 to 2026/27: Capital Growth

2.1 There have been relatively few changes to the indicative growth position presented in December 2021 with the largest proposed area of growth remaining the ICT Strategy, with emerging spending pressures (as presented to Stronger Council Select Committee in April 2021) being included again. The final proposals are summarised in the table below.

General Fund Capital Programme 2022/23 to 2026/27: Growth Proposals						
Description	2022/23	2023/24	2024/25	2025/26	2026/27	Totals
	£000's	£000's	£000's	£000's	£000's	£000's
Highway Rangers	40	0	0	0	0	40
Pavement Widening	0	100	0	0	0	100
Home Assistance Loans	30	30	30	30	30	150
CCTV Replacements	12	30	0	10	30	82
Vehicle & Plant Replacements	0	0	0	0	30	30
Civic Offices Café Works	100	0	0	0	0	100
Car Park CCTV System	0	0	0	0	25	25
ICT General Schemes	18.98	93	93	93	93	390.98
ICT Strategy	1,994.93	1,086	971	1,126	931	6,108.93
Council Chamber Upgrade	160	0	0	0	0	160
Investment Properties (planned works)	225	225	225	225	250	1,150
Operational Properties (planned works)	21.22	50	50	50	50	221.22
Total Growth*	2,602.13	1,614	1,369	1,534	1,439	8,558.13

*Note – presentational difference compared to December 2021: Disabled Facilities Grants excluded from growth as 100% externally funded. Qualis loans also excluded as already have full Council approval.

2.2 The proposals in the table above can be summarised as follows:

- **Highway Rangers (£40,000)** – the draft Capital Programme for the Commercial & Technical directorate includes a proposal to expand the successful Highway Rangers scheme as envisaged initially; two distinct teams will be formed to allow greater coverage across the district, whilst increasing the number of apprenticeship opportunities. The teams play a key role in the sustainability and environmental agenda as well as improving the condition of the High Streets and rural areas. The capital bid – of £40,000 – is to allow the expansion by purchasing and fitting out a second vehicle.

- **Highways Pavement Widening (renewal) (£100,000)** – the original Pavement Widening project in Epping was part of Covid-19 “Making our High Streets Safer” scheme. It was initially a temporary measure but following positive consultation feedback from the public, the scheme has now become permanent. The original surfacing works were of a temporary nature with a life span of approximately 18-24 months and will need to be replaced. A provisional allocation of £100,000 is therefore requested. This is a new item in this iteration of the budget.
- **Home Assistance Loans (£150,000)** – further capital funding (£30,000 per annum) for Home Assistance Loans granted to property-owning vulnerable residents is included in the proposals. The Council has been running the scheme for several years now, and the bid is to further extend a scheme from which many Epping Forest residents have benefited from in the past.
- **CCTV Replacements (£82,000)** – proposed funding of £82,000 has been included in the Programme to maintain the district’s CCTV camera system, which has an estimated lifespan of seven years before replacement/upgrade is required.
- **Vehicle & Plant Replacements (£30,000)** – a capital allocation of £30,000 in ‘rollover funding’ (into 2026/27) is also requested for the purposes of maintaining the current Vehicle & Plant replacement programme.
- **Civic Offices Café (£100,000)** – capital growth of £100,000 is requested for external access works for the proposed Café on the Ground Floor of the Civic Offices. This is a new item in this iteration of the budget and represents an enhancement to the newly refurbished Civic Hub.
- **Car Park CCTV System (£25,000)** – as with Vehicle & Plant replacements, a capital allocation of £25,000 in ‘rollover funding’ (into 2026/27) is also requested for the purposes of maintaining the current CCTV replacement/upgrade programme.
- **ICT (£6,499,910)** – the ICT growth proposals are dominated by an allocation of £6.109 million for the development and progression of a new ICT Strategy:
 - Current proposals include the migration of several applications to ‘Software as a Service’. Some applications are already in the process of being migrated, such as Planning, Local Land Charges, Grounds Maintenance and BACS processing, with others being considered for future financial years. The proposals also include moving other applications such as Revenues and Benefits, Environmental Health and Licensing, to hosted solutions with the supplier and migrating (the remaining datacentre) to the Microsoft Azure cloud
 - Investment is also proposed to the remaining on-site infrastructure to ensure it is fit for purpose while the migration to the Cloud happens. Full migration would take 2 to 3 years, and significant network and security changes would be required to facilitate the new Cloud-based way of working; however
 - Officers are progressively developing updated delivery plans in the context of the Council’s latest financial position, which includes potentially frontloading capital investment towards projects yielding higher cashable savings. Therefore, it is assumed in this budget that – wherever feasible – the revenue costs of delivering the proposed growth in the ICT Strategy will be met from the savings it delivers.

