

CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2006

Report of the Asset Management Group

LAND AT THE REAR OF HOGARTH TERRACE, ROOKHOPE

purpose of the report

1. To seek Members' approval to refuse a request to purchase land at the above location.

introduction

2. A request has been received from Councillor J. Shuttleworth of 8, Hogarth Terrace, Rookhope to purchase the land which is shown hatched black on the attached plan at Annex 1. The land is currently rented to him as a garage plot and the applicant now wishes to purchase the said land.

consultations

3. The Director of Regeneration confirms that there is no objection to the sale of the garage. However, he points out that the sale should be subject to the site being used for a domestic garage only. Also planning permission would be needed if any alterations were to be made to the existing building.
4. The Acting Director of Community Services feels that the sale of odd garage plots within the Council's land has no benefit whatsoever for the Council and ultimately the Council is left with the responsibility of maintaining land around garages whilst not deriving any income from the garage sites. He feels such requests should not be supported.
5. The Director of Housing raises no objection to the proposal of Councillor Shuttleworth and states that there does not appear to be any other interested parties wishing to rent a garage plot on this site.

conclusion

6. Although the Directors of Regeneration and Housing have no objection to the sale, the author feels from a land management point of view, sales of individual plots would result in a piecemeal effect of the remaining land. In addition access to the site is via a private unadopted road and maintenance contributions would need to be charged for the use and maintenance of the roadway. Also the author agrees with the Acting Director of Community Services' comments whereby the Council will be left with the responsibility of maintaining land around garages while not deriving any income from the garage sites. Similar previous applications for the sale of individual garage sites have been refused for this reason and because of the lack of parking in Rookhope.

7. The Council has an adopted policy of permitted public speaking at this Committee. However, as the applicant is a Councillor, who, if he had attended the meeting, would be required to declare a personal and prejudicial interest in the matter, it is deemed that this policy cannot be implemented in this case. As such Councillor J. Shuttleworth has not been invited to attend and speak. He has been advised of this and accepts the reasons relating to the change in procedure.

RECOMMENDED

- 1 That Councillor J. Shuttleworth's request to purchase the land be refused, because of the piecemeal effect of the remaining land and the parking problems which exist in the village. Also the Acting Director of Community Services would be unable to support the proposal.

