

REPORT TO EXECUTIVE

PORTFOLIO AREA: FINANCE AND RESOURCES

Date of Meeting:	26 November 2001		
Public			
Key Decision:	Yes/No	Recorded in Forward Plan:	Yes
Inside/Outside Policy Framework			
Title:	ESTIMATED CAPITAL RESOURCES AND CAPITAL PROGRAMME 2002/03		
Report of:	The City Treasurer		
Report reference:	Financial Memo 2001/02 No 114		

Summary:

This report estimates available capital resources in 2002/03 on the basis of the capital allocation and capital receipts projections for that year. A division of the estimated total resources over the constituent part of the Capital Programme is suggested

Recommendations:

It is recommended that:-

1. The proposed split of the estimated capital resources for 2002/03 over the constituent parts of the Council's Capital programme be made as set out in the report.
2. The Director of Housing prepares a report for the meetings of the Executive on 17 December 2001 setting out a proposed detailed programme for the Public Sector HIP and that the Director of Environment and Development does similarly for the Private Sector HIP.
3. Any scope to make a revenue contribution in respect of the capital programme be decided as part of the overall budget to be set by the Council on 5 February 2002.
4. The Directors of Housing and of Environment and Development in preparing the Capital Programme for 2002/03 identify schemes totalling £200,000 (Public Sector HIP) and £125,000 (Private Sector HIP) which can be deferred pending greater certainty in the allocation of all capital resources in 2002/03.
5. The Executive indicates which General Fund bids they would wish to prioritise for 2002/03.

Contact Officer: David Steele

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CITY OF CARLISLE

To: The Executive Financial Memo

26 November 2001 2001/02 No 114

ESTIMATED CAPITAL RESOURCES 2002/03

1. INTRODUCTION

1. Local Authorities have four main ways of financing capital expenditure:

- Borrowing (and other forms of credit) within limits set by the Government
- Capital Grants (including the Major Repairs Allowance for the HRA)
- 'Usable' Capital Receipts
- Revenue resources including Capital Funds established from revenue balances and the Repair and Renewal and Equipment Funds.

1. This report considers:

- the prospective capital allocations (i.e. borrowing and capital grants) for 2002/03 (see paragraph 2);
- other available capital resources (i.e. capital receipts and revenue) for 2002/03 (see paragraphs 3 and 4);
- the projected out-turn on the 2001/02 Capital programme (see paragraph 5);
- the bids for the 2002/03 General Fund (excluding Housing) programme.

in order to determine the estimated of total capital resources available to the Council in 2002/03. In addition a suggested split of resources over the three sectors of the Capital Programme (i.e. Public Sector Housing, Private Sector Housing and General Fund), is given.

1. A glossary of the main terms used in this report is included at **Appendix A**.
2. A methodology for allocating projected resources among the various elements of the capital programme for 2002/03 is contained in **Appendix B**.
3. A detailed summary of the General Fund (excluding Housing) Capital Programme for 2001/02 is set out in **Appendix C**. The Housing Capital Programme is shown at **Appendix D**.
4. A schedule of possible General Fund schemes is listed in **Appendix E**.

1. 2002/03 CAPITAL ALLOCATIONS

2.1 The capital allocations for 2002/03 have not yet been received from the Department of Transport, Local Government and the Regions (DTLR). These also include the specific grants payable in respect of the Major Repairs Allowance (MRA) and Disabled Facilities Grants. However based on information available to date, an estimate of allocations has been made as follows. They will also include the monies allocated via the 'Single Capital Pot' exercise which is intended to give additional discretion to local authorities in their capital spending programmes.

2.2 2002/03 2001/02

Total Total

£000 £000

Annual Capital Guidelines (ACG)

- Housing Services ? 1,105

- Other Services ? 131

1,236

Less: Receipts Taken Into Account ? 270

(RTIA)

Total Basic Credit Approval (BCA) 966 966

Major Repairs Allowance (MRA) 3,860 3,992

Disabled Facilities Grant (Specified

Capital Grant) (60%) 153 153

Total Credit Approvals and Capital 4,979 5,111

Grants

2. CAPITAL RECEIPT PROJECTIONS 2002/03

3.1 An estimate of 'usable' capital receipt projections is shown below. However, as always it should be noted that these amounts are only an estimate as the timing and expectation of receipts cannot be guaranteed.

