

Borough Council of  
**King's Lynn &  
West Norfolk**



# **CABINET**

## **Agenda**

**TUESDAY, 3 FEBRUARY 2015**  
**at 5.30pm**

in the

**Committee Suite  
King's Court  
Chapel Street  
King's Lynn**



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**CABINET AGENDA**

**DATE: CABINET – TUESDAY, 3 FEBRUARY 2015**

**VENUE: COMMITTEE SUITE, KING'S COURT, CHAPEL STREET, KING'S LYNN**

**TIME: 5.30 pm**

**Under Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 – There will be no items considered in private.**

**1. MINUTES**

To approve the Minutes of the Meeting held on 13 January 2015 (previously circulated pages 557-562).

**2. APOLOGIES**

To receive apologies for absence.

**3. URGENT BUSINESS**

To consider any business, which by reason of special circumstances, the Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act 1972.

**4. DECLARATION OF INTEREST**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which

it relates. If a disclosable pecuniary interest is declared, the member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

**5. CHAIRMAN'S CORRESPONDENCE**

To receive any Chairman's correspondence.

**6. MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

To note the names of any Councillors who wish to address the meeting under Standing Order 34.

**7. CALLED IN MATTERS**

To report on any Cabinet decisions called in.

**8. FORWARD DECISIONS LIST**

A copy of the Forward Decisions List is attached (Page 6 )

**9. MATTERS REFERRED TO CABINET FROM OTHER COUNCIL BODIES**

To receive any comments and recommendations from other Council bodies which meet after the dispatch of this agenda. Copies of any comments made will be circulated as soon as they are available.

- Resources and Performance Panel – 27 January 2015
- Regeneration, Environment and Community Panel – 28 January 2015

**10. REPORTS**

- 1) **The Financial Plan 2014/18** (enclosed as a booklet)

The report sets out the proposals for the Financial Plan for 2014-18.

- 2) **Capital Programme and Resources 2014-18** (Page 8 )

The report revises the 2014/15 projections for spending on the capital programme. It sets out an estimate of capital resources that are available for 2014-18. Details new capital bids that are recommended to be included in the capital programme for the period of 2015-2018, and outlines provisional figures for capital expenditure for the period 2014-2018.

To: Members of the Cabinet

Councillors N J Daubney (Chairman), A Beales, Lord Howard,  
A Lawrence, B Long, Mrs E A Nockolds, D Pope and Mrs V Spikings.

Cabinet Scrutiny Committee

For further information, please contact:

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## FORWARD DECISIONS LIST

Date of meeting	Report title	Description of report	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
3 February 2015	Financial Plan 2014/2018	Setting the plan	Key	Council	Leader Deputy Chief Executive		Public
	Capital Programme 2014/18		Key	Council	Leader Deputy Chief Executive		Public

Date of meeting	Report title	Description of report	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
3 March 2015	Treasury Management Strategy 2015/16		Key	Council	Leader Deputy Chief Executive		Public
	Residential Caravan Site Licensing	Report following consultation process	Non	Council	Housing and Community Chief Executive		Public
	Members IT Solution		Non	Cabinet	ICT, Leisure and Public Space Deputy Chief Executive		Public
	Town Hall HLF scheme	Letting of the contract	Key	Cabinet	Culture Tourism and Marketing Exec Dir C Bamfield		Exempt Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Asset Management – Potential future Acquisition – King's Lynn		Key	Council	Regeneration Deputy Chief Executive		Exempt - Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the

							authority)
	Code of Corporate Governance		Non	Cabinet	Leader Chief Executive		Public
	Purchase of Industrial Land – King's Lynn		Key		Regeneration Deputy Chief Executive		Exempt - Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Staff Pay Award		Key	Cabinet	Leader Exec Director, D Gates		Public
	Coastal Protection Scheme		Non	Cabinet	Deputy Leader Exec Dir G Hall		Public
	Corporate Apprentice Scheme		Non	Cabinet	Leader Exec Director, D Gates		Public
	Neighbourhood Plans	Agreeing the procedure for dealing with them for the future	Non	Council	Development Exec Director, G Hall		Public
	Freebridge Community Housing – Council Representation		Non	Cabinet	Housing & Community Chief Executive		Public

<b>Date of meeting</b>	<b>Report title</b>	<b>Description of report</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
31 March 2015	Private Sector Housing Investment Policy	Update of the Policy	Non	Council	Housing and Community Chief Executive		Public

## REPORT TO CABINET

<b>Open</b>		<b>Would any decisions proposed :</b>		
<b>Any especially affected Wards None</b>	Mandatory	(a) Be entirely within Cabinet's powers to decide	<b>NO</b>	
		(b) Need to be recommendations to Council	<b>YES</b>	
		(c) Be partly for recommendations to Council and partly within Cabinets powers –	<b>NO</b>	
Lead Member: Councillor Nick Daubney E-mail: cllr.nick.daubney@west-norfolk.gov.uk		Other Cabinet Members consulted:		
Lead Officer: E-mail: lorraine.gore@west-norfolk.gov.uk Direct Dial:		Other Officers consulted: Management Team		
Financial Implications YES	Policy/Personnel Implications YES	Statutory Implications (incl S.17) NO	Equal Opportunities Implications NO	Risk Management Implications YES

**Date of meeting: 3 February 2015**

## **2 CAPITAL PROGRAMME AND RESOURCES 2014-2018**

### **Summary**

This report:

- revises the 2014/2015 projections for spending on the capital programme
- sets out an estimate of capital resources that will be available for 2014-2018
- details new capital bids that are recommended to be included in the capital programme for the period 2015-2018
- outlines provisional figures for capital expenditure for the period 2014-2018

### **Recommendations**

It is recommended that:

- 1) Cabinet recommends to Council the amendments to capital schemes and resources for the 2014-2018 capital programme as detailed in the report.
- 2) Cabinet recommends to Council that new capital bids are to be funded from available capital resources and included in the capital programme 2015-2018 as detailed in the report.

