

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET – 8<sup>TH</sup> AUGUST 2017  
REPORT OF THE EXECUTIVE DIRECTOR (RESOURCES, ENVIRONMENT AND  
CULTURAL SERVICES)

**CAPITAL BUDGET MONITORING AS AT 30TH JUNE 2017 (PERIOD 3)**

**1 Executive Summary**

- 1.1 This report presents the capital expenditure and associated capital funding for both general fund and housing services for the period to 30th June 2017. The report and appendices detail the changes to the original 2017/18 capital programme and funding plans, as a result of programme commitments and project delivery.
- 1.2 At Period 03 the current approved budget is £54.348m which includes rolled forward budgets from 2016/17 of £10.597m. The current forecast outturn is £54.348m as shown in Table 1 and detailed in Appendix A.
- 1.3 The resources available to fund the proposed capital programme are summarised in Table 2.

**2 Recommendations**

- 2.1 Cabinet to note the overall position on the capital programme, funding and reserves at period 3 as shown in Table 2.
- 2.2 Cabinet to agree the forecast outturn shown in Table 1 and detailed in Appendix A.
- 2.3 Cabinet to note the Prudential Indicators set out in paragraph 5 of this report.

### 3 Explanation

3.1 The capital expenditure position is shown in Table 1 and a detailed breakdown by capital scheme per directorate can be found in Appendix A.

**Table 1: Capital Expenditure Budgets by Head of Service as at period 3**

Description	Original Budget 2017/18	Approved Roll Forwards from 16/17	Current Budget 2017/18 (including 2016/17 roll forwards)	Forecast Outturn 2017/18	Variance of Forecast Outturn to Current Budget
	£'000	£'000	£'000	£'000	£'000
Head of Planning	93	174	267	267	0
Head of Law and Administration	15	0	15	15	0
Head of Public Health and Protection	20	0	20	20	0
<b>Executive Director - Public Protection, Planning and Governance</b>	<b>128</b>	<b>174</b>	<b>302</b>	<b>302</b>	<b>0</b>
Head of Resources	8,594	1,093	9,687	9,687	0
Head of Environment	4,816	22	4,839	4,839	0
Head of Policy and Culture	2,893	82	3,099	3,099	0
<b>Executive Director - Resources, Environment &amp; Cultural Services</b>	<b>16,303</b>	<b>1,197</b>	<b>17,624</b>	<b>17,624</b>	<b>0</b>
Head of Community & Housing Strategy	15,400	5,105	20,586	20,586	0
Head of Housing Property Services	11,795	4,005	15,720	15,720	0
Head of Housing Operations	0	116	116	116	0
<b>Executive Director - Housing and Communities</b>	<b>27,195</b>	<b>9,226</b>	<b>36,422</b>	<b>36,422</b>	<b>0</b>
<b>TOTAL</b>	<b>43,627</b>	<b>10,597</b>	<b>54,348</b>	<b>54,348</b>	<b>0</b>

#### 3.2 Capital Schemes progress to date

3.21 **Hatfield Town Centre (HTC)** – Original budget for 2017/18 is £0.750m plus budgets for Highview redevelopment of £0.350m and Salisbury square £0.050m. The current budgets include rolled forward budgets from 2016/17 of £0.799m giving a total current budget including Highview and Salisbury Square of £1.949m.

Phase two of the redevelopment is now being delivered including public realm costs. Other expenditure in year will be for refurbishment works to White Lion House flats, Culpitt House, HTC shop roofs, and final fit out costs for HTC flats and new units, plus associated fees. Costs are expected to continue into 2018/19 with further development of the town centre.

