

Report to: **Extraordinary District Council of Easington**
Date: **Wednesday 21st February 2007**
Report of: **Executive Member for Resources**
Subject: **Capital Programme for 2007/2008**
Ward: **All**

1. Purpose of Report

- 1.1 The purpose of this report is to determine allocations for the Capital Programme for 2007/2008. This amounts to proposals totaling, £14,777,769.

2. Consultation

- 2.1 In preparing this report I have consulted with the Management Team. The Capital Programme Working Group, which includes officers from East Durham Homes, Management Team, Tenants and Residents Federation and the Housing Strategy Working Group, has endorsed the proposals within the report.

3. Background

- 3.1 It is a requirement of the Council's agreed Capital Strategy that a three year Capital Programme is maintained, however, each year of the programme is subject to revision in light of the available finance at that time and therefore requires approval on an annual basis.

4. Position Statement

- 4.1 The report gives details of the proposed programme of expenditure on Capital items for the 2007/2008 financial year.

- 4.2 Decisions are required as follows:

- 1 Funding for the 2007/2008 Capital Programme be set at, £14,777,769
- 2 Finance for the Capital Programme be allocated as follows:

ALMO Works - Decent Homes Works	7,724,350
ALMO Works - Non Decent Homes Works	625,000
HIP - Council Schemes	3,530,000
Other Services	2,698,419
Contingencies	200,000
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	14,777,769
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- 4.3 The total forecasted expenditure is to be funded by:

1 Supported Capital Expenditure (Revenue) - SCE(R)	1,000,000
2 Supported Capital Expenditure Capital Grant - SCE(G)	743,000
3 Major Repair Allowance	5,014,851
4 Capital Receipts	7,671,918
5 Grants & Contributions	348,000
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	14,777,769
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5. Investment Strategy

5.1 As members will be aware the overarching investment aims for future housing capital programmes are to support delivery of the Council's corporate aims and objectives.

1. decent homes in sustainable communities
2. economic, environmental and community regeneration
3. support for older housing renewal.

6.0 Corporate Aims and Objectives

6.1 The Council's Capital Programme links directly to the Council's Aims and Objectives on two main fronts:-

Decent homes for all

To improve social housing in the District to meet the Decent Homes standard
 To reduce inequality for residents by improving the standards of private sector housing.
 To provide a range of choice of private dwellings.
 To reduce energy consumption and carbon dioxide emissions in domestic properties.

A sustainable job for everyone

To secure economic well-being and provide quality, equal and diverse sustainable employment.
 To promote sound environmental management in the business sector.
 To bring about effective end uses for major redevelopment sites, improving the environment and leading to employment growth, greater housing choice and improved choice of shopping and leisure facilities.
 To support and develop the tourism potential of the district.

7. Financial Implications

Capital Resource Requirements

7.1 The implementation of the proposals suggested in the report will require Capital Resource Requirements as detailed below.

7.2 With regard to estimates for 2008/2009 and 2009/2010 these are very provisional at this stage and do not commit the Council and will be reviewed as required according to the level of finance resources available. It is proposed to review future years programmes within the first quarter 2007/2008.

General Fund	2007/2008 £	2008/2009 £	2009/2010 £
Total Estimated Expenditure	4,957,277	5,218,000	5,068,000
Financed by			
External Borrowing	0	0	0
Capital Receipts	3,866,277	2,798,000	2,368,000
Revenue Contributions/Reserves	0	0	0
Grants & Contributions	1,091,000	2,420,000	2,700,000
Total	4,957,277	5,218,000	5,068,000

Housing Revenue Account	2007/2008 £	2008/2009 £	2009/2010 £
Total Estimated Expenditure	9,820,492	9,701,320	9,632,613
Financed by			
External Borrowing	1,000,000	1,000,000	1,000,000
Major Repairs Allowance	5,014,851	5,000,000	5,000,000
Capital Receipts	3,805,641	3,701,320	3,632,613
Revenue Contributions/Reserves	0	0	0
Grants & Contributions	0	0	0
Total	9,820,492	9,701,320	9,632,613

- 7.3 The revenue implications of the above proposals are shown in the table below, it should be noted that the loss of interest of using capital receipts is a loss to the General Fund regardless as to whether the receipts finance Housing or General Fund Expenditure. It would not be expected to retain receipts purely to obtain investment interest. The receipts are envisaged to be received in the coming years from the sale of surplus assets.

