

General Fund and Housing Revenue Account Capital Programme 2021/22

1. General Fund Capital Programme

Capital Schemes	Para Refs	2021/22 Revised Budget £k	2021/22 Actual Spend £k	2021/22 Outturn Variance £k	Slippage £k
Community Buildings Investment	1.1	117	0	(117)	117
Stratford Park Lido	1.2	30	0	(30)	30
Community Services Capital Schemes TOTAL		147	0	(147)	147
Canal	1.3	4,624	3,919	(705)	767
Market Town Centres Initiative Fund	1.4	40	40	0	0
Multi-Service Contract Vehicles	1.5	1,513	747	(766)	766
Rural SuDS Project	1.6	30	20	(10)	10
Stratford Park Acquisition of Machinery	1.7	14	0	(14)	
Stroud District Cycling & Walking Plan	1.8	404	9	(395)	395
Environment Capital Schemes TOTAL		6,625	4,735	(1,890)	1,938
Affordable Housing-Support to Registered Providers	1.9	39	50	11	
Better Care Fund Projects	1.10	0	3	3	
Disabled Facilities Grant Scheme	1.11	330	79	(251)	
Green Home LADS Park Homes	1.12	1,604	1,399	(205)	
Green Homes LADS 3	1.13	0	85	85	(85)
Health through Warmth Grants	1.14	200	151	(50)	
Home Upgrade Grant - Sustainable Warmth	1.15	0	85	85	(85)
Private Sector Housing Loans		15	9	(6)	
Temporary Accommodation	1.16	190	0	(190)	190
Warm Homes	1.17	343	404	61	
Housing General Fund Capital Schemes TOTAL		2,721	2,265	(456)	20
Brimscombe Port Redevelopment	1.18	273	531	259	
Electric Vehicle Acquisition	1.19	12	0	(12)	12
ICT Investment Plan	1.20	0	6	6	
Water Source Heat Pump-Ebley Mill & Brimscombe Port	1.21	1,514	1,600	86	
Strategy and Resources Capital Schemes TOTAL		1,798	2,137	339	12
TOTAL GENERAL FUND CAPITAL SCHEMES		11,292	9,138	(2,145)	2,117

1.1 Community Buildings Investment

Discussions have continued to take place with Kingshill House Trust regarding a Community Asset Transfer. A capital budget provision of £50,000 in 2017/18 and £50,000 in 2018/19 was made as part of a funding package to help assist the transfer. A tapering reduction in core funding was also agreed as part of the funding package, (£15K in 2021/22, £10k in

2022/23, £5k in 2023/4 then ceasing altogether. Covid-19 has had a significant impact on Kingshill House and there have been changes on the board of Trustees together with a new General Manager. The council will need to see a robust business case and be confident that the board is in a position to take on the freehold interest before agreeing final terms and reporting back to Strategy and Resources Committee for approval.

1.2 Stratford Park Lido

Due to Covid-19 pandemic, the 2019 business plan developed for the lido had not been explored further. It has subsequently been picked up by the leisure consultants and included within the 20-year Leisure and Wellbeing Strategy.

The indicative costs to fully upgrade the Lido were estimated at £7.3m. £1.8 m would provide a sustainable heating system and upgrade the plant room. The money allocated to the lido to upgrade the facility is not enough on its own, therefore one of the actions coming out of the strategy is to explore further funding options for this facility. This will be included as part of the bigger picture to secure future capital for all the leisure facilities.

1.3 Canal

Works continue on Phase 1B of Cotswold Canals Connected, connecting the Stroudwater Canal between Stonehouse and Saul Junction. During the year, the new Ocean Jubilee Bridge was successfully completed, ready to once again allow canal traffic under the railway line at Stonehouse.

There has also been a final payment of £60k for works relating to Phase 1A.

1.4 Market Town Centres Initiative Fund.

The Distribution of Market Towns Funding was agreed at the January 2019 by Strategy and Resources Committee. In order to be able to distribute the funds to the relevant Town Councils, written confirmation was sought as to how would spend the funds for agreement. Some responses were received after the relevant financial year, resulting in a variance against the profiled budget, this has been taken into account in 2021/22 and the remaining has now been spent.

