

STROUD DISTRICT COUNCIL
STRATEGY AND RESOURCES

**AGENDA
ITEM NO**

12 APRIL 2018

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Report Title	CAPITAL PROJECT MONITORING
Purpose of Report	To inform Committee of progress on capital projects within its remit. 1. Littlecombe Business Units 2. Brimscombe Port Development 3. Homes for Rent 4. ICT Investment
Decision(s)	The Committee RESOLVES to note the report.
Consultation and Feedback	Details are contained within the body of the report.
Financial Implications	<p>The report provides members with an update on certain capital projects. A revised capital programme was approved by Council at their meeting in January 2018 which has seen some changes to the budget profile of certain schemes (Homes for Rent, IT Modernisation).</p> <p>Whilst the Littlecombe Business Units project is progressing, it is worth highlight that there is a risk to the 2018/19 budget should units not be fully let during the year. The budget assumed rental income would be around £62k (50% of the full year amount). Delays in letting the units or more generous incentive periods may impact on the ability for this level of income to be achieved.</p> <p>David Stanley – Accountancy Manager (Section 151 Officer) Tel: 01453 754100 Email: david.stanley@stroud.gov.uk</p>
Legal Implications	<p>The report is provided for information only; legal implications will be considered when the particular projects require decisions of the committee. The committee (via its Performance Monitoring Champions and responsible Corporate Team members) may wish to review implications for the strategic risks (e.g. CCR14, CCR4) as part of this update. Any planning for investment in ICT will need to take account of and allow time for the relevant procurement procedures to be carried out.</p> <p>Mike Wallbank, Solicitor Tel: 01453 754362 Email: mike.wallbank@stroud.gov.uk</p>

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Options	This report is for information only
Performance Management Follow Up	Update reports are brought to Committee on a regular basis
Background Papers/ Appendices	None

1. Littlecombe Business Units – Dursley

- 1.1. Officers have agreed Heads of Terms with a prospective tenant of 2 of the medium sized units and continue to see strong interest in the units.
- 1.2. The units are constructed and snagging has been undertaken with the contractor. However, a delay caused by legal agreements with Western Power Distribution (WPD) over a new sub-station, means that practical completion is not expected to be achieved until June 2018. This is in spite of a considerable amount of work by the council to help resolve the legal issues involved.
- 1.3. This has resulted in the need to re-profile the budget into the next financial year, but should not lead to delays in lettings if WPD undertake the works in the timescale they have given us.
- 1.4. Details and photographs of the units can be found using the following link to our agent: <https://www.ashproperty.co.uk/Properties/Dursley - Phase II, Littlecombe Business Park, Lister Road.aspx>

2. Brimscombe Port Redevelopment

- 2.1. Please see separate report on this agenda and the general fund budget monitoring report.

3. Homes for Rent

The capital project is based on;

3.1 Purchase of a property(ies) for use as temporary accommodation for homeless families

Consideration is being given to HRA properties being made available to the General Fund for this purpose. Discussions are also continuing to take place with Gloucester City Homes, a registered provider, about the purchase and conversion of a suitable property using Council resources. Gloucester City Homes would manage the property(ies).

3.2 Support for Community Land Trusts and Rural Exception Sites

This element of the Homes for Rent programme is unlikely to involve significant capital expenditure. The Council is using revenue resources received from DCLG to fund the Gloucestershire Rural Community Council to provide a Community Housing Enabler dedicated to Stroud District. The Community Housing Enabler is working with local communities, landowners and parish councils to bring forward schemes that will include affordable homes.

4. ICT Investment

4.1. A strategic review of our ICT has been completed by SOCITM (the society of IT managers). Their review encompasses our current systems, infrastructure, service needs and the likely future use and demands on our ICT service by the wider council service areas, including associated risks. A draft report containing key recommendations has been produced for consideration by Corporate Team and a briefing session for members of Strategy and Resources is being arranged.

4.2. The review essentially describes a way forward for making improvements to the structure of the ICT service, the management of the service and how the ICT service should be managed by the organisation, where the business establishes a management framework for setting the priorities for the ICT service to ensure it is aligned with the wider business objectives.

4.3. We anticipated the capital programme moving forward would change significantly as a result of this report. A capital investment programme of £1.8 million over a five year period is a more realistic budgetary figure for the ICT service to meet the already identified need to develop a continuous ICT capital investment programme linked to projected ICT product life cycles,.

4.4. There is the need to invest in new systems, services and practices to enable and support business change and deliver improved services to customers. As the ICT strategy is developed these additional capital investment requirements will become clearer.

4.5. We should also note that in order to ensure the implementation of our revised ICT investment strategy that we draw upon the best sector based learning and experience. We have worked with the LGA on a project to share information supporting councils to lever the highest levels of productivity from their use of ICT. Through this we have been awarded funding from the LGA to support the employment of an ICT productivity expert, with previous experience in other Local Authorities, who can support us in planning and implementing the delivery of the right ICT infrastructure and systems, drawing on past lessons and the SOCITM review. These projects will be managed so that one leads straight into the other through quarter 4 of the financial year.