GENERAL FUND	2007/2008 £	2008/2009 £	2009/2010 £	Future £
Revenue Implications of Capital Expenditure included in this report	191,798	546,079	858,577	1,008,593
Commitment per Band D taxpayer	7.27	20.71	32.56	38.25
Commitment per Band A taxpayer	4.85	13.81	21.71	25.50

- 7.4 The Housing Revenue Account (HRA) capital expenditure in the report is met from capital receipts where no cost falls to the HRA, the major repairs allowance or "supported borrowing@ figure of the subsidy regime. All expenditure is therefore government subsidized with no cost to the rent payer.

- 7.5 The revenue implications of the Housing Revenue Account capital expenditure would arise purely on any revenue contributions to capital schemes. As there is currently no planned revenue contribution in any of the following three years there is no implications on the rent payers.

8. Allocation of Resources

- 8.1 Individual bids for non ALMO works have been submitted for each area of work and assessed by the Capital Programme Working Group. Scheme headings have been identified for areas of ALMO works but consultation is currently ongoing and these may be subject to change. The following schemes detail the financial allocations being recommended in the 2007/2008 Capital Programme. Where specific details are not available at this stage further reports will be submitted to the Executive on the actual detail of the areas of work to be carried out.

- 8.2 It should be noted that where known, grant income has been included in the figures provided, but as members will be aware many of the regeneration allocations are used to draw down additional funding much of which cannot be specifically quantified at this stage. The gross value of the 2007/2008 programme will therefore be far in excess of the figures identified in this report.

Committed Expenditure

- 8.3 The first priority in determining the Capital Programme for the coming year is to cover the expenditure, which is already committed, and these figures are catered for within allocation proposals. Included in these figures is a sum of approximately £1.4m, which has been identified for various regeneration schemes but was unused in 2006/2007 and has therefore been carried forward into the 2007/2008 programme. Areas of work include the East Durham Regeneration Route and ring fenced sums used to support settlement regeneration activity.

Specific Funding

- 8.4 Included in these figures are the following programmes of work which are not detailed elsewhere in the report. There are some programmes which attract specific funding from Government and other agencies. These specific allocations cannot be spent on any other projects. It is, therefore, recommended that allocations totaling £1,580,000 is made for the following programmes to maximise the available funding.

Disabled Facilities Grant (DFG) - £580,000

- 8.5 A Specified Capital Grant allocation of £348,000 has been allocated from the Government Office North East (GONE) to cover the 60% Exchequer Contribution towards grants for disabled facilities and this allocation will be given to the Council as a grant. To claim the grant in full, the Council has to spend a total of £580,000 on DFG=s.
- 8.6 DFGs are mandatory grants awarded to help people with disabilities to adapt their home enabling them to live more independently. DFGs are means tested grants and can provide the following:
- Provide safe access into and around the home;
 - Making a property safe and minimising the risk of danger to a person;
 - Provision of a room usable for sleeping
 - Access to/provision of WC, washing and bathing facilities;
 - Alteration to kitchen facilities;
 - Heating, lighting and power;
- 8.7 All works are at the recommendation of occupational therapists. DFGs are delivered by our Home Improvement Agency, Care & Repair, for which they will receive a 6% fee income from the allocation.

Private Sector Housing - Easington and Dawdon - £1,634,000

- 8.8 In line with changes in Regional Housing Strategy objectives towards support for housing market renewal works and work being undertaken as part of the County Durham Coalfields Housing Programme a number of settlements for intervention have been identified with an early focus on continuing the housing renewal process in Easington Colliery and Dawdon Colliery.
- 8.9 Works commenced in Easington in 1997 with Dawdon following in 2001 and the programmes include acquisition and demolition of obsolete private sector properties in support of “market renewal” activities and Decent Homes improvement works based on the 4 Decent Homes elements of minimum standard for Housing, state of repair, internal amenities and thermal comfort (heating and insulation). There are new initiatives proposed for empty and private rented properties within these areas, which will fall within this allocation. In order to maintain a commitment to these areas it is proposed to allocate £1,434,000 of which £743,000 is funded from external sources, Single Housing Investment Pot (SHIP). A further carry forward of £200,000 will be used to

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complete the financing of the Council's acquisition of properties in the "B" Streets area of Easington Colliery.

