

## Appendix B – Proposed Capital Programme

### CAPITAL PROGRAMME 2022/23 TO 2025/26 - Housing Revenue Account

| COMMITTEE SCHEMES                         | Current Programme 2022/23<br>£ | Estimated Programme 2023/24<br>£ | Estimated Programme 2024/25<br>£ | Estimated Programme 2025/26<br>£ | Total Programme 2022-26<br>£ |
|---|--------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------------|
| <b>Housing Revenue Account</b>            |                                |                                  |                                  |                                  |                              |
| <b>Current Continuing Programme</b>       |                                |                                  |                                  |                                  |                              |
| Structural Works                          | 870,000                        | 830,000                          | 838,300                          |                                  | 2,538,300                    |
| Modernisation & Improvements              | 732,000                        | 511,000                          | 516,100                          |                                  | 1,759,100                    |
| Energy Efficiency Works                   | 559,500                        | 546,000                          | 551,500                          |                                  | 1,657,000                    |
| Service Renewals                          | 712,500                        | 695,000                          | 702,000                          |                                  | 2,109,500                    |
| Void Works                                | 505,000                        | 425,000                          | 429,300                          |                                  | 1,359,300                    |
| Health & Safety                           | 225,000                        | 180,000                          | 181,800                          |                                  | 586,800                      |
| Adaptations for the Disabled              | 365,000                        | 250,000                          | 252,500                          |                                  | 867,500                      |
| Essential Structural Works                | 185,000                        | 185,000                          | 186,900                          |                                  | 556,900                      |
| Communal Services                         | 30,000                         | 30,000                           | 30,300                           |                                  | 90,300                       |
| Council House Building                    | 11,516,300                     | 8,824,100                        | 1,109,400                        |                                  | 21,449,800                   |
| HRA IT - Hardware/infrastructure/Projects | 255,800                        | 41,300                           | 68,300                           |                                  | 365,400                      |
| <b>Total Current Continuing Programme</b> | <b>15,956,100</b>              | <b>12,517,400</b>                | <b>4,866,400</b>                 | <b>0</b>                         | <b>33,339,900</b>            |
| <b>Revisions and New Bids</b>             |                                |                                  |                                  |                                  |                              |
| Structural Works                          |                                |                                  |                                  | 855,100                          | 855,100                      |
| Modernisation & Improvements              |                                |                                  |                                  | 526,500                          | 526,500                      |
| Energy Efficiency Works                   |                                |                                  |                                  | 562,500                          | 562,500                      |
| Service Renewals                          |                                |                                  |                                  | 716,000                          | 716,000                      |
| Void Works                                |                                |                                  |                                  | 437,900                          | 437,900                      |
| Health & Safety                           |                                |                                  |                                  | 185,500                          | 185,500                      |
| Adaptations for the Disabled              |                                |                                  |                                  | 257,600                          | 257,600                      |
| Essential Structural Works                |                                |                                  |                                  | 185,000                          | 185,000                      |
| Communal Services                         |                                |                                  |                                  | 30,900                           | 30,900                       |
| Council House Building                    |                                | 2,856,000                        | 7,839,900                        | 163,000                          | 10,858,900                   |
| HRA IT - Hardware/infrastructure/Projects |                                | 24,200                           | 24,700                           | 25,200                           | 74,100                       |
| <b>Total Revisions and New Bids</b>       | <b>0</b>                       | <b>2,880,200</b>                 | <b>7,864,600</b>                 | <b>3,945,200</b>                 | <b>14,690,000</b>            |
| <b>Proposed Programme</b>                 |                                |                                  |                                  |                                  |                              |
| Structural Works                          | 870,000                        | 830,000                          | 838,300                          | 855,100                          | 3,393,400                    |
| Modernisation & Improvements              | 732,000                        | 511,000                          | 516,100                          | 526,500                          | 2,285,600                    |
| Energy Efficiency Works                   | 559,500                        | 546,000                          | 551,500                          | 562,500                          | 2,219,500                    |
| Service Renewals                          | 712,500                        | 695,000                          | 702,000                          | 716,000                          | 2,825,500                    |
| Void Works                                | 505,000                        | 425,000                          | 429,300                          | 437,900                          | 1,797,200                    |
| Health & Safety                           | 225,000                        | 180,000                          | 181,800                          | 185,500                          | 772,300                      |
| Adaptations for the Disabled              | 365,000                        | 250,000                          | 252,500                          | 257,600                          | 1,125,100                    |
| Essential Structural Works                | 185,000                        | 185,000                          | 186,900                          | 185,000                          | 741,900                      |
| Communal Services                         | 30,000                         | 30,000                           | 30,300                           | 30,900                           | 121,200                      |
| Council House Building                    | 11,516,300                     | 11,680,100                       | 8,949,300                        | 163,000                          | 32,308,700                   |
| HRA IT - Hardware/infrastructure/Projects | 255,800                        | 65,500                           | 93,000                           | 25,200                           | 439,500                      |
| <b>Total Proposed Programme</b>           | <b>15,956,100</b>              | <b>15,397,600</b>                | <b>12,731,000</b>                | <b>3,945,200</b>                 | <b>48,029,900</b>            |

## CAPITAL PROJECT APPRAISAL - HOUSING REVENUE ACCOUNT

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| <b>Title of Scheme</b>  | <b>Structural Works</b>  |
| <b>Description of Scheme</b>  | Essential repairs / improvements to the structure, roofs, drainage systems, estate roads and footpaths of council-owned dwellings. |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Allows the Council to comply with its statutory obligations to keep the structure and exterior of dwellings in good repair.        |