1.5 Multi- Service Contract – Vehicles

The 2021-22 underspend reflects a number of vehicles that were due to be delivered before the 31 March, these have now been delayed due to the current global issues within the vehicle manufacturing industry. Delivery for the majority is now projected in the first quarter of the new financial year. Members will recall that the revised budget includes an additional Garden Waste RCV and the supplementary cost of the Electric Truck Sweeper. This was approved as part of the overall 5 year Capital Plan to S & R in January 2022 and Council in February 2022.

1.6 Rural SuDS Project

Four schemes have been completed in the first quarter of this financial year with 16 leaky dams and 3 small attenuation areas created plus additional small works. This has involved working with 5 new private landowners and 3 new contractors. There are currently 7 new schemes in planning stages for delivery later in 2022.

1.7 Stratford Park Acquisition of Machinery

The overall Capital project of £95k was approved in 2020-21 for the transfer of grounds maintenance contract for Stratford Park and Brimscombe Cemetery to Ubico. The remaining £14k is earmarked for site enhancements and options are currently being reviewed.

1.8 Stroud District Cycling and Walking Plan

Improvements and important maintenance on the Stroud-Nailsworth track has almost been completed, with the final phase of work on the Newman Henders bridge under way. The Wotton-Kingswood-Charfield greenway has completed the initial feasibility stages and is ready to progress to the detailed design work. The Cycling and Walking Task and Finish Group has concluded with a long list of strategic and local projects to be assessed for potential funding during this financial year. The Stroud Local Cycling and Walking Plan has been published, with the Cam and Dursley LCWIP due to be published on 23rd June. These documents will help to direct current available funding as well as access other funding sources.

1.9 Affordable Housing (Support to Registered Providers)

The additional grant funding of £11k to Registered Housing Providers will be funded from Section 106 monies from developers.

1.10 Better Care Fund Projects

This is funding made available from the Better Care Fund (administered by Gloucestershire County Council).

1.11 Disabled Facilities Grant Scheme

The Disabled Facilities Grant scheme (£251k) underspend is due to a backlog of referrals for occupational therapists from the County Council for adaptations.

1.12 Green Homes LADS Park Homes

This is funding provided by BEIS following a successful bid to the Green Homes LADS scheme. SDC are the lead partner in this Countywide bid to provide insulation to park homes. The project was originally intended to finish at the end of December but BEIS extended the project delivery deadline to the end of April 2022. All funding Onsite delivery has been completed final invoices awaited.

1.13 Green homes LADS 3

£85k relates to a new grant for energy efficiency improvements.

1.14 Health through Warmth Grants

This is funded by the Clinical Commissioning Group (CCG) and like Warm Homes covers the whole county. The funding for the Health through Warmth is predominantly used for insulation and heating systems to increase thermal efficiency in homes of people with cold or damp related health issues. Where possible this used in conjunction with the Warm Homes funding. The (£50k) relates to an underspend on insulation grants.

1.15 Home upgrade grant

The £85k relates to a new grant bid under sustainable warmth.

1.16 Temporary Accommodation

The Temporary Accommodation budget of £500k within the capital programme as reported in the Budget Setting papers and also at this committee, had been revised to £190k which is now slippage into 2022-23. This grant is to be paid over to Gloucester City Homes to support their acquisition and conversion of the Salvation Army's former Minister's House to temporary accommodation. The grant will be spent in next financial year and are currently working on the legal agreement with One Legal to facilitate this.

1.17 Warm Homes

This is a partnership project to provide first time central Heating which was awarded funding from the National Grid Warm Homes Fund. SDC are the lead partner in the project which included all Gloucestershire districts, South Gloucestershire and the Gloucestershire CCG. The total fund awarded of £4.8 million was to be spent over 3 years across the partnership. However, this has been extended until the 31st May 2022 due to Covid. The project is being delivered by Severn Wye Energy Agency. The funding is released quarterly in arrears on submission of details of installations made during a quarter.

1.18 Brimscombe Port Redevelopment

The Brimscombe Port site has been transferred to Stroud District Council in line with the redevelopment agreement. There will be no impact on the overall General Fund as any running costs (including some major refurbishment works to the Mill already undertaken) will be funded from rental income from the site which has also been transferred to SDC. All remaining funding will be used to fund the redevelopment of the site.

1.19 Electric Vehicle Acquisition

The remaining capital budget of £12k will be used to investigate and initiate the installation of electric vehicle charge points in the car park estate. An initial assessment will be carried out by independent experts early in the new financial year and this will guide future work.