Detailed business cases for individual schemes will be presented to Cabinet for approval, before progressing to the delivery stage.

- **Council Chamber Upgrade (£160,000)** – the microphones and speaker equipment in the Council Chamber are nearing the end of their useful life and if not upgraded or replaced they will eventually fail. The equipment was also not originally intended to accommodate virtual or hybrid meetings and whilst the current equipment has been adapted to facilitate meetings carried out in this form, the equipment's performance is sub optimal. Several Members have commented on the performance of the equipment in the Chamber. Total capital provision of £160,000 is therefore requested in the Capital Programme to carry out a replacement programme that brings enhanced quality, increased functionality and better integration with webcasting and Zoom. The 'listed' status of the Council Chamber means this is more complex than would otherwise be the case and the estimated provision reflects this.
- **Planned Property Works (£1,371,220)** – a provisional growth allocation for planned works on the Council's Investment and Operational properties of £1.371 million is requested (Investment Properties £1.150 million, Operational Properties £0.221 million). Planned work on Investment Properties is usually limited to void repairs. The future capital needs of the Operational Property portfolio will be the subject of a detailed review in the year ahead as the Council develops a new Asset Management Plan (AMP); the new Civic Offices provides a good base, but the AMP will ensure that all General Fund capital assets continue to be of long-term use against a backdrop of rapid operational and technological change. The new AMP will be subject to scrutiny and Cabinet approval, with the Capital Programme updated accordingly for Member consideration and approval.

3. Proposed General Fund Capital Programme 2022/23 to 2026/27

3.1 The proposed General Fund Capital Programme totals £117.401 million over the five-year period 2022/23 to 2026/27 and is summarised by **service** area in the table below.

Draft General Fund Capital Programme 2022/23 to 2026/27: Service Analysis						
Service	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£000's	£000's	£000's	£000's	£000's	£000's
EXPENDITURE						
Community & Wellbeing	770	0	0	0	0	770
Commercial & Technical	13,793	15,174	1,076	1,096	1,061	32,200
Corporate Services	2,064	1,179	1,064	1,219	1,024	6,550
Customer Services	160	0	0	0	0	160
Property Services	271	300	300	300	300	1,471
Place	250	0	0	0	0	250
Qualis	55,000	21,000	0	0	0	76,000
Total Expenditure	72,308	37,653	2,440	2,615	2,385	117,401
FINANCING						
Capital Receipts	(3,493)	(4,818)	(1,469)	(1,644)	(1,414)	(12,838)
Capital Grants	(971)	(971)	(971)	(971)	(971)	(4,855)
Borrowing	(67,844)	(31,864)	0	0	0	(99,708)
Total Financing	(72,308)	(37,653)	(2,440)	(2,615)	(2,385)	(117,401)

EXPENDITURE

3.2 The **capital expenditure** profile presented in the table above comprises a wide range of individual schemes and includes the following:

- **Community and Wellbeing (£0.770 million)** – the Museum and Library Joint Facility at Waltham Abbey is the sole capital scheme within the Community and Wellbeing Service. Cabinet approved total funding for the scheme of £1.54 million in December 2020 and preliminary work has been completed to get the project to “RIBA Stage 2”. However, the project is currently paused due to wider conversations with the Library and other partners about a coherent community hub approach to service delivery across the district which can be underpinned both by the community hub based at the Civic Offices and any future community hub born out of a partnership to combine both the Museum and Library in Waltham Abbey.

Update Quarter 3 2021/22

It should be noted that, as at 31st December 2021 (“Quarter 3 2021/22”), the forecast total spending on this project for 2021/22 was £90,000 against an annual allocation of £770,000. If this accurately reflects the final outturn, the unspent balance (£680,000) would be available for roll forward into 2022/23 (resulting in an updated allocation of £1.450 million).

- **Commercial and Technical (£32.200 million)** – the Commercial and Technical service is leading on ten separate schemes, which are dominated by three in particular:
 - **Epping Leisure Facility (£25.0 million)** – the new Epping Leisure Facility is the single largest scheme included in the Programme. The wider scheme will see the development of a replacement leisure facility for the existing (and aging) facility as well as the construction of a multi-story car park. Cabinet approved the addition of this scheme to the draft Capital Programme at its meeting on 21st January 2021 and the allocation represents the Council’s commitment to developing the leisure facility. Qualis are developing the multi-storey car park element of the wider project.