8.10 Capital Financing Requirement

During 2004/2005 it became apparent that revenue savings could be made by applying unused and (at that time) surplus capital receipts against the Capital Financing Requirement (CFR), £3,865,000 was thus applied resulting in revenue savings of around £400,000 per annum. The intention was to resurrect those receipts at a later date by increasing the CFR (unsupported borrowing). However during 2005/2006 a decision was made to reserve £3,500,000 of this element of unsupported borrowing for the proposed renewal of the council's premises as a community services centre. The amount has not been reflected in the total figures for the 2007/2008 Capital Programme but unsupported borrowing is provided for in the medium term financial plan, should this scheme be advanced.

New Allocations

ALMO Works - East Durham Homes - Decent Homes Works

8.11 A detailed works programme will be the subject of a further report by East Durham Homes following a period of public consultation. The following headings agree a programme of ALMO works (Decent and Non Decent) totaling £8,349,350. It should be noted that this element of the overall programme is subject to change and further approval by the Executive.

Retentions - £144,424

8.12 These are committed payments that relate to programmes of work undertaken in 2006/2007.

Disrepair Claims - £10,000

8.13 To undertake one off structural or other repairs as a result of a disrepair claim by a tenant.

Structural Repairs - £400,000

8.14

Re-roofing - £128,250

8.15

Decent Homes Compliance - £3,950,000

8.16

Preventative Maintenance - £1,618,176

8.17

Utilities - £1,328,500

8.18

Asbestos - £145,000

8.19

ALMO Works - East Durham Homes - Non Decent Homes Works

Adaptations for the Aged & Disabled - £550,000

- 8.20 This allocation is to provide measures to enable persons to continue living in their own homes addressing access, bathing and heating together with minor works and provision for undertaking work on an emergency basis. Works result from referrals from the County Council including approximately 90 emergencies, 80 access, 80 bathing, 9 heating and 400 minor work requests.

Environmental Works - £75,000

8.21

HIP - Council Schemes

Disabled Facility Grants - Mandatory - £580,000

- 8.22 Previously detailed in paragraphs 8.5 to 8.7

Home Repair Grants - £265,000

- 8.23 Home Repair Grants (HRG's) are discretionary grants for owner-occupiers who are in receipt of an income related benefit. The grants are delivered through the Care & Repair Agency for which they will receive a 6% fee income from the allocation. These grants are awarded for emergency works i.e. heating and hot water and renovation works in excess of £500. The HRG's can be used to top-up DFG's where the works exceed the maximum grant allowance and no other form of funding is available.

Private Sector Renewal - Easington & Dawdon - £1,634,000

- 8.24 Previously detailed in section 8.8 to 8.9

Settlement Plans - £851,000

- 8.25 This programme involves the repurchasing of owner-occupiers and the demolition of properties in a residual number of identified areas of low housing demand settlement plan areas. Any re-housing will involve payment of homelessness and disturbance allowances. Works address problems in priority housing areas and includes the replacement of inappropriate stock with housing which meets the needs of residents. The programme also involves the implementation of strategies, which address specific problems of stock including one bedroomed bungalows subject to low demand.

- 8.26 The following areas are a continuation of existing schemes:-

- Welfare Close, Easington - Demolition of garages, footpath closures and retentions.
- Coopers Close, Thornley - Demolition and all associated costs, service disconnections, surveys etc to 32 properties.
- St Cuthberts Road, Thornley - Re housing of one tenant and repurchase of one owner in addition to the demolition and all associated costs to 22 properties.
- Argyle Place, South Hetton - Re-housing of 9 tenants to include all homelessness payments, demolition and all associated costs to demolish 54 flats.
- Moore Terrace, Shotton - Re Housing of one tenant and three owners, demolition and associated costs for 8 properties.

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8.27 In addition to these committed schemes work will be commencing on the Garage Strategy that EDH are currently preparing. This will involve repurchase of some garages as well as demolition, reinstatement and basic landscaping of a number of areas across the district. This will be carried out on a phased basis over a two-year period.

8.28 There is a limited number of remaining low demand areas particularly in relation to older persons one bed accommodation. In the short term priority needs to be given to several areas to minimize blight on certain estates. This may necessitate further demolitions and disposals.