### **Reason for Decision**

To report amendments, rephrasing and resources to the 2014-2018 Capital Programme



## **1. Introduction**

- 1.1 This report will focus on the capital programme for the period 2014 to 2018. The capital programme forms part of the Council's longer term Financial Plan, and is updated as part of the overall budget and council tax setting process. The current economic conditions continue to create a challenging environment for achieving capital receipts to support the funding of the Council's capital programme. At the same time the Council aims to deliver a number of major projects within limited resources.
- 1.2 The Council is faced with a situation where capital resources to fund the capital programme continue to be limited.
- 1.3 This report sets out a programme for 2014/2018 that can be delivered if predicted land sales come about. Certain capital funds come from grants, VAT shelter receipts and use of reserves but a large part of funds are to come from land sales. These sums included in 2014/2018 are anticipated receipts from identified sites and phases I and 2 of the Housing Joint Venture on the NORA site. The potential for additional capital receipts from the Major Housing Development and continuation of the Housing Joint Venture to develop phase III of the site are not included in the programme 2014-2018 at this stage.
- 1.4 The programme 2014-2018 includes a number of major projects and Appendix 1 sets out details of the full programme. This Council has always set out to deliver as ambitious a capital programme as possible to meet its corporate priorities, and it will continue to aim to do so even in these difficult times.

## **2. Capital Programme 2014/2015**

- 2.1 This part of the report updates the Capital Programme in the current year 2014/2015.
- 2.2 A full updated Capital Programme 2014/2015 of £17,154,080 was reported at the Cabinet meeting on 11 June 2014. Since that date further amendments to the programme have been reported as part of the monitoring reports, as summarised below:

	<b>£</b>
<b>Capital Programme 2014/2015 (Cabinet 11 June 2014)</b>	<b>17,154,080</b>
<b>Further Amendments:</b>	
Town Hall/Archive and Saturday Market Place Enhancements  As part of the closedown of the 2013/2014 accounts £140,000 was transferred to the car parks repairs reserve for surfacing works on the Saturday Market Place. These works will be undertaken as part of the overall Town Hall/Archive and Saturday Market Place Enhancements project. (June monitoring report)	140,000
King's Court – Toilet Refurbishment  The refurbishment works to the staff toilets at King's Court have been completed. The total budget provision for these works was £140,000 and the final cost is £157,000. The additional costs are mainly due to essential design changes which were identified as the works progressed and downtime due to noise/dust disruption. The capital programme will be increased by £17,000 and financed from the offices repairs and renewals reserve. (June monitoring report)	17,000
Princess Theatre  An amendment to the capital programme of £8,620 has taken place due to additional works being required on external lighting at the Princess Theatre. The budget has been amended to £49,620. (June monitoring report)	8,620
Oasis Cafeteria and Poolside Furniture  The capital programme for 2015/2016 includes a budget provision of £20,000 to fund the replacement of the Oasis cafeteria and poolside furniture. The project has been brought forward to 2014/2015 to replace furniture which is now at the end of its useful life. (June monitoring report)	20,000
Lynnsport  The capital programme for 2015/2016 includes a budget provision for the replacement of flooring at Lynnsport. It has become necessary to bring forward the expenditure of £8,000 into 2014/2015 to fund the replacement of the flooring within the Sandringham suite. (September monitoring report)	8,000

<b>Further Amendments continued:</b>	<b>£</b>
Saturday Market Place  During the works to the Saturday Market Place the remains of a charnel chapel were discovered. The site of the remains will be permanently marked by metal inlaid into York stone. The additional cost of £25,000 will be funded from capital reserves. (September monitoring report)	25,000
Public Conveniences  Additional budget provision of £48,000 has been included for improvement works to public conveniences in Hunstanton. Funding to be met from capital reserves, (September monitoring report)	48,000
<b>Revised Capital Programme 2014/2015</b>	<b>17,420,700</b>

2.3 A summary of the monitoring position of the budget to 31 October 2014 is shown in the table below:

	<b>Revised Capital Programme 2014/2015 £</b>	<b>Expenditure to October 2014 £</b>	<b>Spend %</b>
Major Projects	12,624,310	4,129,894	32.71
Central and Community Services	1,617,900	650,108	40.17
Chief Executive	80,700	9,418	11.67
Commercial Services	2,194,990	383,288	17.46
Environment and Planning	42,800	0	0.00
Resources	860,000	226,460	26.33
<b>Total</b>	<b>17,420,700</b>	<b>5,399,168</b>	<b>30.99</b>

2.4 Service managers have undertaken a detailed review of commitments against all current schemes and budgets have been reduced where possible to reflect updated requirements. Approval is requested for amendments of £641,530 and rephasing of £4,547,180 to the 2014/2015 capital programme as summarised in the table below and detailed in sections 2.5 and 2.6.

	<b>Revised Budget 2014/2015 October Monitoring</b>	<b>Amendments</b>	<b>Rephasing to future years</b>	<b>Revised Budget 2014/2015</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Major Projects	12,614,310	710,000	(2,210,660)	11,113,650
Central and Community Services	1,617,900	(40,000)	(617,000)	960,900
Chief Executive	80,700	0	(50,000)	30,700
Commercial Services	2,204,990	(18,470)	(1,306,220)	880,300
Environment and Planning	42,800	0	(42,800)	0
Resources	860,000	(10,000)	(320,500)	529,500
<b>Total</b>	<b>17,420,700</b>	<b>641,530</b>	<b>(4,547,180)</b>	<b>13,515,050</b>

2.5 The proposed amendments to the capital programme 2014/2015 are –

#### Major Projects

- Additional budget provision of £300,000 for the King's Lynn Interchange project.
- Town Hall Stories of Lynn/Saturday Market Place Enhancements – budget provision of £60,000 transferred from Community Services - Street Lighting Saturday Market Place £10,000 and Car Park Resurfacing £50,000
- Nar Ouse Regeneration Area – budget provision of £44,000 transferred to the King's Lynn Innovation Centre project to fund additional ground works costs.
- Budget provision of £350,000 for Phase 2 of the NORA Housing Project.