Update Quarter 3 2021/22

It should be noted that, as at 31st December 2021 (“Quarter 3 2021/22”), there was forecast total spending on this project (for enabling activities including planning, architect, consultancy and other project fees) of £1.494 million for 2021/22. If this accurately reflects the final outturn, the spending in 2021/22 would be subtracted from the 2022/23 allocation (resulting in an updated allocation of £11.006 million for 2022/23 and £23.506 million overall).

- **Disabled Facilities Grants (£4.855 million)** – the Government eventually confirmed that the Epping Forest District Council allocation for Disabled Facilities Grants (DFG) in 2021/22 was £971,213 (£297 below the February 2021 estimate). There is currently no indication of future allocations. It is therefore still assumed (as in previous draft versions of this Programme) that the Council will receive the same amount – without uplift – from 2022/23 onwards; and
- **Cartersfield Road (£1.477 million)** – the scheme – approved by Cabinet in February 2021 – entails the redevelopment of a group of Council-owned industrial warehouse units, situated in Cartersfield Road, Waltham Abbey. The spending included in the adopted Capital Programme, is partly funded by an insurance receipt received in relation to a previous fire at the site.

Update Quarter 3 2021/22

It should be noted that, as at 31st December 2021 (“Quarter 3 2021/22”), the forecast total spending on this project for 2021/22 was £20,000 against an annual allocation of £1.436 million. If this accurately reflects the final outturn, the unspent balance (£1.416 million) would be available for roll forward into 2022/23 (resulting in an updated allocation of £2.893 million).

There has been some progress on the project with planning permission obtained and procurement documentation drafted. However, project delays have been experienced as the Council continues to seek vacant possession from some long-term tenants; comprehensive vacant possession is required for the site before capital works can commence. Latest intelligence suggests that the project may now be delayed until October 2022.

- **Corporate Services (£6.550 million)** – the capital proposals for the Corporate Services directorate reflect the Council’s need for investment in ICT (see discussion on ICT growth proposals above in Paragraph 2.2).
- **Customer Services (£0.160 million)** – the capital proposals for the Customer Services directorate relate exclusively to the Council Chamber Upgrade (see discussion on Council Chamber growth proposals above in Paragraph 2.2).
- **Property Services (£1.471 million)** – the capital proposals for the Property Services directorate comprise the Council’s need for planned works on its Investment and Operational property portfolios. (see discussion on Planned Property growth proposals above in Paragraph 2.2).
- **Place (£0.250 million)** – this is the second year of additional planned capital investment of £0.5 million on Environmental Projects over the two-year period 2021/22 and 2022/23 and is being used for projects identified in the Green Infrastructure Strategy and as a result of the Climate Change consultation.

Update Quarter 3 2021/22

An unspent balance of £176,984 was rolled forward from 2020/21 and, combined with the 2021/22 allocation of £250,000, is expected to result in total spending of £426,984, which means that – if that is the outturn position – total spending on the projects will be ‘on budget’, leaving just the annual allocation of £250,000 for 2022/23; and

- **Qualis (£76.0 million)** – this is the balance on the previously agreed £98.0 million Regeneration Finance Loans (including the recently extended loan facility of £35.0 million approved by Cabinet in July 2021). The first advance of £6.0 million was made in March 2021 with the further advances totalling £16.0 million scheduled for the end of January 2022. The loans are a key enabler in the delivery of the Council’s regeneration priorities in the district through Qualis; the Council will receive a revenue margin on the loan, which is available to support general spending and minimise Council Tax increases.

FINANCING

3.3 The assumed **capital financing** profile for the proposed General Fund Capital Programme 2022/23 to 2026/27 represents an amalgam of Capital Receipts, Capital Grants and Borrowing. Thus:

- **Capital Receipts (£12.838 million)** – financing from Principal Repayments on Qualis loans is assumed to be the sole source of General Fund capital receipts. Should other General Fund capital receipts become available for financing capital investment in future, these would be reflected in individual business cases and Programme updates
- **Capital Grants (£4.855 million)** – an annual allocation of £971,000 from the Government is assumed for Disabled Facilities Grants (DFGs) for the five-year period covered by the Programme. No other capital grants are assumed at this stage; and
- **Borrowing (£99.708 million)** – further long-term borrowing is anticipated, primarily to fund the Council's commitment to Qualis loans, although precise details on lenders and other details will be determined in consultation with our Treasury Management advisors (Arlingclose) nearer the time. Increased short-term borrowing is also expected for the foreseeable future as part of a balanced strategy (subject to balancing risk and – currently – very low short-term interest rates persisting, relative to long-term rates).