Fuel Poverty Insulation Scheme - Social Housing - £100,000

8.29 This allocation is a continuation to the current District of Easington social housing insulation programme. The programme will install energy conservation measures to the worst performing properties within the District. Work will include cavity wall insulation, improved loft insulation and the provision of energy saving light bulbs. Scottish Power will carry out the work with support from the utility companies Energy Efficiency Commitment.

Fuel Poverty Insulation Scheme - Private Sector Over 60's - £100,000

8.30 Fuel poverty is causing considerable suffering to the over 60's age group. A significant number of these elderly and vulnerable residents, within private sector accommodation, do not qualify for assistance from any other free home insulation grant schemes currently available.

8.31 This scheme is a continuation to the current programme and will provide free home insulation measures to elderly residents in the market sector. This scheme seeks to target these residents for assistance that remain at risk of being in fuel poverty. There are currently over 30% of the residents of Easington District in fuel poverty. The scheme aims to provide warmer homes for the over 60's age group by installing free home insulation measures, thus lowering fuel bills and decreasing excess winter deaths and cold related illness. The proposed programme of works for 2007/08 will involve district wide promotions along with partnership working with the Revenues and Benefits Section to maximize benefits uptake levels.

Other Services

Leisure Centres - £150,000

8.32 The work is a continuation of a programme to replace elements of the leisure centres, which are reaching the end of their lives. Typical elements last 25-30 years before the economic lifespan is reached, this marks the point at which increasing numbers of repairs are needed to maintain operations. The works are designed to ensure the buildings remain operational during the contract period with our partners. Proposed works comprise replacement of mechanical and electrical systems and changing room refurbishments at both centres. The complete list of works will be informed by a complete building survey been completed by the asset management unit.

E-Government - £100,220

8.33 This allocation is carried forward from 2006/2007 and will be used with the County Durham E-government Partnership in completing the development of the Customer Relationship Management systems.

Warden Call Equipment - £320,142

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8.34 The supporting people contract for the delivery of housing related support commences on 1st April 2007. The service will be delivered by the District of Easington, Warden Services and within the contract there is a specific duty to replace the existing equipment.

8.35 The District of Easington has already upgraded a number of schemes and this programme will continue. The upgraded equipment will provide service users with a choice of services (not tenancy linked) and the users will be able to access the whole range of Telecare sensors via the equipment. Staff will continue to liaise with users on their specific needs throughout the replacement programme and ensure that disruption will be kept to a minimum.

8.36 Included in this allocation is a carry forward sum of £130,142 to complete a contract, which commenced in 2006/2007.

Warden Community Centres - DDA - £200,000

8.37 Following an access risk assessment survey of the 6No. Sheltered Housing Units during 2006 an ongoing programme of works is underway to improve these buildings for use by the disabled users. The nature of these works will be improvements to the following: - pedestrian access routes, door entry, disabled toilet facilities, internal areas used by the public/visitors, signage etc. All works are in line with the current regulation.

Council Complex - £50,000

8.38 An independent access consultant has identified a number of issues relating to the suitability of footpaths on the complex for both able and disabled users. As part of the short-term proposals for the site, in relation to the Disabled Discrimination Act (DDA), it will be necessary for the provision of better accessible footpaths to be provided to buildings 5, 9 and 10 and also to provide a new footpath from Seaside Lane to the complex, adjacent to building 9.

Invest to Save - £16,000

8.39 The programme to replace a defective water main at Crimdon has been delayed due to the need to undertake further consultation with Rail Track, the Fire Brigade and Park Resorts Limited, Crimdon. The 2006/2007 allocation has therefore been re-profiled into 2007/2008 to fund this work.

Hackworth Road - Depot Refurbishment - £19,000

8.40 Major modernisation works were undertaken to the depot during 2006/2007 as part of the ALMO 3 Star strategy. This allocation is for retention payments on the respective contracts and is a carry forward from 2006/2007.

Verge Hard Standing Works - £80,000

8.41 The allocation will provide surfaced verges within housing areas known to suffer from parking problems caused by a lack of available space off the public highway. These problems can range from the creation of unsightly worn soft verges where cars have been parked on grass and difficulties experienced by larger vehicles such as buses in accessing streets lined with parked cars to more serious problems associated with access for emergency services or traffic safety issues for other road users. A list of priority schemes will be compiled for approval.