1.20 ICT Investment Plan

The majority of original Capital project spend was in 2020-2, minor costs applicable to the project have fallen into 2021-22 with the remaining underspend transferred to the transformation programme in this financial year.

1.21 Water Source Heat Pumps

Both water source heat pump installations have been commissioned and are satisfactorily generating space heating. Practical completion was achieved on 31st December 2021 and all expenditure (with the exception of retention monies) has been certified. The stage 3 application to Ofgem for receipt of renewable heat incentive funding has been approved and we will now be drawing down payments.

As has been previously reported, the costs of the project have increased from initial estimates, in part due to additional works needed which will have other wider benefits, including the ability to add additional electric vehicle charging points at Ebley Mill in the future.

2. Housing Revenue Account Capital Programme

Capital Summary	Para Refs	2021/22 Revised Budget £k	2021/22 Actual Spend £k	2021/22 Outturn Variance £k	Slippage £k
Central Heating	2.2	416	136	(280)	200
Disabled Adaptations	2.3	150	171	21	
Kitchens and Bathrooms	2.4	425	59	(366)	250
Major Works	2.5	450	639	189	
Compliance	2.6	422	341	(81)	
Doors and Windows	2.7	1,396	783	(613)	135
Electrical Works	2.8	150	7	(143)	
Environmental Works	2.9	450	383	(67)	
Door Entry	2.10	180	112	(68)	
External Works	2.11	3,419	3,467	48	
Special Projects	2.12	1,200	1,250	50	
Fire Risk Assessments	2.13	150	5	(145)	
Decarbonisation Project	2.14	1,104	963	(141)	141
Total Major Works	2.1	9,912	8,316	(1,595)	726
IT Systems	2.15	435	0	(435)	435
Total Other Capital Works		435	0	(435)	435
New Homes Contingency		11	0	(11)	
Canal side: Corner of A419/Downton Rd (Former Ship Inn site)		27	14	(13)	13
Glebelands	2.17	48	24	(24)	24
Cambridge House		32	45	13	(13)
Broadfield Road, Eastington	2.18	1,455	1,503	48	
Orchard Road, Ebley	2.19	108	3	(105)	105
Queens Drive, Cashes Green		10	1	(9)	9
Ringfield Close, Nailsworth	2.20	3,004	2,464	(540)	540
Summersfield Road, Minchinhampton		955	952	(3)	
Gloucester St and Bradley St, WuE	2.21	149	29	(120)	120
Completed Schemes		0	16	16	
Total New Build and Development	2.16	5,799	5,051	(748)	798
Sheltered Housing Modernisation		359	356	(3)	0
Total Independent Living Modernisation	2.22	359	356	(3)	
Acquisitions		2,285	1,094	(1,191)	
Opportunity Land Acquisition Pot		3,000	0	(3,000)	3,000
Total Acquisitions	2.23	5,285	1,094	(4,191)	3,000
Total Capital Expenditure		21,790	14,817	(6,972)	4,959

2.1 Major Works – (£1,595k) underspend/slippage

Major works totalling £8,316k have been delivered during 2021/22.

2.2 Central Heating – (£280k) underspend/slippage

Heating Installs and replacements have continued with a service based approach which reduced the overall spend. This year has seen fewer critical failures than previous years, which is down to higher value repairs being carried out and our maintenance programme being delivered in-house for gas boilers, with external specialists maintaining renewable technologies.

Slippage of £200k is being requested in order to replace the heating system at Walter Preston Court in 2022/23. The current system in place is still functioning however rather than proceeding with the original planned replacement upgrade, investigations are underway to ensure it is the most carbon neutral solution practical at this time.

2.3 **Disabled Adaptations – £21k overspend**

The works completed during the year have exceeded that budgeted. This is a result of additional completed works carried over from the previous year that had been delayed due to COVID, therefore bringing programme more up to date.

2.4 **Kitchens and Bathrooms – (£366k) slippage**

The underspend is due to re-tendering for both kitchens and bathrooms which proved extremely difficult to resource for the contractor.

Slippage is being requested of £150k for Kitchens and £100k bathrooms in order to reduce the backlog. Work on both Kitchens and bathrooms has been deferred until 2022/23.

2.5 **Major Void Works – £189k overspend**

A number of void properties were carried forward from last year adding to the voids being completed in this year. As included in paragraphs 3.4 and 3.6, additional resource has been allocated to voids to bring forward properties into habitable use. Some voids are being returned in poor condition, including items to be cleared from the property and garden, further adding to the spend needed in order to relet them.