- 3.2.2 **Property Company** – Original Budget for 2017/18 is £5.000m.  
Investments in property in order to generate a net income return to the general fund. Decisions on the most appropriate vehicle to facilitate the delivery of the Council's objectives will be made following receipt of specialist advice on the legal, financial and tax implications. There has been no spend or commitments to date.
- 3.2.3 **Hunters Bridge car park concrete waterproofing** – Original Budget for 2017/18 is £0.600m. Budget is to restore and preserve the appearance and water-proofing to the concrete members. The works are to refurbish the surface finishes which are delaminating or separating from the concrete below. This is allowing water to enter the concrete damaging the reinforcing inside. To date there has been committed spend of £30k for professional fees.
- 3.2.4 **Bereavement Services** – Original budget for 2017/18 is £4.193m with a slight adjustment for 16/17 outturn leaving the Current budget at £4.189m. The budget will be used for the demolition of the current building and the construction of the new crematorium. This includes offices, gardens, car parking, and cremation equipment. Spend and commitment to date of £43k was for consultancy fees, tender documents and stage 3 contract works.
- 3.2.5 **Development of Splashlands Site (Stanborough)** – Original budget for 2017/18 is £2.299m. This budget is to continue development of the new leisure facilities to complete the regeneration of the former Splashlands site at Stanborough Park. Expenditure will be committed once a decision has been made on the development.
- 3.2.6 **Affordable Housing Programme** - Original budget is £13.929m.  
Cabinet agreed on 7 August 2012 for the council to enter into an agreement to allow the council to retain receipts from the reinvigorated Right to Buy (RTB) sales and to reinvest in the delivery of new affordable homes within the district. These receipts need to be spent within three years of the receipt being received. Ring fenced reserves for this scheme at the beginning of the year were £20.440m.  
  
The council's Affordable Housing Programme delivers new affordable housing through a range of methods including property acquisition, grant funding Registered Providers and direct new build. The current expenditure budget including rolled forward budget from 16/17 is £18.526m with spend and commitment to date of £5.284m.
- 3.2.7 **Disabled Facilities Grant & Decent Homes Grant** – Original budget for 2017/18 DFG is £0.471m and commitments of £0.291m are reflected in

the rolled forward budgets giving a current budget of £0.762m. The council receives a contribution to the Disabled Facilities Grant expenditure via the Better Care Fund, managed by the County Council which is expected to be £0.592m in year. Spend and commitments to date for total DFG schemes is £0.321m.

In addition there is a budget for the decent homes scheme of £0.102m rolled forward from 2016/17. The Decent Homes budget is ring fenced for use to undertake work which improves housing standards in the private sector. Cabinet have approved a scheme which ensures this money will be targeted for use by owner occupiers within the most deprived areas of the Borough. Part of the funding will also be used to increase the uptake of boiler replacements via the Herts and Essex Energy Partnership. There is no committed spend in year.

**3.2.8 Angerland S106 schemes** – Original budget for 2017/18 is £1m split into two capital schemes. (Improvements are for Hatfield Football £0.800m and Rugby £0.200m). Funding for these schemes has been received. Expenditure will be grant payments made for the development of a full size synthetic turf football pitch for Hatfield Town Football Club, and for Hatfield Rugby Club to develop the changing area and enhance the playing surfaces. It also provides some resource to assist in the development of a social space enabling the club to become sustainable. There is no committed spend in year so far.

**3.2.9 Major Repairs Allowance funded schemes** - Original budget for 2017/18 is £11.295m.

This total excludes the Sheltered refurbishment scheme £0.500m.

Current budget including rolled forward 16/17 budget is £14.767m

The Mears contract has an original 2017/18 budget of £7.260m and roll forwards of £1.915m giving a current budget of £9.175m. The scheme is for improvements required to the housing stock including replacement kitchens, bathrooms, electrical and asbestos works.

**3.2.10 Other scheme information –**

There are 97 capital schemes in the 2017/18 programme.

68 schemes have spent less than 25% in the first quarter.

1 scheme is showing an over spend – this is an over commitment which will be reduced for P4.

The remaining schemes have spent 25% or more of their capital budgets but remain within target at quarter 1.