background papers

File no. 81413

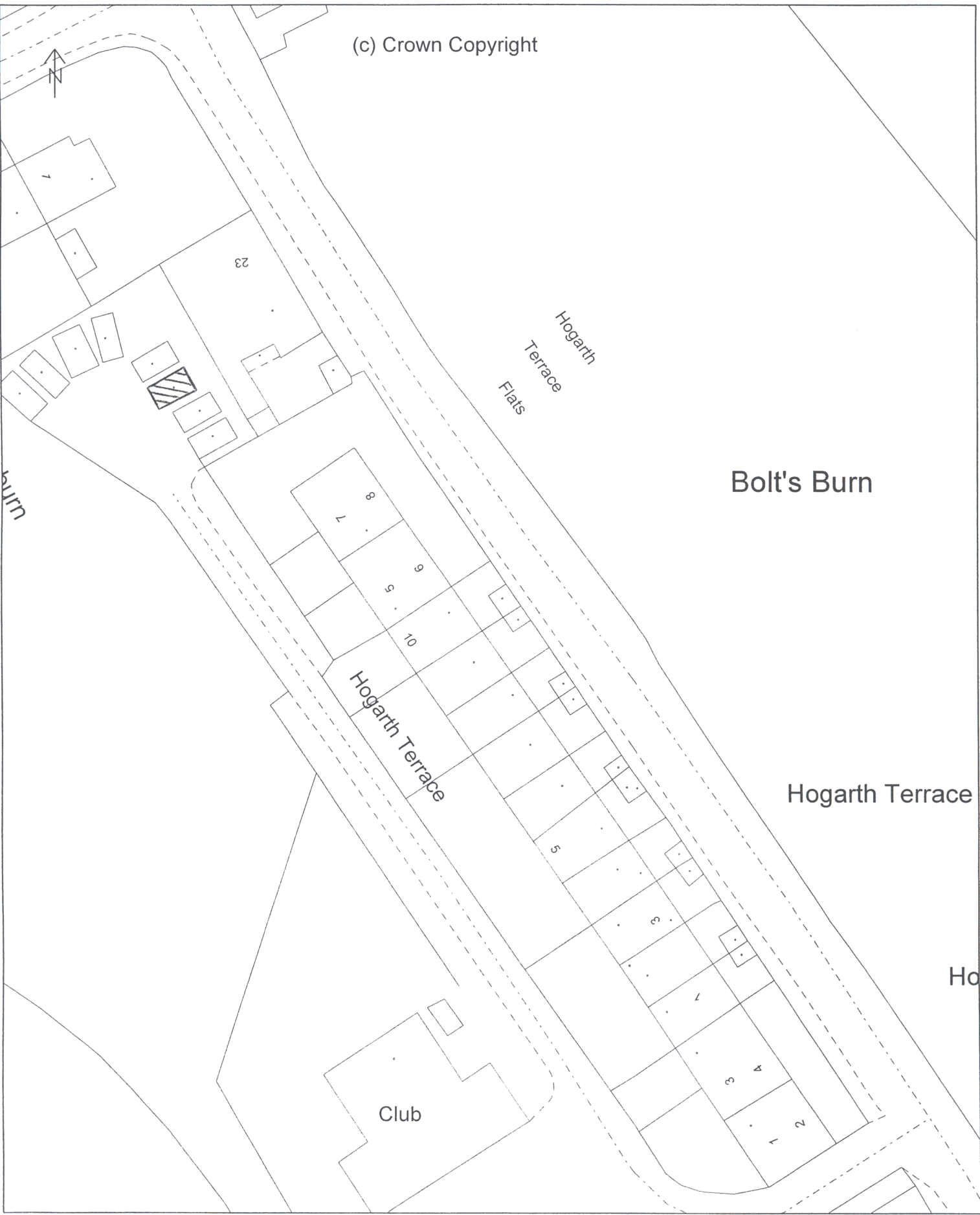
Officer responsible for the report

Gary Ridley
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Author of the report

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Garage at the rear of Hogarth Terrace, Rookhope.

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CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2006

Report of the Asset Management Group

LAND AT THE GARTH, JAMES TERRACE, CORONATION, BISHOP AUCKLAND

purpose of the report

1. The consideration of a request received from the owner of The Garth, Coronation, Bishop Auckland to purchase 1.84 hectares of land at the above location.

introduction

2. A request to purchase the land hatched black on the plan at Annex 2, has been received from Mr. & Mrs. R. Dent of The Garth, Coronation, Bishop Auckland, for the purpose of grazing land for their horses. They currently rent the land on an annual licence from the Council and have held the licence since 1997.

consultations

3. **The Director of Regeneration** advises that the land is “green field” land, which falls beyond the adopted limits to development for Bishop Auckland as defined in the Wear Valley Local Plan. It is designed as part of a larger area where the Council would encourage a community forest to be planted, although it is unlikely that this proposal will come forward. He has no objection to the sale subject to the use of the land being restricted to grazing land.
4. **The Acting Director of Community Services** raises no objection of a technical nature to the sale of the land and confirms that the land is outside the village boundary and is therefore unlikely to be made available for development in the foreseeable future. He also suggests that if the sale proceeds then a development clawback clause should be inserted in the Transfer deed.

author’s comments

5. The District Valuer has been consulted for his opinion as to whether the Council should enter into negotiations with the Applicants direct because of the proximity of the land to their property or whether the land should be advertised on the open market. The District Valuer confirms that there is marriage value to be gained from a sale of the land to the Applicants. He feels that should the land be offered for sale on the open market, he would anticipate a lower sale price.

6. As part of this land is open space, a notice, in accordance with Sections 122/123 of the Local Government Act 1972, under which the Council is obliged to give notice and consider any objections to the proposed disposal of land, was inserted in the local press. No objections to the proposed disposal have been received.

RECOMMENDED that the sale to Mr. & Mrs. Dent be agreed subject to the following terms and conditions:

- (a) Valuation to be agreed with, or given by, the District Valuer.
- (b) Applicants to enter into a covenant to use the land for grazing purposes only.
- (c) Applicants to be responsible for the erection and future maintenance of boundary structure.
- (d) Applicant to enter into a clawback covenant should the land ever be able to be developed.
- (e) Applicant to be responsible for the Council's legal and valuation costs.

background papers

File no. 81311

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Coronation Bishop Auckland

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CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2006

Report of the Asset Management Group

LAND IN THE VICINITY OF 53 LOW WILLINGTON, WILLINGTON

purpose of the report

1. To seek Members' approval to refuse a request to purchase land at the above location.

background

2. A request to purchase the land edged in black on the plan at Annex 3 for garden extension purposes, has been received from Mr. and Mrs. T. Waterson of 53 Low Willington who advise that they would also improve the drainage by installing new drainage pipes.
3. However, as only the hatched land is in the ownership of the Council the applicants have been advised that their request can relate to that parcel only.

consultations

4. **The Acting Director of Community Services** offers no objection to the sale of the land for garden purposes but advises that the area on which a road sign and letterbox are sited should be excluded. He also advises that the applicants should be made aware that the land is crossed by public sewers and they will need to liaise with Northumbrian Water for a 'garden over' agreement.
5. **The Director of Regeneration** states that he would not support an application for planning permission to change the use to garden land in view of the fact that the land which Mr. and Mrs. Waterson wish to purchase forms part of a wider area of open land along the A690.

conclusion

6. As the Director of Regeneration would not support an application for planning permission for change of use to enable the 'hatched' land to be used for garden purposes it is recommended that the request be refused.
7. However, in line with the Council's policy of public speaking at this Committee Mr. and Mrs. Waterson have been invited to attend this meeting to afford them the opportunity to put their case to you.