#### Central and Community Services

- Private Sector Housing Assistance – anticipated commitments for Careline and Safe and Secure grants will result in an overall budget saving of £40,000. In addition £47,400 is transferred from Emergency Repair Grants to Home Repair Assistance to meet anticipated demand.

## Commercial Services

The amendments detailed in the following table for schemes within Commercial Services result from a review of scheme requirements and costs.

<b>Scheme</b>	<b>Amendments increase/ (decrease) in budget £</b>
Car Parks – Resurfacing (budget transferred to major projects – Saturday Market Place)	(50,000)
Corn Exchange – Toilet Refurbishment (scheme redesigned)	(19,000)
Downham Market Leisure Centre – Flooring Replacement (completed within budget)	(1,500)
Grounds Maintenance and Neighbourhood Teams – vehicle replacements (budget amendments to reflect replacement schedule)	3,530
Lynnsport – Car Park and Path Repairs (budget transferred to car park extension)	(36,000)
Lynnsport – Car Park Extension (budget transferred from car park and path repairs)	36,000
Lynnsport – Bar/Track slabs replacement (scheme costs increased met from savings on retractable seating project)	5,000
Lynnsport – Changing Room Refurbishment (scheme costs increased met from savings on retractable seating project)	1,000
Lynnsport – Retractable Seating (scheme cost less than original estimate)	(6,000)
Oasis – Air Handling Unit (Salix funding)	38,000
Oasis – Pool Covers/Jacuzzi Refurbishment – refurbishment of jacuzzi deleted	(10,000)
Refuse – Additional Composting Brown Bins (Extension of service funded from unsupported borrowing)	30,500
Street Lighting – Saturday Market Place (budget transferred to major projects – Saturday Market Place)	(10,000)
<b>Total</b>	<b>(18,470)</b>

## Resources

- The capital programme includes budget provision of £10,000 for possible reinstatement works for part of the historic town wall. This budget has been deleted as it has been established that the Council does not have responsibility for the works.

- 2.6 The review of the capital programme has identified schemes that, although provisionally set for 2014/2015 will not be completed in the year. The areas for the proposed rephasing are -

<b>Scheme</b>	<b>Rephasing to/(from) 2014/2015 £</b>
CCTV – Extend/Upgrade Systems (S106 funded)	(49,000)
Enhancing King’s Lynn Markets (S106 funded)	(60,000)
Town Centre Promotions (S106 funded)	(32,000)
Car Parks – Intelligent Signage (S106 funded)	(80,000)
King’s Lynn Transport Interchange (part S106 funded)	(1,000,660)
Joint Venture/Housing Developments – Set up costs	(10,000)
Lynnsport – Resite Hockey Pitch	(360,000)
King’s Lynn Innovation Centre – Grounds Works	(44,000)
King’s Lynn Innovation Centre Development	(500,000)
Mintlyn Crematorium – Replace cremators	(75,000)
<b>Total Major Projects</b>	<b>(2,210,660)</b>
Private Sector Housing Assistance	(617,000)
<b>Total Central and Community Services</b>	<b>(617,000)</b>
Tourist Signs A47	(25,000)
King’s Lynn Waterfront/Regeneration Projects	(25,000)
<b>Total Chief Executive</b>	<b>(50,000)</b>
Car Parks – Pay and Display Machine Replacement	(14,000)
Car Parks - Resurfacing	(174,500)
CCTV – Control Room Upgrade	(90,000)
CCTV - Wireless Transmission and Camera Replacement	(240,000)
CCTV – Remote Monitoring System	(40,000)
Corn Exchange – Toilet Refurbishment	(10,000)
Guildhall – Replace Lighting System	(20,000)
Leisure Card – Server Platform Upgrade	(28,000)
Lynnsport – Car Park Extension	(236,000)
Lynnsport – Fitness Area Air Conditioning	(10,000)
Oasis – Cafeteria and Poolside Furniture	(20,000)
Oasis – Pool Covers	(10,000)
Resort – Refurbish Crazy Golf Course	(18,500)
Resort – Promenade Flood Defence Gates	(100,000)
St James Pool – Floor/surface replacement	(14,000)
Public Conveniences - Improvements	(40,000)
New Nursery Hardwick Narrows	(113,000)
St Edmunds Church Downham Market – Relocate Grave Stones	(30,000)
Vehicles Replacements – Grounds Maintenance, Street Cleansing and neighbourhood Teams	(98,220)
<b>Total Commercial Services</b>	<b>(1,306,220)</b>

<b>Scheme</b>	<b>Rephasing to/(from) 2014/2015 £</b>
Environmental Monitoring	(42,800)
<b>Total Environmental Improvement and Protection</b>	<b>(42,800)</b>
Estate Roads - Resurfacing	(10,500)
Sewerage Treatment Works - Refurbishments	(200,000)
Disabled Adaptation Works	(20,000)
Health and Safety – Council Facilities	(15,000)
King’s Court – Relocate Post Room	(15,000)
Works to Oldsunway Bridge	(20,000)
Hardwick Industrial Estate – Externalisation of Downpipes	(40,000)
<b>Total Resources</b>	<b>(320,500)</b>
<b>Total Rephasing</b>	<b>(4,547,180)</b>

### 3. Capital Programme 2015-2017

- 3.1 This part of the report deals with the medium-term capital programme 2015-2017 and first looks at a revision to the current approved programme. The full Capital Programme 2014-2017 was last reported at the Cabinet meeting on 11 June 2014 and is summarised in the table below.

<b>Portfolio</b>	<b>Revised Budget 2015/2016 £</b>	<b>Revised Budget 2016/2017 £</b>
Major Projects	1,680,900	2,129,000
Central and Community Services	1,537,000	1,622,260
Chief Executive	60,000	60,000
Commercial Services	658,700	1,186,570
Environment and Planning	0	0
Resources	330,000	185,000
<b>Total</b>	<b>4,266,600</b>	<b>5,182,830</b>

- 3.2 Following the detailed review of the Capital Programme, it is proposed that the following amendments and rephasing are made in 2015-2017.