2. General Fund Receipt Projections

It is currently anticipated that the amount of 'usable' capital receipts generated in 2002/03 through the sale of various pieces of land will be in the region of £100,000. The receipt arising from the sale of the airport (£890,000 net of costs) is also available to support next year's programme.

3.3 Housing Receipt Projections

The major component of housing capital receipts is council house sales, the level of which is always difficult to predict.

During the current financial year, the level of 'usable' capital receipts to date from the sale of council houses has increased significantly over that originally estimated for the year (i.e. £520,000). It is currently anticipated that there will be an additional £180,000 of 'usable' receipts generated during 2001/02, which can be applied in support of the capital programme in 2002/03.

The estimate for 2002/03 recognises this scenario, although it has been scaled down slightly due to the inherently uncertain nature of the receipts:

Estimated No 120

Usable Receipts £520,000

Increasing home ownership continues to be a Council priority for 2002/03 and as has happened this year, RTB sales may be more than originally forecast. As always the position on receipts will be closely monitored throughout the year. The other factor to be considered is of course LSVT which, if it is approved, is expected to take place in December 2002. However even after LSVT the City Council is still expected to receive a share of future RTB sale proceeds, albeit on a smaller scale to be negotiated.

1. REVENUE CONTRIBUTIONS

4.1 At this stage, the capital resource projections do not take into account any revenue contributions that the Council may wish to make to support a capital programme.

4.2 However it is appropriate to consider the Capital Projects Fund in this context which has been built up through money set aside from the City Council's revenue balances. At 1 April 2002 the uncommitted balance on the Fund is forecast to be £679,000 but with outstanding costs to be met as part of the Archaeology programme to complete the M.G.C.P. as well as the inevitable variations in the final accounts as the scheme is completed..

3. The Repair and Renewal and Equipment Funds also may be considered as a capital resource, albeit their use is normally restricted to vehicle, plant and equipment replacements. Much of the vehicle replacement programme is now met by leasing.

1. 2001/02 REVISED CAPITAL PROGRAMME

5.1 The 2001/02 Revised Capital Programme is as detailed below:

<u>HIP</u>			
Public Private General			
Sector Sector Fund Total			
<u>£000</u> <u>£000</u> <u>£000</u> <u>£000</u>			
Revised Programme	6,149 968	3,811	10,928
Less: Resources	<u>6,329 968</u>	<u>4,701</u>	<u>11,998</u>
Over/(Under)			
Programming	(180.)	NIL (890)	(1,070)

5.2 The additional resources of £1,180,000 have been identified from Council House sales (see paragraph 3.3 above) and the Airport. Any Unused General Fund resources will be carried forward into 2002/03, along with the balance on the Capital Projects Fund.

5.3 It is assumed that there will be no major expenditure commitments carried forward from the agreed 2001/02 capital programme into 2002/03. As always, the actual 2001/02 position will be determined following the normal year-end procedures. Appendix C sets out the revised General Fund Capital Programme for 2001/02. The HIP Programme is unchanged since the summer but is shown for information in Appendix D.

2. **LSVT IMPLICATIONS**

6.1 An additional factor to be considered in assessing the capital programme for 2002/03 is the proposed LSVT of the City Council's housing stock. Assuming the tenants' ballot produces a positive result, the transfer would be scheduled to take in place in December 2002.

2. The Public Sector programme in 2001/02 will be funded principally by the MRA. It appears at present that the City Council's MRA for 2002/03 will be allocated as if for a full year but any unused MRA at the date of transfer would be passed over to the new landlord (Riverside HA). However other capital resources would be retained by the City Council.
3. In framing the Public Sector programme for 2002/03 the Director of Housing may wish to liaise with Riverside H A in determining priorities for investment in the stock in what may be the final year of the City Council's role as a large scale landlord.

1. **GENERAL FUND BIDS 2002/03**

7.1 In framing the list of General Fund capital programme bids for 2002/03 (excluding the Private Sector HIP), the schedule has been compiled from a

number of sources which are as set out below. The figures in the report refer only to the forecast commitment in 2002/03 unless otherwise stated.

2. Bandstand - £25,000

This item was reported on in Financial Memo 2001/02 No 91 (New Spending Bids). Of the estimated cost of £25,000, £20,000 would be of a non-recurring nature.