RECOMMENDED that Mr. and Mrs. Waterson's request to purchase the 'hatched' land be refused in view of the fact that the Director of Regeneration would be unable to support a planning application for change of use.

background papers

File Number 81404

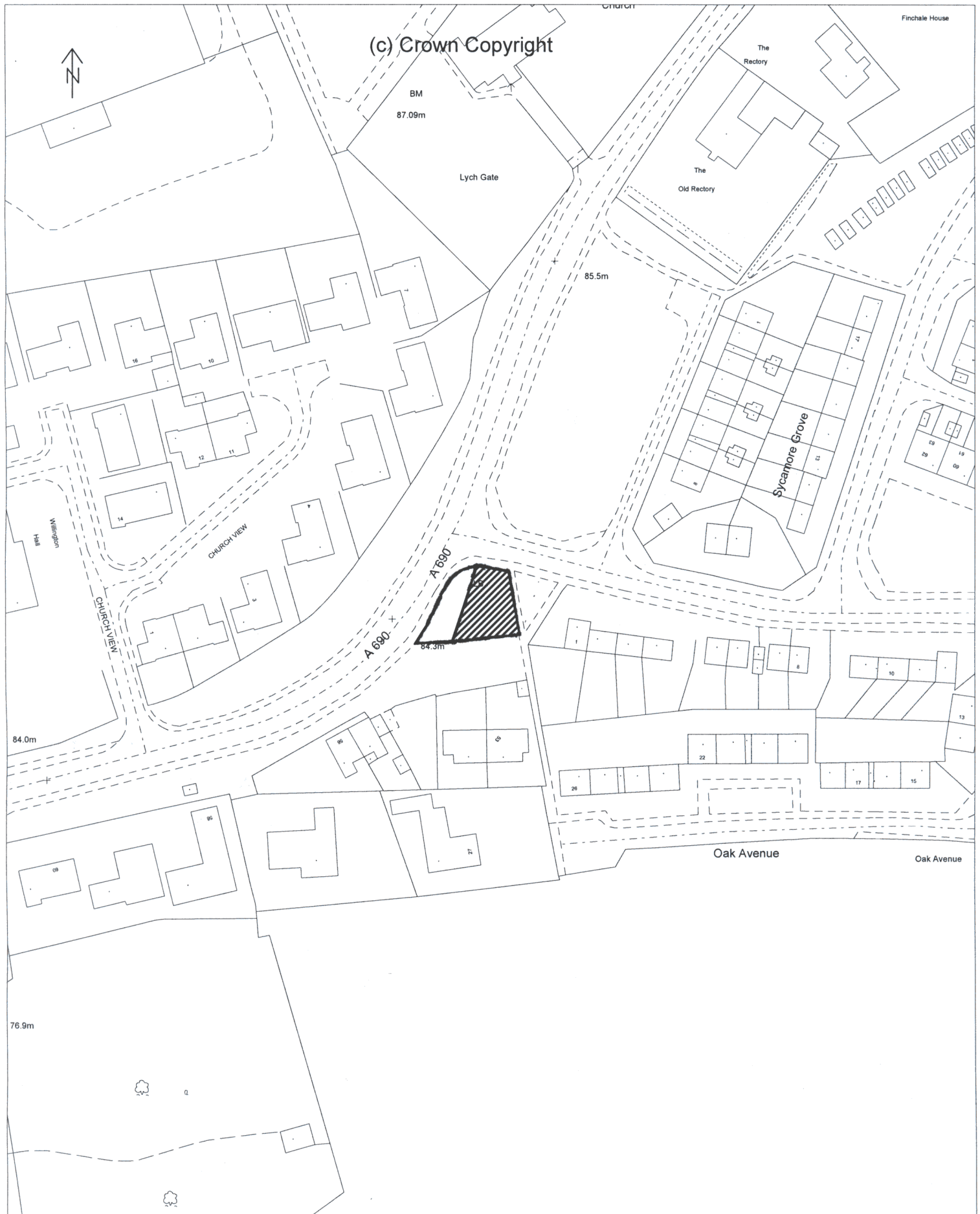
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Land in the vicinity of 53 Low Willington

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CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2005

Report of the Director of Central Resources **CAPITAL BUDGET MONITORING**

purpose of the report

1. To consider the capital expenditure of the Authority for the 2005/06 year to date against budget.

background

2. This report is in 6 parts shown at Annex 4. Each part considers a different service as follows:

- Part 1 – Housing Services
- Part 2 – Community Services
- Part 3 – Central Resources
- Part 4 – Regeneration
- Part 5 – Management Support Unit
- Part 6 – Summary

3. Each part provides details of each capital scheme, spend to 30 September 2005, projected outturn and comments on each scheme.
4. The budgets for externally funded schemes managed by the Regeneration Department are split between income and expenditure to provide a more useful analysis. Several of these schemes have net income credited against them due to the award of advance funding.

conclusion

5. Part 6 of the report shows the projected capital outturn as being £6,366,000 compared to an original budget of £6,729,000. This is a difference of £363,000. This is mainly attributable to delays in work commencing in respect of the South West Crook Industrial Extension and Bishop Auckland Urban Renaissance schemes.
6. Overall, the 2005/06 projected outturn is affordable. The figures remain subject to change as they are based on nine months expenditure within the financial year. The outturn is based upon figures submitted by budget holders.
7. The Council has received significant receipts during 2005/06 and consequently will not be required to use any contributions from its revenue budgets to meet its expenditure on the capital programme. This will assist in ensuring that the levels of balances held on its General Fund and Housing Revenue Account is in accordance with its stated policy.