Regeneration Schemes

Seaham Regeneration Strategy - £180,000

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- 8.42 The funding will be utilized towards projects associated with the ongoing renaissance of Seaham Town Centre. An identified programme of capital works will be determined that complement the proposed developments at North Dock/St John's Square as well as the Modus Properties Retail Mall, which has recently commenced.

Peterlee Regeneration Framework - £200,000

- 8.43 Extensive public consultations have been undertaken as part of an exercise to establish a Regeneration Framework for Peterlee. A number of development proposals have, as a consequence, been identified. Of these proposals some have town wide implications whilst others are more locally driven. The available funding will be utilized on bringing forward some of these development priorities and to attract match funding where ever possible.

SRI - Blackhall - £53,988

- 8.44 This is the balance of the ring-fenced allocation for Blackhall SRI. The aim of the project is to work with the Blackhall SRI Management Committee and local partners in the regeneration of the Blackhall Wards. Monies have already been committed to an ongoing programme "Pathways to Work" and the balance of funding may be used to extend this programme further. Work is also ongoing to develop an exit/continuation strategy for the next 3 years.

Regeneration Awards - 7 Settlements - £122,516

- 8.45 This is the balance of a ring-fenced pot awarded to 7 Settlements in the West of the District which is used as match funding, where possible, to undertake regeneration schemes as determined by the local regeneration partnerships. The balance of funding remaining is for the wards of Deaf Hill, Haswell, Shotton & Thornley and the local partnerships will be encouraged to utilise all their remaining allocation during 2007/2008 to bring this programme to a conclusion, as it has been in existence for several year. It is proposed that any monies unallocated at the year-end will be re-profiled to support other regeneration activity.

Regeneration Initiatives Support Budget - £456,553

- 8.46 This allocation has been established to pump prime regeneration schemes throughout the District and to support key regeneration activity. The monies are allocated as direct grant award or as match funding for major initiatives. Due to funding requirements a number of schemes, which were to be progressed during 2006/2007, have been re-profiled into 2007/2008. The value of these schemes amounts to £241,553 and covers works relating to the Business Incubator, the Urban Renaissance Programme and towards the Vane Tempest Welfare project, which is part of a wider development of East Shore Village. Of the new monies £100k is earmarked towards District wide physical improvement works outside of the main centres of Peterlee and Seaham.

Flexible Pot - £200,000

- 8.47 This budget has been re-profiled into 2007/2008 and is earmarked for the East Durham Regeneration Route. This was the initial sum allocated to the project prior to the reduction in intervention rate, which necessitated a further allocation in 8.48 below.

East Durham Link Road / Access to Hawthorn Prestige Industrial Estate - £500,000

- 8.48 In addition to having a financial commitment to provide the East Durham Link Road, Stage 1, the council is looking to bring forward a new Prestige Industrial Estate. The site

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will have the capacity to accommodate over 2000 jobs. The estate will be accessed via the new road. This funding contribution will be utilised on the connecting highway network proposal and the provision of on-site infrastructure works and has been re-profiled from 2006/2007.

North East Industrial Estate (NEIE), Peterlee Workshop Programme - £50,000

- 8.49 This programme aims to support the provision of high quality workshop space to benefit companies currently based on the NEIE and other small businesses. This programme follows recommendations contained in the NEIE Masterplan (Ferguson McIlveen, 2005) to develop the vacant site on Stephenson Road (opposite Walkers). The development will enable this vacant site to be appropriately used and will also improve the aesthetics of the estate. External funding applications are being submitted to support the delivery of this scheme.

Contingencies - £200,000

- 8.50 No specific allowance has been made for contingencies within individual schemes and any additional works will need to be funded from existing allocations. However to accommodate any emergency works which cannot be catered for from existing resources a contingency sum of £200,000 has been built into the programme. The Capital Programme Working Group will determine and make recommendations regarding the use of this funding in exceptional circumstances.

Other Schemes

- 8.51 A number of requests were received for other programmes of work, which have been determined as being non-capital by the CPWG. In these cases revenue funding has been provided but monitoring of these works will still be undertaken through the capital programme. These are:

Community Centre Repairs - £20,000

Invest to Save Schemes within the Council Complex - £20,000

Bus Shelter Repair Programme - £50,000

Commitment Into Future Years

- 8.52 It is anticipated that allocations for the 2007/2008 Programme will result in commitments into future years however this figure cannot be determined at this stage until full details of schemes/programmes are known. Once determined appropriate finance will be made available to fund the programmes.