3. Disability Discrimination Act - £180,000

The Director of Environment and Development is reporting elsewhere on the agenda on the costs and implications of compliance with this Act.

4. Planned Maintenance Works - £190,000

These are items in the current revenue budget that due to their nature could be met from capital resources.

5. Asset Management Plan - £400,000

The requirements of the Asset Management Plan have recently been highlighted in the Best Value Review of Property Services and this is reported on elsewhere on the agenda.

6. Assembly Rooms - £40,000

This bid was previously considered in 2000/01.

7. Cash Receipting Software - £40,000

On 12 December 2000 members considered a detailed report on the modern and more flexible payment facilities now being offered by local authorities (including from 1.4.2002 all other local Authorities in Cumbria) for payment of Council Tax, Business Rates (NNDR) Sundry and Miscellaneous debts. These payment facilities include

- i. Internet banking e.g. paying Council Tax over Internet using debit/credit cards (also reporting changes in circumstances).
- ii. Telephone banking e.g. paying Council Tax by phone using debit/credit cards. Also making direct debit arrangements by phone (paperless direct debits).
- iii. Payment by debit/credit card.
- iv. Variable direct debit dates

The cost of the infrastructure to commence introducing such electronic (E-commerce) payment facilities is in the region of £50,000 for

- o New software/hardware/operating systems.
- o Training and licenses.
- o Re-designed cashiering work stations and counter to take additional equipment network etc.

On the 26 June 2001 members agreed to earmark a renewal fund balance of

£11,300 to fund in part the introduction of the additional cash receipting equipment/software/operating systems to enable the electronic payment facilities noted above to be introduced.

The Executive is asked to recommend a further £38,700 to be transferred into the renewals fund from efficiency underspends of £66,600 on Council Tax and Recovery budgets in 2001/02 to enable the full capital cost of the upgrading of cash receipting systems to be fully provided for in 2001/02 and 2002/03. Such underspends will not be available in future years as the Executive has directed such savings at other Council priorities from 2002/03 onwards.

The Executive will be kept informed on progress on the upgrading the Council's payment methods and facilities.

7.8 Concessionary Fares – Swipe Cards - £50,000

Members of Policy and Resources Committee of the 2 July 2001 supported the recommendations of the Environment Committee of the 15 June 2001 (Financial Memo No 38 2001/02) to set up a provision within the renewals fund to fund the likely capital costs of introducing smart card technology into Concessionary Fares Administration estimated at up to £50,000. The technology enabling each concessionary pass to incorporate a 'smart chip' so that when cards are swiped through readers on the bus it will record that a Carlisle passholder has undertaken the journey and details of the bus journey undertaken.

The Council transferred £19,500 into the renewal fund in 2001/02 representing the underspends on Concessionary Fare budgets in the 2000/01 financial year. Due to the renegotiating of the scheme of remuneration with Stagecoach which will result in a £76,000 as part of the budget that saving in 2001/02 the Executive is asked to recommend a further £30,500 to be transferred into the renewals fund to enable the full capital cost of the introduction of smart cards for concessionary travel to be fully provided for in 2002/03.

The Executive will be kept informed on progress on the Concessionary Fares smart card initiative. Also a fully costed report (including introduction timetable) will be submitted before any final decision is required on introducing smart cards to Carlisle Concessionary Fares Scheme passholders.

For information the overview and Scrutiny Committee have asked for smart card technology to be considered as a medium for providing other Council services to the public. The Concessionary Fares smart card will be capable of being enhanced to cover other services providing a powerful enough 'memory chip' is used in the card.

The Head of Revenues will liaise with Head of Corporate Policy and Strategy on this issue.

9. Sheepmount - £75,000

Dependent upon the success of the City Council's bid for lottery funding to redevelop the Sheepmount, this sum is provisionally forecast to be required in 2002/03 although the total expenditure commitment in future years will be much

larger.

10. Play Areas - £50,000

This is an additional bid for consideration as part of the budget process.

11. Leisuretime - £1,200,000 (2002/03 onwards)

The Leisuretime Best Value Improvement Plan predicates an additional capital commitment by the City Council to improve leisure facilities in 2002/03 onwards totalling £1,200,000 as well as £120,000 of revenue costs.