8. It is common amongst externally funded schemes for monies to be due to the Council at any point in time. It is important that action is taken promptly to recover such monies either through grant claims or invoicing. In addition, any discrepancies between such claims and the official accounting records should be resolved swiftly to avoid these being carried forward in future years and delaying the production of the annual accounts.
9. Expenditure against the agreed capital budgets will be monitored closely and further reports brought to members.

RECOMMENDED that Members note the report.

Officer responsible for the report

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Author of the report

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Housing - Part 1

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
	£000	£000	£000	
STRUCTURAL REPAIRS	80	12	80	Relates to damp proof courses and floor heaves. Planned to complete 40 properties this year.
ENERGY EFFICIENCY MEASURES	60	16	60	Boiler replacements and cavity wall insulation carried out in conjunction with the Regeneration Department to around 800 Council properties
MAJOR REPAIRS ALLOWANCE	2,690	1,709	2,690	Work aimed at achieving Decent Homes Standard for 600 properties.
DELLSIDE STRUCTURAL WORKS	0	(6)	0	Money to be reclaimed from demolition contractors due to damage to building. Invoice to administrators includes administrative costs.
ESTATE DEMOLITIONS	400	429	500	Target is approximately 100 properties. Budget may be exceeded due to work at St. Andrews estate but possibility of enhanced capital receipt
OPEN HOUSING IT SYSTEM	0	18	0	Unforeseen bill for final payment of IBS which was late
ASBESTOS SURVEY	80	39	80	Works have commenced. Planned to survey 1,000 properties
ESTATE REMODELLING PROJECT	245	5	100	Work on design progressing. Fencing work has started
SECURITY IMPROVEMENTS	150	102	150	Security measures to be undertaken to about 750 properties
TOTAL HOUSING	3,705	2,324	3,660	

Community Services - Part 2

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
	£000	£000	£000	
WHEELED BIN IMPLEMENTATION	375	351	351	£25,000 underspend used to purchase additional refuse collection vehicle
LEISURE CENTRES - HEALTH & SAFETY IMPROVEMENTS	80	56	80	Order placed for new lift. Other options being considered.
PLAY AREA REPLACEMENT	50	0	50	Possibility that money will be targeted at new play area in Crook
PUBLIC CONVENIENCES	350	1	350	Order placed and work will be completed
LEISURE CENTRES - CALIFIERS AND SAFE WATER SYSTEMS	50	2	50	Currently considering options
WOODHOUSE CLOSE - LEISURE CENTRE FILTER REFURBISHMENT	22	18	22	Order placed for service parts and pool filters
REFUSE VEHICLE	0	25	25	Required due to extra demand on service
TOTAL COMMUNITY SERVICES	927	453	928	

Central Resources - Part 3

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
	£000	£000	£000	
IT DEVELOPMENT	0	19	25	Transfer from Estate Improvements Capital Budget as per Housing Services Committee 17th November 2005
LEASINGTHORN TRAVELLERS	0	4	4	Payment as per Chief Executive and Director of Central Resources
PUBLIC BUILDING ALTERATIONS - DDA	200	95	180	Work ongoing to bring community centres up to standard
IT - DISASTER RECOVERY				To provide additional back up machines for the critical systems within the authority. To consult with users on the systems to be prioritised for additional machines and seeking prices from external companies and other local authorities to host these. Final spend to also include connection costs.
REPLACEMENT PRINTER	80	5	90	
	40	36	36	Replacement printer purchased
TOTAL CENTRAL RESOURCES	320	136	306	

Regeneration - Part 4

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
	£000	£000	£000	
RENOVATION GRANTS	96	98	116	This will cover approximately 20 properties
HOME REPAIR ASSISTANCE GRANTS	100	80	120	This will cover approximately 50 properties
DISABLED FACILITIES GRANTS	204	126	204	This will cover approximately 40 properties
SOUTH CHURCH NEW BUSINESS CENTRE	0	61	2	External funding due from ONE and ERDF of £35,200 and £24,100 respectively. Final claims prepared and payment subject to audit clearance.
WOLSINGHAM HERS	0	(17)	0	DCC to bill Council for environmental works which will bring budget back to zero
DISABLED FACILITIES GRANTS - PUBLIC	0	116	122	Commitments provided to customers in previous year in belief that budget would be available in current financial year
CROOK COMMERCIAL BUILT ENV SCHEME	0	(78)	0	Liabilities against income received in prior years being investigated. Around £20,000 payments to be made by WVDC. Possibility that will be in credit at end of year.
DURHAM DALES	0	(6)	0	Grant to be paid to applicants upon completion of works. Awaiting bill from DCC.
WILLINGTON CYCLEWAYS	0	(14)	0	Further spend due on additional works, payment of retention and fees to Groundwork trust
ELDON LANE RENEWAL AREA	300	45	240	Final report received from Accent consultants. Potential underspend which could be used to supplement renovation and minor repairs works budget where there is considerable demand.
BISHOP AUCKLAND THI	0	(4)	0	The value of outstanding payments and grants claims need investigated as should net to zero at year end and scheme is finished.
B/A COMMERCIAL BUILDING GRANT	0	18	0	One payment made this year. Externally funding will be secured to cover costs.
WILLINGTON & VILLAGE SHOP FRONTS	0	(5)	0	Dispute with Groundwork. Payment withheld.
MINERAL VALLEY'S PROJECT	15	(18)	15	Outstanding Commitments
STANLEY CROOK RECREATION SCHEME	0	3	0	Should net to zero. To be checked by Senior Engineering Officer.
NOF PITCHWORKS	0	(7)	0	Retention to pay - Amount to be checked.
WHEATBOTTOM ALLOTMENTS	0	(2)	0	Retention monies due to be paid
SRB5 DENE VALLEY COM. PARK	0	24	0	Monies due from Countryside Agency
MIDDLEWOOD GREEN PHASE 3	0	2	2	Retention monies paid
WILLINGTON TOWN GREEN	0	200	0	More expenditure to be incurred funded from various sources
JUBILEE MEADOWS PHASE 2	0	23	0	More expenditure to be incurred funded from various sources
HIGH JOB ALLOTMENTS IMPROVEMENTS	0	13	0	Monies to be claimed from PCT via Groundwork
BISHOP AUCKLAND URBAN RENAISSANCE	100	(15)	5	Credit in account due to bills to be received from consultants. Initial feasibility work completed. External funding bids remain to be submitted. Costs in current year subject to variation.