## 4 Capital Funding and Reserves

### 4.1 Capital Funding and Reserves – Forecast Outturn

**Table 2: Capital Reserves & Funding Forecast**

	Usable Capital Receipts	Major Repairs Reserve	Affordable Housing Funds	Capital Grants Unapplied	Total Movement on Capital Reserves	** Spend Funded by Internal Borrowing
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Opening Balance 1st April 2017</b>	<b>12,462</b>	<b>4,661</b>	<b>20,440</b>	<b>653</b>	<b>38,216</b>	<b>(16,061)</b>
RTB receipts (including Attributable Debt & High value sales)	0	-	6,920	-	<b>6,920</b>	-
Revenue Contribution to Capital	-	-	0	-	<b>0</b>	-
External Borrowing	-	-	3,700	-	<b>3,700</b>	-
Other receipts	2,584	13,412	-	-	<b>15,996</b>	-
Grants	-	-	-	592	<b>592</b>	-
Capital expenditure	(7,057)	(14,847)	(18,526)	(972)	<b>(41,402)</b>	(12,946)
<b>Closing Balance 31st March 2018</b>	<b>7,989</b>	<b>3,226</b>	<b>12,534</b>	<b>273</b>	<b>24,022</b>	<b>(29,007)</b>

Capital Forecast Expenditure: Total Spend Funded by Receipts & Grants plus Spend Funded by Internal Borrowing = £54.348m.

\*\* This expenditure is being financed through minimum revenue provision charges.

4.2 The capital funding position available to finance the capital programme was £38.216m at the 1st April 2017. Capital funding includes: grants, capital contributions, capital loan repayments, asset disposals, council house sales (including receipts to fund the affordable housing programme), and internal borrowing. Capital reserves are forecast to close at £24.022m by 31st March 2018.

4.3 Internal borrowing required in 2017/18 is budgeted at £12.946m

#### 4.4 Housing Schemes (MRA funded)

Major Repairs Allowance receipts are transferred from the HRA at the end of the financial year. We are expecting to transfer £13.412m in year. Expenditure on Major Repairs Allowance funded schemes in year is expected to be £14.847m. The main contract for housing repairs is with MEARS with a budget of £7.260m plus r/fwd budget from 2016/17 of £1.915m = £9.175m in year. Paragraph 3.2.9 summarises the progress on the MEARS contract.

#### 4.5 Developers Contributions – S106

The council holds capital monies received for external developers towards the funding of specific capital schemes.

Bought forward receipts:	£0.030m for Hatfield aerodrome frontier
	£0.409m for Sir Frederic Osborn School
	£0.800m for Angerland Hatfield Football
	£0.200m for Angerland Hatfield Rugby

The receipts are included in the capital funding as ear marked reserves. The following schemes are identified for expenditure in the 2017/18 capital programme:

- £0.053m Welwyn Football Club – development. (SFO funded)
- £0.124m King George Fifth play fields changing pavilion (SFO funded)
- £0.800m Angerland Football improvements Hatfield (Angerland funded)
- £0.200m Angerland Rugby improvements Hatfield (Angerland funded)

There has been just £600 spent to date on the KGV play fields changing pavilion.

## **5 Prudential Indicators**

- 5.1 Monitoring for the Prudential Indicators. The indicators are as follows:
- 5.2 Capital Expenditure. This indicator represents the total capital expenditure for the authority. The 2017/18 forecast outturn is £54.348m. The capital budget expenditure programme is currently set to spend an average of £37m each year for the next four years.
- 5.3 Capital Financing Requirement (CFR). This indicator reflects the authorities underlying need to borrow to fund its capital programme. The 2017/18 CFR is calculated using the information from the 2016/17 Statement of Accounts. Calculations exclude Finance Leases and Loan Principal Repayments. The Housing CFR includes the self financing loan of £305m (March 2012) and voluntary debt payments. Based on the capital expenditure forecast outturn, the Councils CFR indicator is budgeted at General Fund = £32.052m + HRA = £241.653m). Included is the requirement of internal borrowing.
- 5.4 Authorised Limits and Operational Boundaries. The authorised limit indicator provides a maximum limit that the authority can borrow at any one time. It identifies external borrowing and long term liabilities. For 2017/18 the council's total authorised limit is £314.9m. (Borrowing limit of £8m + Long term liabilities/finance leases and loans of £2.1m + housing self financing loan of £304.8m). The operational boundary indicator is lower than the authorised limit as it is set to reflect the most likely borrowing requirement of the authority. For 2017/18 this is £260.0m (Borrowing boundary of £6m + other long term liabilities of £2.1m + housing self financing loan of £251.9m).
- 5.5 Affordability Ratios. The ratio of financing costs to net revenue stream is an indicator that measures the percentage of the council's income that will be committed to meet the costs of borrowing to fund the capital programme. For 2017/18 we have an estimated general fund percentage of 1.53, and for housing 40.99. The ratio reflects a reduction in our investment income (generally owing to reduced interest rates). The percentage in the outer years is predicting increased interest rates and/or