Amendments have been made to a number of schemes as to reflect updated costs and timing of vehicle and equipment replacement schedules, other major amendments include –

#### Major Projects

- Nar Ouse Regeneration Area – budget provision of £379,000 in 2016/2017 transferred to the King’s Lynn Innovation Centre project. Together with the £44,000 budget transferred in 2014/2015 this will underwrite £423,000 abnormal site works as agreed at Cabinet on 13 January 2015.

- Budget provision in 2015/2016 of £6,870,000 for Phase 2 of the NORA Housing Project.

### Operational Schemes

- Private Sector Housing Assistance – £30,000 is transferred from Emergency Repair Grants to Home Repair Assistance in both 2015/2016 and 2016/2017 to meet anticipated demand.
- Vehicle and equipment – revised replacement schedule and costs, funded from unsupported borrowing:
  - Care and Repair £3,650 in 2015/2016
  - Car Parks £1,020 in 2015/2016 and £13,410 in 2016/2017
  - Grounds Maintenance Equipment £6,130 in 2016/2017
  - Street Cleansing £237,580 in 2015/2016
- Car Parks – resurfacing programme budget increased by £50,000 in 2015/2016, funded from repairs and renewals reserve
- Corn Exchange – replacement Follow Spots budget increased by £20,000 in 2015/2016 to reflect updated replacement cost, funded from repairs and renewals reserve
- Lynnsport Floor/surface replacement – budget provision of £6,000 in 2015/2016 transferred to meet flooring replacement at St James
- Lynnsport Fitness Area replacement of air conditioning – additional budget provision of £20,000 required to undertake this scheme in 2015/2016. Contribution requested from a third party.
- Lynnsport Skatepark – budget provision increased by £20,000 in 2015/2016, funds transferred to reserves during monitoring 2013/2014.
- Decommission redundant sewerage treatment plant – budget provision of £25,000 deleted from programme in 2015/2016 and 2016/2017 as works anticipated to be completed during the current financial year.

Rephasing is proposed where schemes have been carried forward to/from 2014/2015 as detailed in sections 2.6, or where schemes are now not expected to be completed as originally planned in 2015/2016 and 2016/2017. Other areas of major rephasing include –

### Major Projects

- Nar Ouse Regeneration Area – budget provision of £1,640,000 for the additional utilities infrastructure to meet capacity as the NORA site is developed has been rephased to 2017/2018.
- King's Lynn Innovation Centre ground works – the additional budget provision of £379,000 as detailed above has been brought forward to 2015/2016 from 2016/2017 to meet the cost of the works.



## Operational Schemes

- Hunstanton Regeneration – budget provision of £10,000 has been brought forward to 2015/2016 to meet costs for the development of a lottery bid for the Hunstanton Green refurbishment.
- Car Park Resurfacing – budget provision of £209,000 has been rephased from 2016/2017 to 2017/2018 reflect the updated car parks resurfacing timetable.
- Replacement Grounds Maintenance equipment and vehicles - budget provision of £290,590 has been rephased from 2016/2017 to 2017/2018 to reflect the updated replacement schedule.
- Lynnsport Skate Park budget provision of £50,000 has been brought forward from 2016/2017 to 2015/2016 to match fund a bid for lottery funding for development works at The Shed.
- Play Areas – budget provision of £20,000 has been brought forward to 2015/2016 to meet the cost of additional replacement surfacing.

3.3 Joint Venture – NORA Housing – The capital programme was updated in the capital outturn report to Cabinet on 17 June 2013 to include the costs associated with infrastructure works for phases 1 to 3 and construction costs for phase 1 of the Joint Venture which was approved at Cabinet on 6 June 2012. The capital programme 2014/2015 and 2015/2016 have been updated to include the expenditure cash flows for Phase 2 of the project. The trigger point for Phase 2 was approved at Cabinet on 29 July 2014. At the time of writing this report 34 properties from Phase 1 have either been reserved, which reflects sales proceeds of £4.8m. The capital programme does not include the construction costs for Phase 3 of the project.

3.4 Major Housing Development – a separate report to Cabinet will consider the financial proposals for this project. The capital programme will need to be updated following consideration of the report with the costs of any works required to progress the major housing development.

## **4. Capital Programme 2017/2018 and New Bids on the Capital Programme 2015-2018**

4.1 In refreshing the Financial Plan it is customary to add a third year to the capital programme that is set against available capital resources. Schemes that are required to maintain the current levels of service are included in the programme for 2017/2018 and detailed in table at 4.3 below. In addition the 2017/2018 programme includes schemes rephased from earlier years.

4.2 Given the current financial position of the Council and the limited capital resources available, new bids on the capital programme have had to be controlled.

4.3 The following schemes are proposed for inclusion in the 2015-2018 capital programme:

	2015/2016	2016/2017	2017/2018
	£	£	£
Community Projects			50,000
Private Sector Housing Assistance			1,536,000
Careline – replacement alarms			10,000
Allotments Curtis Field – replacement fencing – unsupported borrowing recharged through special expenses	10,000		
Arts Centre – development of bid for funding for refurbishment	17,500		
Arts Centre – matched funding for refurbishment scheme			230,000
Corn Exchange – replacement sound deck	30,000		
Corn Exchange – Refurbish seating			20,000
Corn Exchange – Conference chairs/tables replacement	12,500	12,500	
Downham Market Leisure Centre – Pool Plant filter media replacement			10,000
Down ham Market Leisure Centre – Main Hall/Dance Studio Resealing			10,000
Downham Market Leisure Centre – Dryside Boiler Replacement			20,000
Grounds Maintenance – Vehicles funded from unsupported borrowing			35,960
Kettlewell Gardens – CCTV and Street Lighting – to match fund Friends Group bid for budget to refurbish footpath and soft landscaping	30,000		
Lynnsport – Replacement Athletics Equipment – end of life A contribution of £10,000 will be sought from a third party	20,000		
Lynnsport – replacement fitness equipment funded from unsupported borrowing			114,000
Lynnsport – replacement boilers and associated plant			120,000
Play Areas – replacement equipment			30,000
St James – Fire Panel replacement	10,000		
St James – Pool Plant Filter Media replacement			15,000
Public Cleansing vehicles replacement funded from unsupported borrowing			203,440