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
CAR PARKING IMPROVEMENT PROGRAMME	100	56	100	Awaiting estimates for further work.
EASTGATE GEOTHERMAL ASSESSMENT	20	6	10	Initial stages of feasibility, concept and consultation work completed.
BLACK PATH IMPROVEMENTS - BISHOP AUCKLAND	0	(1)	0	Monies to be spent by end of financial year.
COUNDON RECREATION GROUND IMPROVEMENTS	0	105	0	More expenditure to be incurred funded from various sources

	£000	£000	£000	
WILSON ST/COLLINGWOOD ST STREETScape	0	12	0	Retention to be paid and additional funding to be claimed

WOLSINGHAM BUSINESS PARK

CONTRACT PAYMENTS	700	0	200	Discussions continuing with land owner to develop this scheme. Project will be wholly externally funded. Costs will be calculated and applications to funders submitted once we have a developed and deliverable scheme. This may not occur within this financial year. NRF funding will be used this year. Planning application to be determined by February 2006
ONE- SINGLE PROGRAMME	(400)	0	0	
ERDF	(100)	0	0	
GRANT - NRF	(200)	0	(200)	
TOTAL WOLSINGHAM BUSINESS PARK	0	0	0	

BRACKS FARM BUSINESS PARK - PHASE 1

CONTRACT PAYMENTS	945	0	145	Discussions with the landowners and potential private sector developers of the site are at an advanced stage. Planning application to be submitted January 2006, start on site in May for completion Feb 2007. Total value of Scheme now £2.5m to be funded by private sector.
GRANT - NRF	(150)	0	0	
ONE- SINGLE PROGRAMME	(125)	0	0	
ERDF	(525)	0	0	
TOTAL BRACKS FARM BUSINESS PARK - PHASE 1	145	0	145	

WEARDALE BUILDING ENHANCEMENT SCHEME

GRANTS & CONTRIBUTIONS	80	(9)	20	Grants offered of £20,000 but payments remain to be made
RURAL DEVELOPMENT PROGRAMME	(20)	0	0	RDP funding will not be received
PRIVATE SECTOR CONTRIBUTIONS	(40)	0	0	Original budget represents contributions in kind
TOTAL WEARDALE BUILDING ENHANCEMENT	20	(9)	20	

INNOVATION HOUSE EXTENSION

CONTRACT PAYMENTS	1,100	1,335	1,350	Work started October and funding package in place. External funding to be used initially. £34,000 slippage into 2006/07.
ERDF	(400)	0	(338)	
GRANT - ONE	(400)	0	(757)	
GRANT - NRF	(200)	0	(189)	
TOTAL INNOVATION HOUSE EXTENSION	100	1,335	66	

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
	£000	£000	£000	
CROOK URBAN RENAISSANCE				
CONTRACT PAYMENTS	535	601	535	Second phase of work has started. Delays due to statutory permissions. Contract payments figures includes commitments to be funded from 2006/07 monies.
GRANT - NRF	(200)	(85)	(200)	
GRANT - ONE	(250)	(49)	(250)	
DCC GRANTS	(35)	0	(35)	
TOTAL CROOK URBAN RENAISSANCE	50	467	50	
LOW WILLINGTON BUSINESS PARK				
GRANTS EXPENDITURE	300	0	425	Detailed construction plans currently being developed to enable delivery of this joint DCC/WVDC project. Planning permission granted and funding application submitted. Transfer of £100,000 from South West Crook Scheme as detailed in report to Rgeneration Committee on 18th January 2006. Total cost of scheme is £2.4m
GRANTS INCOME	(250)	0	(275)	
TOTAL LOW WILLINGTON BUSINESS PARK	50	0	150	
SOUTH WEST CROOK INDUSTRIAL EXTENSION				
CONTRACT PAYMENTS	1,300	0	15	Delays in scheme due to resolution of legal issues. Options analysis presented in report to Regeneration Committee on 18th January 2006.
GRANT - ONE	(550)	0	0	
ERDF	(400)	0	0	
TOTAL SOUTH WEST CROOK INDUSTRIAL EXTENSION	350	0	15	
BISHOP AUCKLAND TOURISM RENAISSANCE				
CONTRACT PAYMENTS	137	1	5	Feasibility work for this project commenced in February funded via BA Urban Renaissance. Funding application to Heritage Lottery Funding being developed. Minimal expenditure in current year.
LOTTERY GRANTS	(95)	0	0	
TOTAL BISHOP AUCKLAND TOURISM RENAISSANCE	42	1	5	
WEST AUCKLAND IMPROVEMENT SCHEME				
CONTRACT PAYMENTS	300	0	300	Monies may be transferred to another scheme. This is subject to a report to Regeneration Committee which may result in nil expenditure on this scheme in the current financial year.
DCC GRANTS	(110)	0	(110)	
ENGLISH HERITAGE	(150)	0	(150)	
TOTAL WEST AUCKLAND IMPROVEMENT SCHEME	40	0	40	
TOTAL REGENERATION	1,732	2,615	1,427	