3.4 A more detailed summary of the draft General Fund Capital Programme 2022/23 to 2026/27, analysed by individual **schemes**, is presented at **Annex 1**.

4. Proposed HRA Capital Programme 2022/23 to 2026/27

4.1 The proposed HRA Capital Programme totals £185.906 million over the five-year period 2022/23 to 2026/27 and is summarised by *nature* in the table below.

Draft HRA Capital Programme 2022/23 to 2026/27						
Description	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	£000's	£000's	£000's	£000's	£000's	£000's
EXPENDITURE						
Housing Development Programme	28,809	28,498	11,556	6,695	0	75,558
Capital Works	11,752	23,255	24,070	13,217	14,497	86,791
Regeneration Projects	5,750	4,200	2,000	6,000	0	17,950
Other Housing Schemes	1,479	997	1,023	1,043	1,065	5,607
Total Expenditure	47,790	56,950	38,649	26,955	15,562	185,906
FINANCING						
Direct Revenue Contributions	(5,364)	(3,392)	(5,066)	(5,538)	(5,222)	(24,582)
Major Repairs Reserve	(9,904)	(9,137)	(9,320)	(9,506)	(9,696)	(47,563)
RTB Receipts	(5,970)	(4,551)	(1,777)	(1,818)	(74)	(14,190)
Other Contributions	(466)	(2,172)	(1,062)	(829)	(570)	(5,099)
Borrowing	(26,086)	(37,698)	(21,424)	(9,264)	0	(94,472)
Total Financing	(47,790)	(56,950)	(38,649)	(26,955)	(15,562)	(185,906)

4.2 The Programme is dominated by the Housing Development Programme and routine Capital Works:

- **Housing Development Programme (£75.558 million)** – the Housing Development Programme includes a combination of (direct) Housebuilding, Acquisitions from Qualis and Development Land Purchases. Thus:
 - Housebuilding (£52.082 million) – this is expected to deliver a mixture of affordable rent and shared ownership properties by 2025/26, including New Build Properties (212 affordable rent units)
 - Qualis Acquisitions (£20.726 million) – the Development Programme also includes the planned acquisition of 89 properties; 67 affordable rent units and 22 shared ownership properties across five different sites; St. Johns (46), Conder (11), Hemnall Street (10), Roundhills (7) and Pyrles Lane (15); and

- Development Land Purchases (£2.750 million) – two further development sites in the district have been located and earmarked for potential acquisition (separate provisions have been made for £2.0 million and £0.750 million respectively).
- **Capital Works (£86.791 million)** – planned Capital Works (which includes works on Windows, Doors, Roofing, Kitchens, Bathrooms etc.) over the five-year period average out at around £17.4 million annually. This contrasts with annual budgets of £9.592 million and £11.970 million in 2020/21 and 2021/22 respectively. The increase reflects a reversal in lifecycle assumptions previously applied to a range of capital items; most notably this applies to Gas Boilers where lifecycles were previously extended from 15 to 20 years, which have now reverted back to 15 years, which triggered a backlog capital investment requirement of £10.716 million. The same position applies to Flat Roofs (backlog cost £7.010 million).

FINANCING

4.3 The assumed **capital financing** profile for the proposed HRA Capital Programme 2022/23 to 2026/27 represents an amalgam of Direct Revenue Contributions, Major Repairs Reserve Contributions, “Right to Buy” (RTB) Receipts, Other Contributions and Borrowing. Thus:

- **Direct Revenue Contributions (£24.582 million)** – the Council is set to continue with substantial revenue contributions to capital; this has been a major source of financing for the HRA Capital Programme for many years. The temporary reduction (to £3.392 million) in 2023/24 ensures that the HRA breaks even in the medium-term (covered in **Appendix D**).
- **Major Repairs Reserve (MRR) (£47.563 million)** – a major increase in MRR contributions represents a change in strategy (contained in the new HRA Business Plan). Previously, MRR balances had been allowed to accumulate. The new approach minimises the requirement for Direct Revenue Contributions, whilst at the same time minimising Borrowing.
- **RTB Receipts (£14.190 million)** – the new HRA Business Plan also assumes RTB sales of 12 properties per annum at an average receipt value of £323,000 (the Council retains approximately 25% of the receipt, with the remainder paid over to the Government). The profile presented above represents the *application* of those receipts under the Government’s RTB “one-for-one” scheme, which – since April 2021 – gives the Council an extended period of 5 years to provide a replacement affordable property.
- **Other Contributions (£5.099 million)** – the Council is also set to receive a range of other third-party contributions, including Grants (e.g. from Homes England), Leaseholder Contributions, Section 106 Receipts, as well as Capital Receipts from the sale of completed Shared Ownership Properties; and
- **Borrowing (£94.472 million)** – as with the General Fund, further long-term HRA borrowing is anticipated. Likewise, precise details on lenders and other details will be determined in consultation with our Treasury Management advisors (Arlingclose) nearer the time.

- 4.4 Members should note that the data in the “Fortress” (HRA Business Plan) model is still being further refined and will be updated during 2022/23 to reflect the outcome of an independent Stock Condition Survey, which is in progress at the time of preparing this budget. This will allow an even more accurate and focussed assessment of the Council’s need for capital investment in its stock and will be reported to Cabinet in due course.
- 4.5 A more detailed summary of the draft HRA Capital Programme 2022/23 to 2026/27 is presented at **Annex 2**.

Annex 1**Draft General Fund Capital Programme 2022/23 to 2026/27: Summary of Schemes**

GF Capital Programme 2022/23 to 2026/27 (DRAFT)							
		2022/23 Updated	2023/24 Updated	2024/25 Updated	2025/26 Updated	2026/27 New (Proposed)	Total MTFP 22/23 to 26/27
		£'s	£'s	£'s	£'s	£'s	£'s
	Community & Wellbeing						
Waltham Abbey Hub	Joint Museum and Library Facility	770,000	-	-	-	-	770,000
	Sub-Totals	770,000	-	-	-	-	770,000
	Commercial & Technical						
Asset Management	Cartersfield Road	-	1,477,400	-	-	-	1,477,400
	Investment Property Acquisition Fund	-	-	-	-	-	-
	Investment Properties (Landmark Buildings)	-	-	-	-	-	-
	EFDC Shopping Park	-	-	-	-	-	-
Community Safety	CCTV Replacement Programme	102,000	55,000	20,000	25,000	30,000	232,000
	CarPark CCTV Systems	20,000	10,000	25,000	40,000	-	95,000
	Superfast Broadband (REFCuS)	-	-	-	-	-	-
Regulatory (PH Grants)	Disabled Facilities Grants	971,210	971,210	971,210	971,210	971,210	4,856,050
Regulatory (PH Grants)	Home Assist Grants	30,000	30,000	30,000	30,000	30,000	150,000
	Leisure Centres	-	-	-	-	-	-
	Car Park Schemes	-	-	-	-	-	-
	Civic Offices Accommodation Project	-	-	-	-	-	-
	Civic Offices - Café External Works	100,000	-	-	-	-	100,000
	Highway Ranger and Other Works	40,000	-	-	-	-	40,000
	Highways - Pavement Widening Scheme	-	100,000	-	-	-	100,000
Grounds Maintenance	Grounds Maintenance	30,000	30,000	30,000	30,000	30,000	150,000
	Highways	-	-	-	-	-	-
North Weald Airfield	NWA Preparations Phase 1	-	-	-	-	-	-
Fleet Operations	Vehicle Fleet Replacement	-	-	-	-	-	-
Contract Management	Epping Leisure Facility	12,500,000	12,500,000	-	-	-	25,000,000
	Ongar Leisure Centre	-	-	-	-	-	-
	Sub-Totals	13,793,210	15,173,610	1,076,210	1,096,210	1,061,210	32,200,450
	Corporate Services						
ICT	ICT General Schemes	18,980	93,000	93,000	93,000	93,000	390,980
ICT	ICT Strategy	2,044,930	1,086,000	971,000	1,126,000	931,000	6,158,930
ICT	Civic Offices Accommodation Project (ICT)	-	-	-	-	-	-
	Sub-Totals	2,063,910	1,179,000	1,064,000	1,219,000	1,024,000	6,549,910
	Customer Services						
Communications	Council Chamber Upgrade	160,000	-	-	-	-	160,000
		-	-	-	-	-	-
	Sub-Totals	160,000	-	-	-	-	160,000
	Housing (Property Services)						
Facilities Management	Oakwood Hill Depot extension	-	-	-	-	-	-
	Town Mead Depot	-	-	-	-	-	-
Facilities Management	Investment Properties (Planned Works)	250,000	250,000	250,000	250,000	250,000	1,250,000
Facilities Management	Operational Properties (Planned Works)	21,220	50,000	50,000	50,000	50,000	221,220
	Sub-Totals	271,220	300,000	300,000	300,000	300,000	1,471,220
	Place						
Climate Change	Climate & Environmental Projects	250,000	-	-	-	-	250,000
	Sub-Totals	250,000	-	-	-	-	250,000
	Qualis						
Capital Investments	Asset Purchase Loan	-	-	-	-	-	-
	Regeneration Finance Loans	55,000,000	21,000,000	-	-	-	76,000,000
	Sub-Totals	55,000,000	21,000,000	-	-	-	76,000,000
Totals		72,308,340	37,652,610	2,440,210	2,615,210	2,385,210	117,401,580