12. Archaeology - £75,000

The ongoing commitment in respect of archaeological work arising from the M.G.S. will continue into 2002/03 and beyond and is anticipated to be at least £300,000 in total.

1. ALLOCATION OF RESOURCES 2002/03

8.1 To summarise previous paragraphs, the total of estimated capital resources for 2002/03 is as set out below, together with the suggested allocation of resources to services. The criteria for allocating resources between services (where there is a choice) is as set out in **Appendix B**.

Allocated to: _____

General HIP HIP

Total Fund Private Public

£000

BCA 966 - 295 671

DFG 153 - 153 -

Capital Projects Fund 679 679 - -

Capital Receipts B/F 1,070 890 - 180 Capital Receipts 620 100 520 -

Major Repairs Allowance 3,860 - - - 3,860

Total Resources 7,348 1,669 968 4,711

2. ESTIMATED CAPITAL PROGRAMME 2002/03

9.1 General Fund Programme 2002/03

Estimated General Fund capital resources are detailed in **Table 1** below.

TABLE 1

ESTIMATED 2002/03 GENERAL FUND PROGRAMME

Original

2002/03 2001/02

£000 £000

Total Available Resources:-

Basic Credit Approval (para 6.1) 0 0

Capital Projects Fund 679 2,436

Estimated Usable Capital Receipts 100 100

generated in year (para 3.2)

Estimated Usable Resources 890 50

B/F (para 5.2) ____

Total Available Resources 1,669 2,586

Less Commitments (para 5.3) NIL 2,586

Balance Uncommitted 1,669 NIL

9.2 Housing Investment Programme 2002/03

Estimated Housing Investment capital resources are detailed in **Table 2**, showing uncommitted resources of £4,711,000 on the Public Sector Programme and £968,000 on the Private Sector Programme. The 2001/02 allocations are shown for comparison.

TABLE 2

ESTIMATED 2002/03 HOUSING INVESTMENT PROGRAMME

2002/03
2001/02

<hr/>			
	Public	Private	Total
	Sector	Sector	
	£000	£000	£000 £000
<u>Total Available Resources:</u>			
	BCA (par 6.1)	671 295 966	966
	DFG (SCG) (para 6.1) -	153 153	153
Estimated Usable			
	Capital Receipts (par 3.3) -	520 520	520
	Major Repairs Allowance	3,860 - 3,860	3,992
	Revenue Contribution - - - -		
Est. Usable Resources			
	(B/F) (para 5.2)	180 - 180	278
<hr/>			
	Total Available		
	Resources 2001/02	4,711 968 5,679	5,909
	Less Commitments <u>16 - 16</u>	<u>16</u>	
	Balance Uncommitted	4,711 968 5,679	5,893
	2001/02	4,925 968 5,893	

HIP Private Sector Programme

The funding available for Private Sector Renewal in 2002/03 for Disabled Facilities Grant (DFG) has been allocated via a direct grant of 60% of up to £153,000. If Members agree to fund the Local Authority portion of 40% of DFG, (i.e. £102,000), this will result in a maximum of £255,000 being available for

DFG. The total Private Sector HIP has been shown for illustrative purposes at a similar level to 2001/02. However the Council does have the discretion to determine a different level of total programme. However at the present time demand for grants is in excess of the budget and a waiting list may have to be introduced.

The Director of Housing will prepare a report for the meeting of the Executive on 17 December 2001 setting out a proposed detailed programme for the Public Sector HIP, and the Director of Environment and Development will do similarly for the Private Sector HIP.

10. STAFFING/RESOURCES COMMENTS

Not Applicable.

11. CITY TREASURER'S COMMENTS

Included within the report.

12. LEGAL COMMENTS

Not Applicable.

13. CORPORATE COMMENTS

The Directors of Housing and of Environment and Development have been consulted in the preparation of this report and are in agreement with its conclusions and recommendations.

14. ENVIRONMENTAL IMPLICATIONS

Not Applicable.

15. RECOMMENDATIONS

It is recommended that:-

15.1 The proposed split of the estimated capital resources for 2002/03 over the constituent parts of the council's Capital Programme be made as set out in the report.

15.2 The Director of Housing prepares a report for the meeting of the Executive on 17 December 2001 setting out a proposed detailed programme for the Public Sector HIP and that the Director of Environment and Development does similarly for the Private Sector HIP.