Management Support Unit - Part 5

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn	Comment
	£000	£000	£000	
PERFORMANCE MANAGEMENT SYSTEM	35	0	35	Systems shortlisted and purchase imminent
CLIMATE CHANGE	10	8	10	Landrover purchased. Some additional expenditure required to refurbish vehicle.
TOTAL MANAGEMENT SUPPORT UNIT	45	8	45	

Summary - Part 6

Scheme	2005/06 Budget	Spend at 31 December 2005	Projected Outturn
	£000	£000	£000
HOUSING	3,705	2,324	3,660
COMMUNITY SERVICES	927	453	928
CENTRAL RESOURCES	320	136	306
REGENERATION	1,732	2,615	1,427
MANAGEMENT SUPPORT UNIT	45	8	45
TOTAL	6,729	5,536	6,366

Funding	2005/06 Budget		Projected Outturn
	£000		£000
SUPPORTED BORROWING	1,440		1,440
MAJOR REPAIRS ALLOWANCE	2,700		2,700
SPECIFIED CAPITAL GRANT	120		120
CAPITAL RECEIPTS	2,419		2,056
PERFORMANCE REWARD GRANT	50		50
TOTAL	6,729		6,366

CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2006

Report of the Director of Central Resources **REVENUE BUDGET MONITORING**

purpose of the report

1. To compare the revenue expenditure of the Authority for the period 1 April 2005 to 31 December 2005, against budget.

background

2. This report covers the revenue expenditure of the Authority financed by the General Fund and the Housing Revenue Account (HRA).
3. The summary revenue position for financial year 2005/06 as at the end of 31 December 2005 for the General Fund is shown in Annex 5. The figures for the HRA are shown in Annex 6. The annexes compare the approved budget for each department against forecasted outturn for 2005/06. Major over and under spends within each departmental budget are noted and some indication given of reasons for the variance.

conclusion

4. The forecasted outturn for the General fund indicates an underspend of £62,000 for 2005/06 against budget at this stage although this represents only a snapshot in time and may alter significantly during the remainder of the financial year. This underspend does not include approximately £300,000 of investment income generated from the sale of assets.
5. The forecasts for the current year have been refined to present the most accurate position of resources available to support the 2006/07 budget. The notes for each Department that form part of Annex 5 highlight only the major budget differences and exclude minor ones. Consequently, the total value of the over/under spends for each department that are listed in the notes may not correspond to the over / under spends shown in the table of figures. Members should bear in mind that almost £0.5m of reserves is planned to be used in 2005/06 to support the General Fund revenue budget.
6. The forecasted outturn for the HRA is £63,000 better than budget. Additional expenditure on repairs and maintenance has been offset by increased rental income, reduced security costs and improved rent collection.
7. Revenue budgets continue to be closely monitored and further reports will be brought to Committee.

8. The projected spend on the General Fund for the year will not impact upon the Council's policy of maintaining a minimum reserve balance of £850,000. Similarly, the projected spend on the HRA for the year will not impact upon achieving a desired minimum balance of £1m.

RECOMMENDED that Members note the report.

Officer responsible for the report

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General Fund Budget Monitoring Statement for Period
April 2005 – Dec 2005

Department	Budget £000	Projected Outturn £000	Over / (Under) spend £000	%age Over / (Under) spend	Note
Central Resources	1,881	1,923	42	2%	1
Community Services	5,567	5,559	(8)	0%	2
Housing Services (General Fund)	410	355	(55)	(13%)	3
Management Support Unit	846	828	(18)	(2%)	4
Regeneration	1,380	1,447	67	5%	5
Corporate Management	362	362	-	-	6
Technical Items	(300)	(390)	(90)	(30%)	7
TOTAL	10,146	10,084	(62)		

Funding:			
Government Grant	5,925	5,925	-
Council Tax	3,755	3,755	-
Reserves	466	404	(62)
TOTAL	10,146	10,084	(62)

Additional Investment Income	0	(300)	(300)	-	8
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Total under spend £362,000