	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Neighbourhood Teams equipment replacement funded from unsupported borrowing			12,290
ICT Development Programme			150,000
ICT Server Room – Replacement Hardware – end of life	30,000		
King's Court – Refurbishment of lifts	100,000		
<b>Total</b>	<b>260,000</b>	<b>12,500</b>	<b>2,566,690</b>

## 5. Capital Programme 2014/2018

- 5.1 The table below summarises the revised Capital Programme 2014-2018 including all amendments, rephasing and new bids detailed above. The detailed Programme 2014-2018 is presented at Appendix 1

	<b>Programme 2014/2015</b>	<b>Programme 2015/2016</b>	<b>Programme 2016/2017</b>	<b>Programme 2017/2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Major Projects	11,113,650	11,094,560	275,000	1,521,000
Central and Community Services	960,900	1,849,150	1,930,760	1,596,000
Chief Executive	30,700	120,000	50,000	0
Commercial Services	880,300	2,032,960	1,031,080	1,310,280
Environment and Planning	0	42,800	0	0
Resources	529,500	745,000	160,000	160,500
<b>Total</b>	<b>13,515,050</b>	<b>15,884,470</b>	<b>3,446,840</b>	<b>4,587,780</b>

## 6. Capital Resources 2014-2018

- 6.1 The report to Cabinet on the 11 June 2014 updated the total capital resources available for the period 2014 to 2017. The available resources have been updated to include those that become available in 2017/2018, against which capital bids would be considered. It has been possible to fund the proposed capital programme 2014/2018.
- 6.2 The Table below provides details of the revised estimated capital resources for the period 2014-2018, updated for amendments and rephasing detailed in sections 2 and 3 above and new bids detailed in section 4 above. Where rephasing is made between years, the funding will follow. Where external borrowing is required the borrowing costs are included in the revenue estimates. The revenue budget will be amended as part of the estimates process to reflect this position. These changes are reported as part of the Financial Plan 2014/2018 on this Cabinet Agenda.

	2014/2015	2015/2016	2016/2017	2017/2018	Total
	£'000	£'000	£'000	£'001	£'000
Sources of Finance:					
Specific Capital Grants (Better Care Fund)	604	759	759	759	<b>2,881</b>
Capital Receipts Housing	150	150	150	150	<b>600</b>
Capital Receipts General	698	1,830	2,900	500	<b>5,928</b>
External Borrowing	1,970	0	0	874	<b>2,844</b>
Resources for Specific Schemes:					
Reserves	1,419	858	201	245	<b>2,723</b>
Unsupported Borrowing	764	1,323	582	631	<b>3,300</b>
S106 Funds	623	902	46	0	<b>1,571</b>
Reserves:					
Capital Reserves	0	537	(1,191)	1,191	<b>537</b>
VAT Shelter	467	2,655	0	238	<b>3,360</b>
Joint Venture – NORA Housing					
Sale Receipts	6,411	5,268	4,068	0	<b>15,747</b>
Internal Borrowing	409	1,602	(4,068)	0	<b>(2,057)</b>
Total Resources Available	<b>13,515</b>	<b>15,884</b>	<b>3,447</b>	<b>4,588</b>	<b>37,434</b>
Revised Capital Programme	<b>13,515</b>	<b>15,884</b>	<b>3,447</b>	<b>4,588</b>	<b>37,434</b>
(Available)/Shortfall in Funding	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

6.3 Clearly the council's commitment to a number of major projects means that the disposals programme and generation of capital receipts, and securing external funding from for example the LEP and lottery funding is crucial.

## 7. Equality Impact Assessment

7.1 The Council has a statutory requirement to carry out Equality Impact Assessments (EIAs) as part of the service planning and policy proposal processes. This includes significant policy or significant changes to a service and includes potential capital bids, revenue growth bids and proposed reductions in service.

- 7.2 The Council may be required to carry out an impact assessment if the proposal impacts on any of the following:
- Equalities (including impact on issues of race, gender, disability, religion, sexual orientation, age)
  - Community cohesion (whether there is a potential positive or negative impact on relations between different communities)

7.3 The relevant service managers, with the assistance of the Policy officers, review each capital programme scheme to check and assess any impact of the intended outcome. Although a provisional capital budget will be included in the capital programme, it will be necessary for a report on the impact to be made to Cabinet before the scheme progresses.

## **8. Prudential Framework**

8.1 The Prudential Framework for local authority capital investment was introduced as part the Local Government Act 2003 with effect from the 1 April 2004. The key objectives of the Prudential Code are to ensure, within a clear framework, that the capital investment plans of the Council are affordable, prudent and sustainable. The Council will need to demonstrate that treasury management decisions are taken in accordance with good professional practice and that local strategic planning, asset management and proper option appraisal is supported.

8.2 Within the Revenue Budget 2014-2018 the Council will enter into unsupported borrowing where it can demonstrate that financial savings can be achieved by outright purchase of equipment, as opposed to the use of an operating lease and the payment of an annual lease. The Capital Programme 2014-2018 includes details of the borrowing under the framework and this is confirmed as being affordable and is included within the Budget and Council Tax calculations.

8.3 The proposed borrowing will be met within the Prudential Indicators set as the Operational Boundary (Limit of Borrowing) under the Treasury Management Strategy. The current Operational Boundary in 2014/2015 is set at £25m with a maximum of 60% of the total value being held as short term loans or variable rate loans. The revised Strategy for 2015/2016 will be submitted for approval to Council in March 2015 and will take account of any future borrowing requirements.

## **9. Financial Implications**

9.1 The financing arrangements for the capital programme are within budget. Where rephasing is to be made then the funding will follow.

9.2 The revenue implications of all capital schemes will be included in the estimates to be reported to the Cabinet meeting on 3 February 2015.