15.3 Any scope to make a revenue contribution in respect of the capital programme will be decided as part of the overall budget to be set by the council of 5 February 2002.

4. The Directors of Housing and of Environment and Development in preparing the

Capital Programme for 2002/03 identify schemes totalling £200,000 (Public Sector HIP) and £125,000 (Private Sector HIP) which can be deferred pending greater certainty in the allocation of all capital resources in 2002/03.

5. The Executive indicates which General Fund bids they would wish to prioritise for 2002/03.

16. REASONS FOR RECOMMENDATIONS

1. As per report.

D. THOMAS

CITY TREASURER

Contact Name: David Steele Tel: 7288

City Treasury,

Carlisle

20 November 2001

DKS/EL/f1140102

APPENDIX A

CAPITAL RESOURCES

GLOSSARY OF MAIN TERMS

1. Housing Investment Programme (HIP)

This is the Housing Capital Programme and is split between the public and private sectors.

2. Basic Credit Approval (BCA)

The Basic Credit Approval (BCA) determines the amount an authority can borrow to finance Capital Expenditure. The authority has freedom as to how to utilise the BCA between services.

3. Annual Capital Guidelines (ACG)

BCA's are based upon an assessment of the relative need of an authority to incur capital expenditure in the year and this is reflected in the Annual Capital Guidelines which are determined by the Government each year.

4. Supplementary Credit Approval (SCA)

Supplementary Credit Approvals (SCA) can be awarded for certain specific items of expenditure although success depends on a variety of factors.

5. Disabled Facilities Grant (Specified Capital Grant) (DFG) (SCG)

The Disabled Facilities Grant is a ring fenced allocation. The amount issued represents 60% of the funding with the authority financing the other 40% up to the maximum amount of available DFG.

NB: Whatever the level of programme that is determined, Central Government support will only be 60% of the total.

6. Receipts Taken into Account (RTIA)

Receipts taken into account (RTIA), are Carlisle's share of the Government's national estimate of receipts generated by authorities. This amount is deducted from the ACG.

7. Social Housing Grant (SHG)

Previously known as Housing Association Grant (HAG), this is a one-off capital grant from local authorities or the Housing Corporation to a Registered Social Landlord to subsidise the cost of constructing social housing.

8. Major Repairs Allowance (MRA)

As part of the revised HRA subsidy system from April 2001, authorities receive a cash grant (the MRA) towards the capital improvements required for their housing stock. This sum is ring-fenced to fund expenditure on public sector housing.

City Treasury, Carlisle, 19 November 2001, DKS/EL/f1140102 App A

APPENDIX B

CRITERIA FOR THE ALLOCATION OF AVAILABLE RESOURCES IN 2002/03

The total of estimated resources as set out in paragraph 7 of the report, has been allocated to services using the following criteria where there is a choice in the allocation of resources to services.

1. Basic Credit Approvals

An authority has freedom as to how to utilise the Basic Credit approval (BCA) between services.

The approach of previous years was the first three steps as shown below:-

Due to the introduction of the Single Housing Capital allocation from 2000/01, there is a need to review the basis of allocating resources between the public and private sectors. Members of the Housing and Care Services Committee on 1 April 1999 considered the options available and recommended that due to time constraints, the allocations for 2000/01 should be based on a simple apportionment using historical

allocations over the previous five years. In addition, officers were charged with the responsibility of evaluating the options for determining housing investment allocations for future years and this is currently ongoing e.g. the private sector stock condition survey and the housing demand study.

2002/03 2001/02

£000 £000

Step 1 Allocate credit approvals to Public

Sector HIP to equate to the amount

allowable for subsidy purposes. 671 671

Step 2 Allocate credit approvals to meet

Council's share (40%) of DFG

not financed by grant (see para 8.2). 102 102

Step 3 Balance to General Fund other services. - -

Step 4 Balance split between –

Public Sector HIP 0 0

Private Sector HIP 193 193

To equate to both the need assessed

as determined by the Relevant Directors,

and the broad percentage allocations for

previous years. _____

Total BCA 966 966

2. Capital Receipts

An authority has freedom as to how to allocate Capital receipts between services. The suggested criteria for 2002/03, as in previous years are:-

- o General Fund (non-housing) capital receipts are allocated to General Fund.
- o Housing capital receipts are allocated to Housing. However this may include allocating a substantial proportion of RTB receipts i.e. Public Sector resources to the Private Sector HIP.