Central Resources – Note 1

- (i) Reduced costs of members travel and subsistence compared to budget - **£10,000 under spend**
- (ii) Reduced court costs income due to more prompt payment of council tax. This avoids the need to take people to court and charge them accordingly - **£9,000 over spend**
- (iii) Reduced income from land charges due to increase in personal searches and slow down in housing market - **£30,000 over spend**
- (iv) Unfilled vacancies within housing benefit service due to problems in recruitment - **£15,000 under spend**
- (v) Reduced levels of benefit subsidy based upon 2004/05 figures - **£25,000 over spend**
- (vi) Unfilled vacancies within the IT service - **£21,000 under spend.**
- (vii) Unbudgeted staff advert costs to fill vacant post – **£17,000 over spend**
- (viii) Reduced running costs of main copier service - **£10,000 under spend.**

- (ix) Increased contributions to Community Organisations - **£10,000 over spend**

Community Services – Note 2

- (i) Increased costs on Parks and Open spaces due to costs of unbudgeted attendant and anticipated overspend on Grounds Maintenance, ground repairs and playground equipment maintenance. It may be possible to offset some of the overspend by using Section 106 funds - **£40,000 over spend**
- (ii) Policy excess payments on insurance claims relating to playgrounds - **£37,000 over spend**
- (iii) Staff vacancies in Environmental Health section - **£11,000 under spend**
- (iv) General reduction in costs on Community Centres to help offset other departmental overspends - **£8,000 under spend**
- (v) Reduction in Cemeteries ground repairs to help offset other departmental overspends - **£5,000 under spend**
- (vi) Increased income within Licensing section due to introduction of personal / premises licences - **£30,000 under spend**
- (vii) Staff vacancy in Household Waste Collection service - **£18,000 under spend**
- (viii) Additional temporary staff and overtime costs within refuse collection service due to roll out of wheeled bin scheme. Figures assume reduction in staffing costs from July onwards. Also additional vehicle hire due to operational requirements. Figures include purchase of new vehicle to minimise additional hire costs, however increased vehicle maintenance / fuel costs etc - **£127,000 over spend**
- (ix) Additional temporary staff and overtime costs within recycling service due to demand. Also reduction in recycling credits due from Durham County Council. - **£51,000 over spend**
- (x) Reduced costs within street cleansing service due to major reduction in litter and dog control budget - **£31,000 under spend**
- (xi) Increased car parking income due to delays in North Bondgate re-development in 2005/06 - **£100,000 under spend**
- (xii) Reduced Markets income due to car boot income budget being duplicated. Also reduction in stalls in 2005/06 - **£15,000 over spend**
- (xiii) General reductions in Community Services General budgets - **£18,000 under spend**
- (xiv) General reductions at Glenholme Leisure Complex - **£15,000 under spend**
- (xv) General reductions at Woodhouse Close Leisure Complex - **£28,000 under spend**

Housing Services (General Fund) – Note 3

- (i) Delays in recruitment of additional street wardens - **£40,000 under spend**

- (ii) Supporting people grant for Homeline service assumed 2.5% reduction from 2004/05. Grant actually frozen between 2004/05 and 2005/06 - **£20,000 under spend**
- (ii) Increased rates costs on Civic Centre - **£5,000 over spend**

Management Support Unit – Note 4

- (i) Community Planning – extra income arising from recharges to other Districts – **under spend £12,000.**

Regeneration – Note 5

- (i) Economic Development Business Support – provision for possible repayment of ODPM grants – **over spend £29,000.**
- (ii) Final Business Support payment for 2004-05 to Wear Valley Development Agency not accounted for in year- end information provided to Accountancy section - **£14,000 over spend in 2005-06.**
- (iii) Shortfall in net income at Durham Dales Centre – **over spend £18,000.**
- (iv) Funding of salary post included in NRF administration support grant, as income, was not costed in salary budgets – **over spend £17,000.**
- (v) South Church Industrial Estate shortfall in net income – **over spend £32,000**
- (v) Salary under spends largely arising because of unfilled posts in Administration and Planning Policy cost centres – **under spend £42,000.**

Corporate Management – Note 6

- (i) No major variances to report.

Technical Items – Note 7

- (i) Additional investment income due to improved cash flow - **£108,000 under spend**
- (ii) Share of additional pension costs as a result of early retirements transferred to the Housing Revenue Account - **£45,000 under spend**
- (iv) Additional cost arising for repayment of loans due to accounting adjustment - **£40,000 over spend .**
- (v) Reduced interest rate on debt portfolio resulting in higher share of loan charges borne by General Fund compared to Housing Revenue Account - **£23,000 over spend.**

Additional Investment Income – Note 8

- (i) Additional investment interest due to large capital receipts totalling in excess of £7m in current year plus unspent receipts from previous years. Assumed these are not applied to capital expenditure during this financial year - **£300,000 under spend**

Housing Revenue Account Budget Monitoring Statement for
Period April 2005 – December 2005

	Original Budget 2005/06	Projected Outturn 2005/06	Overspend/ (Underspend)
	£000	£000	£000
Supervision & Management	2,570	2,530	(40)
Repairs & Maintenance	3,038	3,142	104
Debt Charges	1,820	1,789	(31)
Housing Subsidy	2,796	2,800	4
Bad Debts	150	100	(50)
Total Expenditure	10,374	10,361	(13)
Rental Income	(10,630)	(10,680)	(50)
Other Income	(190)	(190)	-
Interest on Balances	(50)	(50)	-
Total Income	(10,870)	(10,920)	(50)
Deficit / (Surplus)	(496)	(559)	(63)

CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2006

Report of the Asset Management Group
E-GOVENRMENT PRIORITY SERVICE OUTCOMES

purpose of the report

1. To inform Members of priority service outcomes relating to Single Business Account and E-Gif.

background

2. Members will be aware of previous reports to this Committee of the requirement to achieve e-government Priority Service Outcomes by specified dates.