Annex 2

Draft HRA Capital Programme 2022/23 to 2026/27

HRA Capital Programme 2022/23 to 2026/27 (DRAFT)	2022/23 Updated	2023/24 Updated	2024/25 Updated	2025/26 Updated	2026/27 New (Proposed)	Total 2022/23 to 2026/27
	£'s	£'s	£'s	£'s	£'s	£'s
Schemes						
Housing Development Programme:						
Housebuilding	15,597,810	20,556,660	9,533,240	6,394,460	-	52,082,170
Acquisition of Street Properties	-	-	-	-	-	-
Qualis Acquisitions	10,461,190	7,941,340	2,022,760	300,540	-	20,725,830
Development Land Purchases	2,750,000	-	-	-	-	2,750,000
Sub-Totals	28,809,000	28,498,000	11,556,000	6,695,000	-	75,558,000
Capital Works:						
Heating	1,556,000	6,221,260	4,649,520	2,399,160	3,049,730	17,875,670
Windows, Door and Roofing	2,886,000	6,127,840	5,379,110	2,791,320	3,154,290	20,338,560
Compliance Planned Maintenance	250,000	2,000,160	2,098,170	1,027,780	1,150,160	6,526,270
Kitchens & Bathrooms (inc void all	2,300,000	4,786,000	5,065,400	2,561,190	2,345,780	17,058,370
Electrical	2,211,000	1,350,000	3,824,750	1,921,000	2,096,630	11,403,380
Sprinklers	-	130,620	130,620	130,620	130,620	522,480
Environmental	275,000	868,320	910,870	489,600	499,320	3,043,110
Structural works	949,000	626,000	849,000	866,000	883,000	4,173,000
Disabled Adaptations	1,145,000	650,000	650,000	650,000	800,000	3,895,000
Asbestos Removal	130,000	280,800	294,560	158,330	161,470	1,025,160
Estate Improvements	50,000	214,000	218,000	222,000	226,000	930,000
Sub-Totals	11,752,000	23,255,000	24,070,000	13,217,000	14,497,000	86,791,000
Regeneration Projects:						
Limes Avenue and Copperfield	3,000,000	3,000,000	-	-	-	6,000,000
Broadway	2,750,000	-	-	-	-	2,750,000
Pylres Lane	-	1,200,000	-	-	-	1,200,000
Harvey Fields	-	-	2,000,000	-	-	2,000,000
Oakwood Hill Estate	-	-	-	6,000,000	-	6,000,000
Sub-Totals	5,750,000	4,200,000	2,000,000	6,000,000	-	17,950,000
Other Housing Schemes:						
Service Enhancements (General)	234,990	233,540	506,000	519,000	573,000	2,066,530
Housing Asset Management Project	400,010	255,460	-	-	-	655,470
Service Enhancements (HFFHH)	154,000	154,000	154,000	154,000	114,000	730,000
Sheltered Block Refurbishments	330,000	354,000	363,000	370,000	378,000	1,795,000
Emergency Alarm System Upgrades	360,000	-	-	-	-	360,000
Sub-Totals	1,479,000	997,000	1,023,000	1,043,000	1,065,000	5,607,000
Total Expenditure	47,790,000	56,950,000	38,649,000	26,955,000	15,562,000	185,906,000