2.6 **Compliance – (£81k) underspend**

Asbestos removal is responsive, and the asbestos removals programme was managed in line with the cyclical programmes. This resulted in an underspend as a result of delays to planned work due to the re-tendering process.

2.7 **Doors and Windows – (£613k) slippage**

The programme has stalled due to the lack of resource to complete the works in 2021/22. The work for Nationwide and MD has been carried forward to 2022/23.

A request for slippage of £95k has been sought for Windows at Somerset Avenue and £40k to be used for the fire door programme.

2.8 **Electrical Works – (£143k) underspend**

The primary reason for the underspend is due to non-delivery of the anticipated programme. This was the result of a change in regulations leading to a revision in the specification as well as not procuring a contractor until November 2021.

Another influencing factor was an unsuccessful recruitment campaign to source a direct operative to deliver fuse board changes and Electrical Installation Condition Reports (EICR). This resulted in having a back log of EICR's that required completion in order to maintain compliance.

The focus was on EICR testing and prioritised critical failures for rewires and fuse board changes, which resulted in delivery of the Electrical planned work being delayed until the 2022/23 financial year.

2.9 **Environmental Works – (£67k) underspend**

The environmental improvement works have recorded some slippage which is mainly the result of loft issues, damp proof course issues, contractor capacity restrictions for ground level reviews, tenancy dust issues and dis-repair claims.

2.10 **Door Entry – (£68k) underspend**

The underspend is primarily as a result of contractor staff sickness (COVID) which has resulted in part of the programme being delayed until 2022/23.

2.11 **External Works – £48k overspend**

The overspend relates to additional external works from 2021/22 that were not in the current year budget, including additional scaffolding hire and roofing works.

2.12 **Specific Projects - £50k overspend**

Factors creating the overspend on various projects included additional scaffold hire due to nesting birds at Park Parade post work commencement, installation of drains to prevent flooding and enabling works such as BT lines and ariel works, all of which had not been initially factored into the projects.

2.13 **Fire Risk Assessments (£145k) underspend**

The fire risk assessments have been completed however the variance results from an over estimation of the remedial works original spend for 2021/22.

2.14 **Decarbonisation Project (£141k) underspend**

Slippage of £141k has been requested to allow for the works not yet completed and paid for at the end of the financial year. The Decarbonisation Demonstrator Fund grant from Department for Business, Energy and Industrial Strategy (BEIS) has been fully utilised on this project.

2.15 **Other Capital Works – (£416k) underspend**

The underspend relates to the Housing Management system that was proposed in 2021/22 and is currently undergoing due diligence and testing with preferred suppliers. The new system is due to be sourced within the first quarter of 2022/23.

2.16 **New Build and Development – (£748k) underspend**

The properties at Summersfield Road in Minchinhampton were completed during the year. Work is progressing well at Broadfield Road and Ringfield Close with expected completion in early 2022/23. These sites will deliver a total of 36 affordable properties (31 affordable rent, 3 shared ownership and 2 Older person's shared ownership).

2.17 **Glebelands – (£24k) underspend**

Professional fees budgeted for within the Independent Modernisation programme but not used during the year, account for the bulk of the underspend.

2.18 **Broadfield Road, Eastington – £48k overspend**

The reported overspend relates to the latest cost estimate and additional extension of time costs.

2.19 **Orchard Road, Ebley – (£105k) underspend**

The reported underspend is due to preparatory works being delayed with slippage to 2022/23.

2.20 Ringfield Close, Nailsworth – (£540k) underspend

The reported underspend is due to delayed construction payments and a delayed programme as a result of work being set back due to material supplies.

2.21 Gloucester St and Bradley St, WuE – (£120k) underspend

The reported underspend is due to the construction start being delayed until 2022/23.

2.22 **Independent Living Modernisation Programme**

Works have been completed at Vizard Close and Jenner Court.

2.23 **Acquisitions – (£4,191) underspend**

Three properties were purchased in quarter one and three properties in quarter two. Two of these are houses for ex rough sleepers under the Next Steps Accommodation Programme. Further properties have been identified to add to the general needs housing stock and work will continue to find properties and/or land to increase housing offered by the council.

The land acquisition budget of £3m will be carried forward to 2022/23. This budget is opportunity led, and will not necessarily be used in each year.