Members should also be aware of the total discretion available in the use and application of capital receipts, in particular:-

- o the theoretical ability to make good any shortfall in capital receipts by a revenue contribution from the appropriate account, either HRA or General Fund.
- o the discretion not to maximise the DFG programme - see paragraph 8.2

As regards 2002/03, the level of BCA not admissible for HRA subsidy is estimated at this year's level of £295,000. If the Private Sector Programme is to be sustained at a similar level to 2002/03, there seems little alternative at this stage to applying the whole of next year's forecast RTB receipts (£520,000) to this programme but this depends upon members determining the preferred level of Private Sector housing investment they wish to support.

City Treasury,

Carlisle

20 November 2001

DKS/EL/f1140102 Appendix B

APPENDIX C

GENERAL FUND REVISED CAPITAL PROGRAMME 2001/02

£

Greystone School 940

Hammonds Pond (net) 28,380

Cemetery Improvements 137,400

City Gateway 2,551,580

Vehicles and Equipment 817,370

3,535,670

Funding £

Capital Projects Fund 1,776,480

Capital receipts 150,940

Private Contributions 124,300

Lottery Grants 529,180

R and R Fund 954,770

3,535,670

City Treasury

Carlisle

19 November 2001

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		Appendix D
HIP COMMITMENTS 2001/02		
PUBLIC SECTOR HIP	Original	Revised
	2001/02	2001/02
Capital Schemes Pre 2001/02	£	£
Modern Apprenticeships	16,000	16,000
Special Needs	0	20,000
Security/Inv Imps	0	10,000
Raffles Area Strategy (1999/00)	0	50,000
Raffles Area Strategy (2000/01)	0	380,000
Windows 42	0	240,000
Heater Provision	0	130,000
Rewiring	0	230,000
Wall Tie/Cavity Cleaning	0	5,000
Other Structural Work	0	8,000
Energy Efficiency - Porches	0	26,000
Carlisle South	0	2,000
Structural Works - Wall Tes	0	87,800
Structural Works - Chimneys	0	12,600
Structural Works - Surveys	0	6,400
	16,000	1,223,800
Capital Schemes 2001/02		
Window Replacements	900,000	900,000
Heating Provision	800,000	800,000
Provision of Porches (Phase 2)	50,000	50,000
Rewiring	750,000	750,000
Regeneration Programme	150,000	150,000
Structural Works (incl Wall Ties)	250,000	250,000
Special Needs Improvements	350,000	350,000
Raffles Areas Strategy (Phase 3)	555,000	555,000
Security/Env Programme	425,000	425,000
New Deal Initiative	50,000	50,000
Careline Equipment (Phase 2)	100,000	100,000
Drainage Improvements	75,000	75,000
Painting Programme	320,000	320,000
Door Entry Systems (Phase 1)	50,000	50,000
Gelt Road Roofs (Phase 1)	100,000	100,000
	4,925,000	4,925,000

TOTAL PUBLIC SECTOR HIP	4,941,000	6,148,800
PRIVATE SECTOR HIP	Original	Revised
	2001/02	2001/02
	£	£
Renovation Grants	360,000	360,000
Group Repair	150,000	150,000
Disabled Facility Grants	255,000	255,000
Home Repairs Assistance	133,000	133,000
Empty property Initiatives	10,000	10,000
Slum Clearance	3,000	3,000
Energy Efficiency Initiatives	57,000	57,000
TOTAL PRIVATE SECTOR	968,000	968,000
GRAND TOTAL 2001/02 HIP	5,909,000	7,116,800

APPENDIX ESUMMARY OF GENERAL FUND CAPITAL PROGRAMME BIDS 2002/03

£

Bandstand 25,000

Disability Discrimination Act 180,000 (See EN179/01)

Planned Maintenance Works 190,000 (Currently funded from Rev)

Asset Management Plan 400,000 (See EN173/01)

Assembly Rooms 40,000

Cash Receipting – Software 40,000

Concessionary Fares – Swipe Cards 50,000

Sheepmount 75,000

Play Areas 50,000

Leisuretime 1,200,000

Archaeology 75,000

Total Budget Bids £2,325,000

City Treasury

Carlisle

20 November 2001

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