

- (9) Invest £120,000 in the improvement and enhancement of Bakers Lane Car Park, Epping in 2009/10 (PE)
- (10) Invest £23,000 in capital works to leisure facilities in 2009/10 (IQL)
- (11) Invest £150,000 in fitness equipment at Loughton Leisure Centre in 2009/10 (IQL)
- (12) Invest £312,000 in improvements to HRA shopping areas in 2009/10 and £120,000 per year thereafter and invest £8,000 in capital works on an HRA commercial property in 2009/10 (PED)(R) (\*)
- (13) Continue annual improvements to North Weald Market from 2009/10, at an inflation-linked cost of £61,000 to £63,000 per annum (PED)
- (14) Invest £50,000 in upgrading industrial units in 2009/10 (PED)
- (15) Invest £450,000 in General IT capital projects in 2009/10 and an annual sum of £300,000 thereafter (QPS)
- (16) Invest a further sum of £2,239,000 in information communications technology between 2009/10 and 2010/11 to meet the Government's targets for e-government and to implement a Customer Services Transformation Programme (QPS)
- (17) Invest £90,000 in the purchase and implementation of a cash receipting and income management system in 2009/10 (QPS);
- (18) Provide an annual sum of £350,000 for private sector housing grants from 2009/10 onwards (IPS)
- (19) Invest £672,000 in capital works within the civic offices improvements programme between 2009/10 and 2012/13 (all key priorities)

6.4 In addition to the above capital projects, a General Capital Contingency of £177,000 exists in the 2008/09 capital programme and a specific contingency for private sector housing grants of £310,000 per year also exists for a three year period from 2009/10 to 2011/12.

## 7. The Council's Capital Programme Forecast: 2008-2013

7.1 Having regard to the Council's Strategic Aims, the Council has formulated its five-year Capital Programme Forecast for General Fund and HRA capital projects, which totals £51,131,000 between 2008/09 and 2012/13, and is summarised below. The detailed Capital Programme is reproduced at Appendix 2 (a – c).

	2008/09	2009/10	2010/11	2010/11	2012/13	Total
	£000	£000	£000	£000	£000	£000
<b>General Fund</b>	4,693	7,812	3,786	2,060	1,470	19,821
<b>HRA</b>	8,207	6,840	5,421	5,421	5,421	31,310
<b>Total</b>	<b>12,900</b>	<b>14,652</b>	<b>9,207</b>	<b>7,481</b>	<b>6,891</b>	<b>51,131</b>

## 8. Housing Stock Options Appraisal

8.1 The Council's Cabinet selected the stock retention option after the Housing Stock Options Appraisal in November 2002, on the basis that the council would be able to meet the 2010 Decent Homes target. It is proposed to review the position after that date.

## 11. Income Generation and Funding the Programme

11.1 There are various sources of funding for capital projects, and it is important that opportunities to maximise such funding are taken. In most cases, the ability to undertake capital projects depends on the funding available; however, in some cases, action can be taken to increase funding for key projects. It is essential that the Council accurately forecasts the likely funding to become available over the period of the Five -Year Forecast, and regularly reviews those forecasts, making appropriate adjustments in the Programme. The funding forecast is detailed in Appendix 2(a.) As part of this process the Council will:

- Generate capital receipts from the sale of appropriate parcels of Council-owned land. The sale of the land at Merlin Way, North Weald and Church Hill car park, Loughton, have been put on hold pending an improvement in market conditions. However, the sale of the medical centre at North Weald has been agreed and it is anticipated that this should be finalised in the next financial year.
- Identify and maximise any opportunities for further capital receipts (eg through the release of restrictive covenants) and planning gain, having due regard to the effects on the local community of obtaining such windfalls and planning gains.
- Forecast the amount of usable capital receipts available to the Council over the next five-year period and estimated usage in a planned way as detailed in this Capital Strategy (see Appendix 3(a))
- Plan and monitor the use of the Major Repairs Fund for HRA capital investment (see Appendix 3(b))
- Undertake an assessment, at least quarterly, of the likely level of capital receipts and other income that will be available to fund capital expenditure over the period of the Five -Year Forecast.

11.2 Appendix 3(a) shows the latest forecast of capital receipt generation, their application and hence the likely level of resources available to fund new projects. The figures take into account the pooling arrangements, which were introduced on 1 April 2004, and recognise the end of the transitional relief arrangements that Epping Forest has been entitled to as a debt free authority for the past three years. The appendix shows that, based on current expenditure and projected receipts, usable capital receipts will be reduced to £12,672,000 by 31 March 2013 at the end of the programme period.

11.3 Under the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003, if HRA capital receipts that are not received from Right to Buy Sales are used to finance expenditure on affordable housing or regeneration, there is no requirement for them to be pooled. The Council has therefore agreed that such capital receipts should be used to help fund the required expenditure on repairs and improvements for the Council's own housing stock.

11.4 The Five Year Capital Programme 2008-2013 will be funded as follows, subject to required annual variations to reflect actual funding availability:

	<b><u>£'000</u></b>
Grants	4,600
Revenue Contributions	8,227
Capital Receipts	15,471
Major Repairs Allow.	<u>22,833</u>
<b>Total</b>	<b><u>51,131</u></b>