

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	2 September 2019
Executive Member / Reporting Officer:	Councillor Ryan Executive Member for Finance and Economic Growth Jayne Traverse, Director of Growth
Subject:	CAPITAL PROGRAMME - GROWTH
Report Summary:	This report provides an update on the 2019/2020 Growth Capital Programme. The report sets out, in Section 2, details of the major approved capital schemes in this Directorate.
Recommendations:	That Strategic Capital Panel Members note the report.
Corporate Plan:	The schemes, set out in this report, support the objectives of the Corporate Plan.
Policy Implications:	In line with policy.
Financial Implications:	Disabled Facilities Grant
(Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>There is £2.000m included in the 18/19 Capital Programme for adaptations. As of 29 July 2019 there has been expenditure incurred of £0.632m with a further £0.427m committed purchases as shown in the table in section 2.2.</p> <p>Following approval at Executive Cabinet on 24 July 2019, £0.250m was added to the Capital Programme for a Disability Assessment Centre and £0.375m for a Single Handed Care Scheme, as these projects are in the early stages, there has not yet been any expenditure incurred.</p> <p>Section 106 Agreements and Developer Contributions</p> <p>The S106 agreements must be spent within a specified deadline, the agreement will also detail the purpose of the contribution, and a record of this is maintained within financial management. A breakdown of the funds currently held is shown in detail in Appendix 1.</p> <p>Ashton Town Hall</p> <p>The Capital programme included an earmarked resource of £10.000m for Ashton Town Hall. On the 24th July 2019, Executive Cabinet approved the release of £0.100m of the earmarked budget to fund further market testing which has now been added to the Programme, leaving an earmarked balance of £9.900m.</p>
Legal Implications: (Authorised by the Borough Solicitor)	It is a statutory requirement for the Council to set a balanced budget. It is important that the capital expenditure position is regularly monitored to ensure we are maintaining a balanced budget and to ensure that the priorities of the Council are being delivered. Capital is one off spend on infrastructure and needs to be replenished by selling assets in the absence of grant monies from Government to enable a capital programme. Every project also has ongoing running as well as lifecycle costs, which need to be factored into it. This report refers to high level project for which there need to be clear business cases and project plans for

delivery.

Risk Management: This is covered in the reports on individual projects.

Access to Information: The report is to be considered in public.

Background Information: The background papers relating to this report can be inspected by contacting

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1. INTRODUCTION

- 1.1 This report provides an update on the major capital projects, within the Capital Programme managed by the Growth Directorate. It also provides an update on the prioritisation of business cases yet to be approved and formally included in the Capital Programme.
- 1.2 The Capital Programme delivers a number of the Council's objectives ranging from statutory responsibilities to regeneration ambitions. Education and leisure projects are covered in separate reports but also form part of the Council's capital programme.

2. APPROVED CAPITAL PROJECTS

Disabled Facilities Grant and Other Related Adaptation Funding

- 2.1 The total budget for adaptations as reported previously is £4,251,885 comprising funding for Adaptations £2,000,000; Pilot for Single Handed Care scheme £375,000; Disability Assessment Centre £250,000; and the Brain in Hand Project £20,000. Estimated expenditure will be £2,645,000 with the remainder carried forward to underpin possible reduction in funds or for new initiatives.
- 2.2 Disabled Facilities Grants and other major adaptations – the information reported below for adaptations is valid as of 29 July 2019.

Referrals received in year	63	Urgent and substantial	From Adults and Children's Services
Approved schemes	159	Urgent and Substantial	54 carried over from 18/19
Completions to date	84	Urgent and Substantial	
Budget committed	£1,132,117	Value of approved schemes	Major adapts only
Expenditure to date	£632,071	As per Agresso – includes minor works and fees	£426,580 committed purchases
Referrals awaiting allocation	27	Current waiting list for Substantial	Allocation due in August
Referrals cancelled	5	Various reasons	2 cancelled following approval of grant

Funds Transferred to Adult Services

- 2.3 Disability Assessment Centre - this will provide a facility in which residents of the borough can be assessed by an Occupational Therapist or other professional using typical equipment set up in mock home situations (bathrooms/ bedrooms/ stairs/ lighting/ assistive technology). This will enable individual assessments to be more precise and allow the client to gain first-hand experience of what is being recommended for their assessed needs.
- 2.4 The Adult Services' 'Living Well at Home' programme aims to support people to remain as independent as possible, whilst ensuring that safe practice and effective, high quality of care is maintained. As part of our review, it was found that there is scope for safe, more person centred single handed approaches to double handed manual transfers. To carry this out would involve dedicated resources to train staff teams and raise awareness in terms of equipment specific training, work with stakeholders across health and social care to develop an effective approach to risk assessment and re-assess service users currently with two care staff to identify if equipment could be used safely by one care staff member instead.