9. Implications

Policy

- 9.1 This report requests Members to agree a policy on which items or schemes are to receive allocations in 2007/2008. It is also a requirement of the Capital Strategy to develop a three year Capital Programme and this has been reflected in the report. The Total Programme totally relies on all funding being available to fund the individual schemes. Should any of the allocations not reach their required levels the Programme would need to be curtailed as appropriate.

Financial

- 9.2 The financial implications are set out in section 7 above.

Legal

9.3 There are no significant legal issues arising from this report.

Risk

9.4 A risk assessment has been completed and the necessary actions required to manage the identified risks have been/will be implemented.

Communications

9.5 The proposed allocations and associated project targets will be placed on the Council's Web Site. The Press and Public Relations Section will promote the Programme and its' objectives through press releases and within Infopoint.

Corporate Plan and Priorities

9.6 The 2007/2008 Capital Programme is aligned to the Council's objectives and agreed priorities. The main thrust of the programme is towards the provision of social housing that meets the government's decent homes standards, support for private sector housing and neighbourhood renewal and general economic, environmental and social regeneration.

Performance Management and Scrutiny

9.7 The Capital Programme is monitored on a monthly basis with financial reports being submitted to the Capital Programme Working Group. Quarterly reports on performance are also prepared for consideration by the Executive.

Electronic Service Delivery

9.8 The report addresses the resource implications of meeting the Council's IEG6 Strategy.

Procurement

9.9 The programme will be delivered in accordance with the Council's Procurement Strategy and Code of Practice.

Equality and Diversity/Social Inclusion

9.10 The report addresses a number of issues relating to:-

- 1 Capital resources to tackle disabled facilities in the District and accessibility issues at the Leisure Centres and Warden Community Centres
- 2 Capital resources to renew communication facilities to care for the elderly and
- 3 The E-government strategy to address accessibility to services

10. RECOMMENDATIONS

10.1 The Executive are recommended to:-

- 1 Approve a 2007/2008 Capital Programme of £14,777,769 as detailed in the report and allocated as follows:-

ALMO Works - Decent Homes Works

7,724,350

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ALMO Works - Non Decent Homes Works	625,000
HIP - Council Schemes	3,530,000
Other Services	2,698,419
Contingencies	200,000

- 2 Receive further as necessary detailing the actual areas of work to be carried out within capital schemes in the 2007/2008 Capital Programme.

Background Papers

The following documents have been referred to in the production of this report

Bidding forms CPWG1
Working papers/E:mails from Monitoring Offices
Minutes of the Capital Programme Working Group Meetings - File Admin/7

Glossary of Terms

Supported Capital Expenditure (Revenue) - The amount of capital expenditure in any financial year that will attract revenue support from the government, may also be referred to as "supported borrowing."

Supported Capital Expenditure (Capital Grant) - The amount of capital expenditure in any financial year, which receives in year, the full amount of the agreed grant allocated.

Major Repairs Allowance - An annual central government allowance to maintain the housing stock in its current condition.

Capital Receipts - Monies raised by the council from the sale of its assets (land and property).

Grants and Contributions - Funding secured from external sources in support of work programmes/schemes.

P.G. Ward Executive Member for Resources

CAPITAL RESOURCES AVAILABLE FOR 2007/2008

Based on the recommendations included in this report, the finance available for the 2007/2008 Capital Programme is made up as follows:

	£
(a) Supported Capital Expenditure (Revenue) - SCE(R)	1,000,000
(b) Supported Capital Expenditure Capital Grant - SCE(G)	743,000
(c) Major Repair Allowance	5,014,851
(d) Capital Receipts	7,671,918
(e) Grants & Contributions	348,000

1. SUPPORTED CAPITAL EXPENDITURE

1.1 Supported Capital Expenditure (Revenue), SCE(R) - £1,000,000

This year's allocation is described as a Supported Capital Expenditure (Revenue), which is borrowing approval. This was formerly known as Supplementary Credit Approvals and Basic Credit Approvals.

1.2 Supported Capital Expenditure (Grant), SCE(G) - £743,000

This allocation is direct grant and is specified for used on Private Sector Renewal Works.