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| <b>Title of Scheme</b>  | <b>Modernisation and Improvements</b>  |
| <b>Description of Scheme</b>  | Programme to refurbish dwellings to modern-day standards by, for example, converting properties into larger self-contained dwellings or providing modern kitchens and bathrooms in accordance with the stock condition programme in older dwellings. |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Helps to provide much needed family sized accommodation. Improvements meet tenant aspirations and help to reduce relet periods plus, ensures compliance with the HHSRS statutory minimum home standard.  |

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| <b>Title of Scheme</b>  | <b>Energy Efficiency</b>  |
| <b>Description of Scheme</b>  | Continuation of stock condition programmes to install first time new central heating systems, windows and front / rear entrance doors together with cavity wall and loft insulation to Council-owned dwellings. |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Meets tenants' aspirations. Improves the comfort / energy efficiency of council owned homes and helps to reduce harmful carbon emissions.   |

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| <b>Title of Scheme</b>  | <b>Service Renewals</b>  |
| <b>Description of Scheme</b>  | Continuation of stock condition renewal programmes of domestic electrical house re-wiring, replacement heating /central heating boilers, domestic plumbing systems, fire alarm systems and passenger lifts which have reached the end of their useful life expectancy. |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Ensures the Council complies with its statutory obligations to keep the services and systems installed in its dwellings operational and safe.  |

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| <b>Title of Scheme</b>  | <b>Void works</b>  |
| <b>Description of Scheme</b>  | Essential work undertaken to vacant dwellings to ensure the property is modern and is to a safe letting standard e.g. electrical / gas safety checks, cleaning, new kitchen / bathroom, structural work etc. |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Enables minor / major refurbishment work to be undertaken whilst the dwelling is vacant, which is more cost effective for the Council and less disruptive for the new ingoing tenant.                        |

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| <b>Title of Scheme</b>  | <b>Health &amp; Safety Work</b>  |
| <b>Description of Scheme</b>  | Work to comply with various H & S regulations e.g. Control of Asbestos, Regulatory Reform (Fire Safety) Order and the Disability Discrimination Act. |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Ensures the Council complies with its statutory H & S obligations and reduces the risks to building occupants, Council staff and visitors.           |

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| <b>Title of Scheme</b>  | <b>Adaptations for older or disabled persons in Council owned property.</b>   |
| <b>Description of Scheme</b>  | Continuation of policy to provide adaptations, facilities and/or additional living space for tenants with health or mobility problems on the recommendation of an occupational therapist.   |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Allows tenants who, because of advanced age, serious health problems or disability and for whom suitable alternative accommodation is not available, to live within their existing home. The anticipated volume of OT referrals is envisaged to grow in the future due to the increase in the older population and government policy. |

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| <b>Title of Scheme</b>  | <b>Essential Structural Works - (Estate based environmental works)</b>   |
| <b>Description of Scheme</b>  | Essential repairs and improvements to estate boundary walls, fences, retaining walls, garages and buildings (bin sheds, recycling areas, etc.).  |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | To ensure the Council complies with its statutory and health & safety obligations in respect to the repair and maintenance of its estates. To ensure a clean and safe environment for residents and the estate community as a whole. |

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| <b>Title of Scheme</b>  | <b>Communal services</b>   |
| <b>Description of Scheme</b>  | The renewal / upgrading of communal based services e.g. TV aerials, door entry systems, landlord lighting, etc.                        |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | Enables the Council to comply with its statutory obligations to keep the estate based services and systems fully operational and safe. |

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| <b>Title of Scheme</b>  | <b>Council House Building</b>   |
| <b>Description of Scheme</b>  | A programme of Council Housing building   |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | The Council's House Building programme is designed primarily to meet the need for affordable housing for rent in the district. However it also provides a role in replacing homes lost through the right to buy, redeveloping housing stock that doesn't meet current priority needs and in making better use of existing assets. |

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| <b>Title of Scheme</b>  | <b>HRA IT - Hardware/infrastructure/Projects</b>  |
| <b>Description of Scheme</b>  | The Customer First project envisaged significantly enhancements & development of the existing IT systems. However, Customer First was implemented before the technology solutions, in particular on line capability, were put in place. This has been one of the issues which has led to the performance and staffing issues following the implementation. Consequently, the savings expected under Customer First were removed from the budget prior to the technology being available. Additional projects outside the original scope of Customer First have been identified as essential due to failing software/hardware, system modules bought 3 years ago but not implemented and further possible savings resulting from automation.   |
| <b>Key Aspects of Scheme (including benefits, contract details, key dates and reasons for revisions where applicable)</b> | <p>It is necessary to invest in a number of areas :-</p> <ol style="list-style-type: none"> <li>1. Disaster recovery solution</li> <li>2. Replacement cycles for laptops, desktops, servers, switches, firewalls on a cyclical basis</li> <li>3. Automation of book and pay</li> <li>4. Planning – end to end migration from one salesforce org to another (completed)</li> <li>5. Civica disposal module and licence to comply with GDPR</li> <li>6. Orchard – implementation of Promaster, Asset Go, DLO AND Service Charge models</li> <li>7. Replacement of outdated telephony which is not fit for purpose</li> <li>8. Northgate – cloud-based on line solution for Revenues, benefits and NNDR</li> <li>9. Replacement of Adelante and implementation of automated bank reconciliation</li> </ol> <p>An IT Strategy Board has been formed to develop the Council's IT Strategy and to agree the development and implementation of specific IT schemes to improve service delivery and reduce staffing costs if possible. The IT Strategy Board will be officer based and will report to the Council's Improvement Working Group. The commissioning of each project will be based on a detailed business case being approved by the IT Strategy Board.</p> <p>The HRA will be allocated IT costs in relation to the HRA and a proportion of Corporate Projects</p> |