## 10. Risk Implications and Sensitivity Analysis

- 10.1 Risk is inherent in any projection of future funding. The estimated resources available to fund the capital programme 2014-2018 and the risk implications and sensitivity/consequences are detailed in the table below. The level of risk is based on the impact on the funding of the capital programme 2014-2018 if the resources are not achieved at the estimated level or at the time expected. This section updates the position as reported in the Capital Programme and Resources 2014-2017 report to Cabinet on 11 June 2014.

Source of Funding	Risk Implications and Sensitivity	Level of Risk
Capital Grant	<p><b>Risk</b> The capital grant and specific grant included in the resources is a contribution towards private sector housing assistance - Disabled Facilities Grants (DFG). The level of grant included for 2014/2015 and 2015/2016 is based on the confirmed level of grant and future years are included at this the same level as 2015/2016. The level of grant is confirmed by Central Government annually and can vary from year to year. Grant funding for DFGs is now part of the Better Care Fund.</p> <p><b>Sensitivity/Consequences</b> This funding represents 8% of total general fund resources over the 4 year period. If the level of grants were to vary significantly the budget allocated for DFGs and the proposed schemes within the programme would need to be revised</p>	Medium
Capital Receipts	<p><b>Risk</b> Capital receipts represent 60% of the general fund resources available over the 4 year period 2014-2018. The actual amount and timing of capital receipts can vary significantly. The achievement of capital receipts is monitored and reported in the monthly monitoring reports to ensure no over commitment.</p> <p><b>Sensitivity/Consequences</b> Capital receipts represent a high proportion of the total general fund resources available to fund the capital programme. The actual level of capital receipts that are achieved is sensitive to market conditions including demand for land and buildings, values and interest rates. The sum total of capital receipts included in the funding table of £6.5m plus £15.7m of sales receipts from the housing joint venture, is a challenging target in the current economic climate. In the event that capital receipts are not achieved at the level or within the year estimated it may be necessary to take on additional temporary borrowing at the prevailing interest rates.</p>	High

Source of Funding	<b>Risk Implications and Sensitivity</b>	Level of Risk
Unsupport- ed Borrowing	<p><b>Risk</b> The proposed capital programme 2014-2018 includes unsupported borrowing for the purchase of equipment and vehicles.</p> <p><b>Sensitivity/Consequences</b> The Council will enter into unsupported borrowing where it can demonstrate that financial savings can be achieved by outright purchase of equipment, as opposed to the use of an operating lease and the payment of an annual lease.</p>	Low
Temporary Borrowing	<p><b>Risk</b> Temporary borrowing is included for cash flow purposes to ensure a balanced funding of the capital programme in each of the financial years and in advance of capital receipts.</p> <p><b>Sensitivity/Consequences</b> The actual required temporary borrowing will depend on rephasing in the capital programme and capital receipts achieved in each year. Temporary borrowing will be maintained at the minimum level required and reported as part of the outturn. The cost of funding the temporary borrowing is included in the revenue budget and is confirmed as affordable.</p>	Low
External Borrowing	<p><b>Risk</b> £2.8m of external borrowing is included in the resources available for the capital programme. The borrowing costs are included in the revenue budget.</p> <p><b>Sensitivity/Consequences</b> Fixed term external borrowing will be taken and drawn down as expenditure is required and rates are favourable – it is intended to take borrowing through market loans or PWLB depending on rates.</p>	Low



Source of Funding	Risk Implications and Sensitivity	Level of Risk
Reserves	<p><b>Risk</b> Contributions from reserves are based on actual balances as at 1 April 2014. In the case of the VAT Shelter, the Council receives a share of the VAT recovered by Freebridge Community Housing from housing improvement works. The monies are held in reserve and will be used to fund capital expenditure. The amounts included in the resources for the period 2014-2018 are based on the continuing programme of improvement works being carried out towards the decent homes standard. The final year of monies being received under the VAT sharing agreement is 2015/2016.</p> <p><b>Sensitivity/Consequences</b> The reserves are available and as such the sensitivity is low. In the case of the VAT Shelter there is a contractual agreement between the Borough and Freebridge Community Housing for the sharing of VAT reclaimed. In the event that the VAT share was not received as estimated in the capital resources, temporary borrowing would be incurred to ensure a balanced funding of the capital programme in each of the financial years.</p>	Low

10.2 Experience shows that the costs of schemes can also vary. Expenditure on the capital programme is included as part of the monthly monitoring report. Any significant variations on individual schemes will be reported and appropriate action taken

**11. Policy Implications**

The establishment and management of the capital programme are in accordance with the Council's Capital Strategy 2009.

**12. Statutory Considerations**

None

**13. Consultations**

Management Team

**14. Access to Information**

Cabinet Reports  
Financial Plan 2013-2017  
Monthly Monitoring Reports 2014/2015

<b>Capital Programme 2014-2018</b>				
<b>Scheme Title</b>	<b>Revised Programme 2014/2015</b>	<b>Revised Programme 2015/2016</b>	<b>Revised Programme 2016/2017</b>	<b>New Programme 2017/2018</b>
			<b>£</b>	<b>£</b>
<b>Major Projects</b>				
<b>S106 Funded Projects</b>				
<b>Tesco Gaywood original allocation £50,000</b>				
<b>Expenditure to 31 March 2014 £27,300</b>				
To be allocated public realm enhancements		15,900		
<b>Tesco Hardwick original allocation £898,790</b>				
<b>Expenditure to 31 March 2014 £3,690</b>				
Market Contributions - Enhancing KL markets	30,000	30,000	30,000	
Town Centre Promotion - Marketing/events	18,000	16,000	16,000	
CCTV - Extend / upgrade system	17,100	38,000		
Town Centre public realm / signage / shop frontage improvements:				
Saturday market place refurbishment	190,000			
To be allocated public realm enhancements		10,000		
<b>Sainsbury Hardwick original allocation £822,500</b>				
<b>Expenditure to 31 March 2014 £169,630</b>				
Car Park Intelligent Signage	23,850	80,000		
To be allocated environmental enhancements	26,350			
CCTV - Extend/upgrade system	17,810	11,000		
<b>Combined S106 Schemes</b>				
King's Lynn Transport Interchange				
Gaywood Tesco		6,800		
Hardwick Tesco	150,000	350,000		
Hardwick Sainsbury	150,000	343,860		
Council Contribution		300,000		
<b>Total Scheme Expenditure</b>	<b>300,000</b>	<b>1,000,660</b>		
<b>Total S106 Funded Projects</b>	<b>623,110</b>	<b>1,201,560</b>	<b>46,000</b>	

Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b>Other Major Projects</b>				
Sports Pavilion, Kingsway - Replacement	308,050			
<i>Third Party Contribution - Sport England</i>	(148,500)			
<b>Net Expenditure - Sports Pavilion, Kingsway</b>	<b>159,550</b>			
Town Hall / Archive 'Stories of Lynn'	110,500	2,446,080		
<i>Third Party Contribution - Fundraising</i>		(185,480)		
<i>Third Party Contribution - Heritage Lottery Grant</i>		(1,850,600)		
Saturday Market Place Enhancements	715,000			
<i>SMP Contribution - NCC public realm</i>	(60,000)			
<i>SMP Contribution Townscape Heritage</i>	(140,000)			
<i>SMP Contribution S106 Tesco Hardwick</i>	(190,000)			
<b>Net Expenditure - SMP and Stories of Lynn</b>	<b>435,500</b>	<b>410,000</b>		
Townscape Heritage Development Phase	7,500			
Townscape Heritage Initiative	200,000	400,000	400,000	
Heritage Lottery Funding	(100,000)	(200,000)	(200,000)	
<b>Net Expenditure - Townscape Heritage Initiative</b>	<b>100,000</b>	<b>200,000</b>	<b>200,000</b>	
Tuesday Market Place Refurb	10,000			
<b>Nar Ouse Regeneration Area</b>				
Remediation	15,000	25,000		
Millienium Community Construction	52,000			
Utilities				1,521,000
Landscaping	1,000	30,000	29,000	
Marketing	10,000			
Other Project Costs	35,000	40,000		
<b>Total Nar Ouse Regeneration Area</b>	<b>113,000</b>	<b>95,000</b>	<b>29,000</b>	<b>1,521,000</b>
Joint Venture / Housing Developments	50,000	10,000		
Access Road - Edward Benefer Way / Lynnsport (shovel ready)	361,170			
Lynnsport - Works to allow development of Land	200,000			
Lynnsport - Resite hockey pitch	9,500	410,000		
Major Housing Development - Procurement Phase	115,000			
Enterprise Centre (KLIC) - Ground Works	150,000	523,000		
Enterprise Centre (KLIC)		1,000,000		
Mintlyn Crematorium - Replace existing 3 Cremators	1,959,000	375,000		
<b>Total Other Major Projects</b>	<b>3,670,220</b>	<b>3,023,000</b>	<b>229,000</b>	<b>1,521,000</b>

Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b><u>Joint Venture - NORA Housing</u></b>				
Phase 1	5,531,460			
Phase 1 - Ground and Infrastructure Works	652,430			
Phase 1 - Construction	4,240,540			
Phase 1 - Project Fees	138,490			
Phase 1 - Land	500,000			
Phase 1 - NCC Contributions				
Phase 2	350,000	6,870,000		
Phase 2 and 3 - Ground and Infrastructure Works	938,860			
<b>Total Joint Venture - NORA Housing</b>	<b>6,820,320</b>	<b>6,870,000</b>		
<b>Total Major Projects</b>	<b>11,113,650</b>	<b>11,094,560</b>	<b>275,000</b>	<b>1,521,000</b>

Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b><u>Operational Schemes</u></b>				
<b><u>Central and Community Services</u></b>				
Community Projects	50,000	50,000	50,000	50,000
Disabled Facilities grants	491,500	844,000	894,000	750,000
Adapt Grant	343,400	794,500	844,500	680,000
Home Repair Assistance Loan	30,000	30,000	30,000	30,000
Emergency Repair Grant	6,000	6,000	6,000	6,000
Additional Adaptation Assistance Loan	10,000	10,000	10,000	10,000
Careline Grant	10,000	30,000	30,000	30,000
Safe and Secure Grant	10,000	30,000	30,000	30,000
<b>Total Private Sector Housing Assistance</b>	<b>900,900</b>	<b>1,744,500</b>	<b>1,844,500</b>	<b>1,536,000</b>
Careline - Replacement vehicles			26,260	
Careline - Replacement alarm units	10,000	10,000	10,000	10,000
Care and Repair - Vehicles		44,650		
<b>Total Central and Community Services</b>	<b>960,900</b>	<b>1,849,150</b>	<b>1,930,760</b>	<b>1,596,000</b>
<b><u>Chief Executive</u></b>				
Tourist Signs A47		25,000		
<b><u>Hunstanton Regeneration</u></b>				
Town Centre Enhancement	22,000	70,000	50,000	
Town Team	3,700			
King's Lynn Waterfront / Regeneration Projects	5,000	25,000		
<b>Total Chief Executive</b>	<b>30,700</b>	<b>120,000</b>	<b>50,000</b>	

Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b>Commercial Services</b>				
Allotments - KL Curtis Field Fencing		10,000		
Arts Centre Complex		50,000		230,000
Car Parks - Pay & Display Machine Replacement	4,000	14,000		
Car Parks - Counting Machine - Hunstanton	10,000			
Car Parks - Counting Machine - Kings Lynn	10,000			
Car Parks - Resurfacing		224,500	50,300	209,000
Car Parks - Electronic Handhelds			30,000	
Car parks - Vehicles		11,720	13,410	
CCTV Control Room Upgrade	40,000	90,000		
CCTV Wireless Transmission and Camera Replacement	18,200	240,000		
CCTV Remote Monitoring System	20,000	40,000		
Corn Exchange - Auditorium remedial works			20,000	
Corn Exchange - Internal decoration / refurbishment			80,000	
Corn Exchange - Front of House / toilets - refurb / replacement equipment / redec		10,000		
Corn Exchange - Replace current house lighting system			20,000	
Corn Exchange - Replace flying trusses		10,000		
Corn Exchange - Replace Followspots		35,000		
Corn Exchange - Repoint brickwork			20,000	
Corn Exchange - Refurbish seating				20,000
Corn Exchange - New Sound Desk		30,000		
Corn Exchange - Conference chair/tables replacement		12,500	12,500	
Downham Market Leisure Ctr - Air Conditioning Fitness Suite			25,000	
Downham Market Leisure Ctr - Hot Water Calorifier			10,000	
Downham Market Leisure Ctr - Refurb Toilets	15,000			
Downham Market Leisure Centre - Ladies Changing Room Refurb	15,000			
Downham Market Leisure Centre - Flooring Replacement	3,700			
Downham Market leisure Centre - Replacement Fitness Equipment		100,000		
Downham Market Leisure Centre - Replacement Spin Bikes		20,000		
Downham Market Leisure Centre - Pool Plant filter media replacement				10,000
Downham Market Leisure Centre -Main hall/dance studio resealing				10,000
Downham Market Leisure Centre - Dryside Boiler				20,000

Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b>Commercial Services Contd</b>				
Grounds Maintenance Equipment	38,500	20,590	34,100	35,510
Grounds Maintenance Vehicles	27,820	60,740	29,830	291,040
Kettlewell Gardens - CCTV and Street Lighting		30,000		
Guildhall - Replace lighting system		20,000		
Leisure Card - Gladstone server Platform Upgrade / learn 2 system	5,500	28,000		
Lynnsport - Floor / Surface Replacement - General areas / Athletic track / Gymnastics	8,000	70,000		
Lynnsport - Replacement PA system				
Lynnsport - Barn / track area asphalt / slabs replacement	15,000			
Lynnsport - Equipment		8,880		
Lynnsport - Extension / layout existing car park		236,000		
Lynnsport - changing room refurbishment	5,000			
Lynnsport - Fire Alarm System Upgrade	7,500			
Lynnsport - Replacement Athletics Equipment		20,000		
Third Party Contribution		(10,000)		
Net Expenditure		10,000		
Lynnsport - Fitness Area - replacement air conditioning		30,000		
Third Party Contribution		(20,000)		
Net Expenditure		10,000		
Lynnsport - Fitness equipment spin bikes			11,000	
Lynnsport - Replacement of Track Sweeper	10,000			
Lynnsport - Retractable seating	18,000			
Lynnsport - Skatepark replacement ramps		70,000		
Lynnsport - Sports Hall - Heating Replacement	15,000			
Lynnsport - Front Entrance	24,200			
Lynnsport - Parking Barrier			12,000	
Lynnsport - replacement adult/junior fitness equipment				114,000
Lynnsport - replacement boilers and associated plant				120,000
Oasis - Air Handling Unit	98,000			
Oasis - Cafeteria & Poolside Furniture		20,000		
Oasis - Fitness Equipment Replacement			125,000	
Oasis - Funcastle Vinyl products replacement		15,000		
Oasis - Plant Room Refurbishment			37,500	
Oasis - Pool Covers / Jacuzzi Refurb		10,000		

Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b><u>Commercial Services contd</u></b>				
Play Areas - Replacement Equipment and Surfacing	33,200	50,000	20,000	20,000
Princess Theatre	49,620			
Resort - Beach Safety Signage		15,000		
Resort - Refurb Crazy Golf Course		18,500		
Resort - Promenade flood defence gates		100,000		
St James Pool - Floor / surface replacements		20,000		
St James Pool - Fitness Equipment			60,000	
St James - Fire Panel Replacement				
St James - Filter media change				15,000
Public Conveniences - Improvements	49,000	40,000		
Refuse - Black bins			30,800	
Refuse - Brown Composting bins (replacements)	45,500	15,000	15,000	
Refuse - Green Recycling bins	60,000	28,000	28,000	
Public Cleansing Sweepers / Vehicles	134,800	96,530	285,650	203,440
Neighbourhood Teams vehicles and equipment	94,760		60,990	12,290
New Nursery Hardwick Narrows	5,000	113,000		
St Edmunds Church DMkt - Relocating grave stones		30,000		
<b>Total Commercial Services</b>	<b>880,300</b>	<b>2,032,960</b>	<b>1,031,080</b>	<b>1,310,280</b>
<b><u>Environment and Planning</u></b>				
Environmental Monitoring		42,800		
<b>Total Environment and Planning</b>		<b>42,800</b>		



Scheme Title	Revised Programme 2014/2015	Revised Programme 2015/2016	Revised Programme 2016/2017	New Programme 2017/2018
			£	£
<b>Resources</b>				
Estate Roads - Resurfacing (former HRA)		10,000	10,000	10,500
STW - Refurb / connect to public sewer	44,000	200,000		
Third Party Contribution	(35,000)			
<b>Net Expenditure STW Refurb</b>	<b>9,000</b>	<b>200,000</b>		
STW - Decommission redundant sites / Refurb pumping stations	55,000			
DDA stage 2 works	20,000	20,000		
Health and Safety - Council Facilities		15,000		
Stock Condition Priority Works		145,000		
ICT Development Programme	244,100	150,000	150,000	150,000
ICT Server Room - hardware refresh		30,000		
King's Court - Relocate Post Room to Ground Floor		15,000		
King's Court - Toilet Refurbs	51,400			
King's Court - Refurbishment of Lifts		100,000		
Works to Oldsunway Bridge		20,000		
North Lynn Industrial Estate - 1-8 Brygen Rd reroof	150,000			
Hardwick Industrial Estate unit 55/56 - Externalise drainage downpipes		40,000		
<b>Total Resources</b>	<b>529,500</b>	<b>745,000</b>	<b>160,000</b>	<b>160,500</b>
<b>Total Operational Schemes</b>	<b>2,401,400</b>	<b>4,789,910</b>	<b>3,171,840</b>	<b>3,066,780</b>
<b>Total Capital Programme</b>	<b>13,515,050</b>	<b>15,884,470</b>	<b>3,446,840</b>	<b>4,587,780</b>