a reduction in capital spending. HRA from 2012/13 onwards includes self financing debt repayments.

- 5.6 The Incremental Impact of Capital Investment indicator measures the impact on council tax and housing rents which would arise from changes to the councils capital budget programme. For 2017/18 the indicator is at £1.38 for band D council tax. Investment income has increased which has helped to offset the impact of capital investment decisions on the council tax budget.
- 5.7 Gross debt and the capital financing requirement. This indicator records the extent that gross debt is below the CFR. This ensures that over medium term that the debt is only used for capital purposes. For 2017/18 our indicator is below the CFR and remains so into outer years.
- 5.8 HRA limit on indebtedness. This indicator shows the HRA debt limit at the start of the year (£304.799m) and the CFR shows the expected debt at the end of the year (£219.444m).
- 5.9 Prudential indicator outturns for the previous year and budgets for 2017/18 are set in the 2017/18 Budget Book.

### **Implications**

#### **6 Legal Implication(s)**

- 6.1 There are no direct legal implications arising from this report. However, the individual projects will require legal input into procurement and contractual documentation.

#### **7 Financial Implication(s)**

- 7.1 Financial risks associated with the capital budgets are detailed at paragraph 8.

#### **8 Risk Management Implications**

- 8.1 The risks related to this proposal are:
- 8.2 Receipts are not received in the expected year and at the expected amount. If this occurs the implications on reserve levels need to be assessed along with whether alternative funding needs to be sought, this may have a cost to the Council.
- 8.3 The capital programme does not fully spend the expected amount. This has an opportunity cost to the Council. If we have planned to finance from receipts and there has been slippage against the programme, the receipts could have financed other programmes. The implication of the funding not being utilised may mean unnecessary costs are incurred in the delay.
- 8.4 Long term investment plans are based on anticipated levels of core cash, not committed to revenue or capital expenditure. Delays in capital programme spending therefore represent a lost opportunity to invest additional funds at higher long term interest rates.

- 8.5 The capital programme spending is more than the expected amount. This will have implications on the cash and planning of the organisation. Additional sources of funding will have to be identified and there may be a cost to the Council.
- 8.6 Regular monitoring and reporting of the capital budget and funding are an important part of mitigating these risks.
- 8.7 A formal risk assessment has not been prepared in relation to the details in this report.

## **9 Security & Terrorism Implication(s)**

- 9.1 Implications will be considered when individual capital schemes are proposed and the release of capital funding is sought.

## **10 Procurement Implication(s)**

- 10.1 Implications will be considered when individual capital schemes are proposed and the release of capital funding is sought.

## **11 Climate Change Implication(s)**

- 11.1 Implications will be considered when individual capital schemes are proposed and the release of capital funding is sought.

## **12 Link to Corporate Priorities**

- 12.1 The subject of this report is linked to the Council's Corporate Priority "Engage with communities and provide value for money", and specifically to the achievement of "Demonstrate Value for Money".

## **13 Equality and Diversity**

- 13.1 An Equality Impact Assessment (EIA) has not been carried out in connection with the proposals that are set out in this report as there is no impact on services directly as a result of the recommendations.

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Background papers to be listed (if applicable)

Appendices to be listed:

Appendix A - Capital Expenditure Monitoring by Scheme