TOTAL FOR SUPPORTED CAPITAL EXPENDITURE	£1,743,000
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2. MAJOR REPAIRS ALLOWANCE

2.1 Major Repairs Allowance

An annual Central Government Allowance is available to finance H.R.A. works of a capital nature. This years allocation is £5,014,851

TOTAL FOR MAJOR REPAIRS ALLOWANCE	£5,014,851
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3. CAPITAL RECEIPTS

3.1 Capital Receipts

Included in this figure is a carry forward of funding of approximately £2m from 2006/2007. An allocation of £3.3m has also been made towards Decent Homes schemes. In addition the majority of works identified in appendix B, Other Services, make up the balance of this figure.

TOTAL FOR CAPITAL RECEIPTS	£7,671,918
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4. GRANTS AND CONTRIBUTIONS

4.1 Specified Capital Grant - £348,000

A specified Capital Grant of £348,000 is available to provide spending cover for Disabled Facilities Grants. To claim the grant in full, the Council has to spend a minimum of £580,000 on DFG=s.

4.2 Adaptations

Social Services normally contribute £40,000 towards adaptations for the aged and disabled, however at the time of writing this report no confirmation has been received regarding an allocation for 2007/2008.

4.7 Other Funding

As part of a number of other schemes (SRI Scheme, Seaham Regeneration Strategy and Peterlee Master Plan) the Council will receive grants from various sources, e.g: NRF, Single Programme, European Commission. No overall estimate of this level of funding is known at this stage until schemes are fully developed and funding has been made available and therefore it has not been included in this report.

TOTAL FOR GRANTS AND CONTRIBUTIONS	£348,000
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ALLOCATION OF EXPENDITURE

Summary	Allocation of Expenditure 2007/2008	Forecast of Expenditure Committed into Future Years
	£	£
ALMO Works - East Durham Homes		
Decent Homes Works		
Retentions	144,424	0
Disrepair Claims	10,000	0
Structural Repairs	400,000	0
Re-roofing	128,250	0
Decent Homes Compliance	3,950,000	0
Preventative Maintenance	1,618,176	0
Utilities: Central Heating Programme	1,328,500	0
District Heating Programme		
Electrical Programmes		
Door Entry Systems		
Asbestos	145,000	0
	<u>7,724,350</u>	<u>0</u>
Non Decent Homes Works		
Adaptations for the Aged and Disabled	550,000	0
Environmental Works	75,000	0
	<u>625,000</u>	<u>0</u>
TOTAL ALMO WORKS	<u>8,349,350</u>	0
HIP - Council Schemes		
Disabled Facility Grants - Mandatory	580,000	1,450,000 (2 yrs)
Home Repairs Assistance	265,000	636,000 (2 yrs)
Private Sector Renewal - (Eas & Dawdon)	1,634,000	4,500,000 (2 yrs)
Settlement Plans	851,000	750,000 (2 yrs)
Fuel Poverty Insulation Scheme - Social	100,000	200,000 (2 yrs)
Fuel Poverty Insulation Scheme - Over 60's	100,000	340,000 (2 yrs)
TOTAL HIP - OTHER	<u>3,530,000</u>	<u>7,876,000</u>

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Other Services Allocation of Expenditure

Summary	Allocation of Expenditure 2007/2008	Forecast of Expenditure Committed into Future Years (To be Reviewed Annually)
	£	,
Leisure Centres	150,000	TBA (2 yrs)
E Government	100,220	0
Warden Call Equipment	320,142	410,000 (2 yrs)
Warden Community Centres - DDA	200,000	105,000 (1 yr)
Council Complex	50,000	0
Invest to Save	16,000	0
Hackworth Road - Depot Refurbishment	19,000	0
Verge Hardening	80,000	160,000 (2 yrs)
 <u>Regeneration Programme</u>		
Seaham Regeneration Strategy	180,000	200,000 (2 yrs)
Peterlee Regeneration Framework	200,000	200,000 (2 yrs)
SRI - Blackhall	53,988	0
Regeneration Awards (200K) 7 Settlements	122,516	0
Regeneration Initiatives Support Budget	456,553	500,000 (2 yrs)
Flexible Pot	200,000	0
East Durham link Road - Stage 1	500,000	0
North East Industrial Estate Workshop Prog	50,000	150,000
 TOTALS FOR OTHER SERVICES	 <u>2,698,419</u>	 <u>1,725,000</u>
 Contingency	 200,000	 0
	 <u>200,000</u>	 <u>0</u>