This report considers 2 priority service outcomes in detail.

(i) Single Business Account (SBA)

To fulfil the requirements of this outcome, Councils will have to apply CRM principles (this involves creating a database of all transactions with businesses which is made available to first stop shop/frontline staff) to all businesses with which they have contact.

Councils will need to identify the businesses and other organisations with which they have dealings and allocate each one a unique identifier. Then they will need to cross-reference the information in all relevant back-office systems and make this information available electronically to all staff dealing with business transactions.

The Working with Business National Project, funded by ODPM, has developed a range of tools, products and resources to help local authorities achieve this aim. The products are free to use and designed to assist with the creation of the Single Business Account.

Implications for Wear Valley

In order to deliver this priority service outcome, the Authority will need to rely on the outcomes of the national project and will need to work closely with the County Durham E-government Partnership. As yet the national project has not delivered the necessary outcomes, and therefore it is unlikely that the County Durham E-Government Partnership will be able to implement before the due date of 31 March 2006. In order to make progress the Authority can only identify which computer systems have data relating to businesses within them and await further progress within the national project.

(ii) E-Gif (Government Interoperability Framework)

To fulfil the requirements of this outcome all Councils need to comply with the guidance on compliance in the e-Gif (this is a common set of standards dictated by central government aimed at ensuring that all computer systems within the public sector can link together seamlessly).

At the highest level, complying with the e-Gif means:

- Providing a browser interface for access.
- Using XML as the primary means for data integration.
- Using Internet and WorldWide Web standards.
- Using metadata for content management.

Compliant systems:

- Must support the coherent exchange of information and services between systems.
- Must maintain the functionality of the system should any component or product used within an interface be replaced with another of a similar specification.
- Must not contravene any of the policies and specifications listed in the e-Gif.

Implications for Wear Valley

As Wear Valley does not develop computer systems internally the requirements are therefore that all procured software systems and our website comply with the requirements. The website (including electronic payments) is already e-Gif compliant. The next step for the Authority is therefore to identify within its existing systems which are public facing and ensure that the software suppliers can provide a guarantee that these are e-Gif compliant. This will be achieved by 31 March 2006.

financial implications

3. The main financial implication arising out of this report is for the Single Business Account. However there will also be financial implication relating to E-Gif in that the nominated E-Gif specialist will require some, as yet undefined, training. A report presented to this Committee in June 2005, allocated £170,000 of grant funding to the introduction of a CRM system. This is likely to be nearer £100,000 and it is proposed that the remaining £70,000 will be used to introduce a Single Business Account and to provide necessary training. This does not represent a fundamentally change in the e-government funding of the Authority given that this SBA is a version of the CRM for businesses rather than individuals.

human resources and i.t. implications

- 4. Although not directly mentioned within the priority service outcome for E-gif, it is being suggested by ODPM that all local authorities should have at least 1 member of staff (probably within I.T.) who will become the “E-gif Accredited” (the National Computer Centre has been tasked with defining and granting accreditation). The Authority therefore will need to identify who this person will be and to ensure that budget monies is available for training etc.

RECOMMENDED that Members note this report.

Officer responsible for the report
Gary Ridley
Director of Central Resources
Ext. 227

Author of the report
Gary Ridley
Director of Central Resources
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WEAR
VALLEY
DISTRICT COUNCIL

CENTRAL RESOURCES COMMITTEE

1 FEBRUARY 2006

Report of the Director of Central Resources **RATE RELIEF FOR RURAL FACILITIES**

purpose of the report

1. To seek Members approval for the reviewing of the rural settlement list.

background

2. The Council is obligated to review its list of rural settlements annually. The criteria is:
 - (i) Settlements which appear to have a population of 3,000 or less.
 - (ii) Settlements wholly or partly within a designated rural area as determined by the Secretary of State of the Office of the Deputy Prime Minister, outlined below.

bishop auckland area

Auckland Park	Escomb
Binchester	Etherley Dene
Coundon/Leeholme/New Coundon/ Leasingthorne/Westerton	Etherley Moor
Dene Valley (inc. Coundon Grange, Close House, Coronation & Eldon Lane)	Middlestone Village
	Newfield
	Toronto
	Witton Park/Woodside
	Woodhouses

crook and willington area

Fir Tree	Oakenshaw
Helmington Row	Roddy Moor
High Grange	Stanley/Billy Row/Mount Pleasant
Howden le Wear	Sunniside
Hunwick/Lane Ends	Sunnybrow
North Bitchburn	Witton le Wear/Wear Valley Junction

weardale and tow law

Cowshill	Lanehead
Crawleyside	Rookhope
Daddyshield	Stanhope
Eastgate	St. John's Chapel
Edmundbyers	Tow Law/Dans Castle
Frosterley	Wearhead
Hunstanworth	Westgate
Ireshopeburn/West Blackdene	Wolsingham

RECOMMENDED that Members approve the reviewing of the rural settlement list.

Officer responsible for the report

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Author of the report

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