- 2.5 Capital funding has therefore been agreed for the establishment of a single handed care team that will be tasked with instigating whole system change with the aim of reducing the instances of double up staffing, in order to undertake safe manual handling activities associated with the provision of care and support. The posts will be community-based, but with close links to the hospital practitioner teams, manual handling team and other services and will have the sole function of embedding safe, single handed care as normal practice across all sectors within the TMBC footprint. The single handed care team will provide clinical and project leadership as well as providing additional capacity. The team will be employed on a two year fixed term basis.
- 2.6 The business case was presented to the Strategic Commissioning Board in June 2019, and approval given at Executive Cabinet on 24 July 2019 for an investment of £0.375 million of Disabled Facilities Grant phased over 2019/20 to 2021/22. This will be a two year project financed over the three years due to the commencement of the posts projected to be 1 October 2019. The breakdown of the monies is outlined in the table below:

Single Handed Care Team – Estimated Investment Profile

2019/20 £'000	2019/20 £'000	2019/20 £'000	Total £'000
92	186	97	375

Further updates will be brought to the Strategic Planning and Capital Monitoring Panel once the project has commenced, and posts have been recruited to.

Non Adaptations/ Discretionary Schemes

- 2.7 The new Housing Financial Assistance Policy introduced two new non adaptation schemes: Over 65 Stay Put Scheme and Home Repair Assistance. Both schemes are centred upon dealing with health & safety issues and disrepair issues for owner-occupiers where disrepair is likely to lead to ongoing or new health related problems. The number of enquiries at this early stage is low but this is expected to rise.
- 2.8 The total budget for non-adaptation works is £999,289 with £200,000 being earmarked for schemes during this first year. This budget uses repayments from previous capital grants.
- 2.9 The table below provides a high level summary of the key project risks.

Risk	Mitigation	Status
Financial – prioritisation of DFG funding	Prioritise this element of budget	AMBER
Partnership working	Ensure close working arrangements are in place with Adult and Children’s services to achieve agreed output targets	GREEN

Corporate Landlord – Capital Expenditure

- 2.10 Corporate landlord capital expenditure in regard to statutory compliance repairs on the Council’s buildings is charged retrospectively and will be available in the next report..

Section 106 Agreements and Developer Contributions

- 2.11 This section of the report summarises the financial position as it stood on 30 June 2019 with regard to receipts for Section 106 (s106) Agreements and Developer Contributions and

makes comments for each service area. This is followed by clarification on new agreements made until this date and any requests made to draw down funding.

Section 106 Agreement Funds:

2.12 The current position for s106 Agreements is £1,029,000 in credit as at 30 June 2019 comprising:

- Community Services:
The balance of unallocated s106 funds stands at £156,000;
- Engineering Services:
The balance of unallocated s106 funds stands at £161,000; and,
- Services for Children and Young people:
The balance of unallocated s106 funds stands at £698,000.

Developer Contributions (secured prior to Community Infrastructure Levy regulations)

2.13 The current position for Developer Contributions as at 30 June 2019 was £89,000 in credit comprising:

- Green Space Contributions:
The balance of available contributions stands at £0.
- Community Education Contribution
The balance of available contributions stands at £73,000.
- Integrated Transport Contribution
The balance of available contributions stands at £17,000.

New Section 106 Agreement(s):

2.14 17/00012/OUT – Amenity Area Adjacent 25 Grosvenor Street, Stalybridge.

This application was considered by Speakers Panel on 13 February 2019, with a decision date of 7 June 2019.

S106 Purpose:

- Highways Contribution - £347.98 1-bed units, £835.16 for others, for installation of electric vehicle charging points in car parks in Stalybridge.
- Open Space Contribution: £798.42 per unit for improvements to Cheetham's Park playground.
- Provision of on-site Affordable Housing.

Requests to draw down funding

2.15 No requests have been made to draw down funding.

Other schemes

2.16 Works are ongoing on other approved capital schemes including the Godley Green development, Ashton Old Baths Phase 3 and Hattersley Station. Updates on these schemes will be provided in future reports.

3. EARMARKED SCHEMES

3.1 The table below provides a summary of the approved earmarked schemes which are managed in the Growth Directorate.

- 3.2 The purpose of the table is to identify all earmarked schemes, within the Growth Directorate, and identify the current status and anticipated timescales for obtaining business case approval.

Capital Scheme	Target Date for Approval of Business Case by Executive Cabinet
Statutory Compliance	18 December 2019
Woodend Chimney	TBC
Refurbishment of Ashton Town Hall	June 2020
Pension Fund Building	TBC
Property- Refurbishment of Capital Assets	Subject to building condition surveys and strategy
Hyde Indoor Market	TBC
Hyde Town Hall Roof	TBC
Asset Management Software	TBC
Active Medlock	25 September 2019
Union Street Health Hub	TBC

Ashton Town Hall

- 3.3 In June 2017 Executive Cabinet received a report on the plans for the development of Ashton Town Hall and approved a development budget for the initial design and planning work. In July 2018, a pause was placed on the Capital Programme and a prioritisation exercise undertaken, which was then approved by Executive Cabinet in March 2019. The prioritised schemes included a £10.000m earmarked budget for Ashton Town Hall.
- 3.4 The initial plans drawn up in 2017 developed a model for Ashton Town Hall which delivered the objectives of the Council but with a significant ongoing revenue cost. In the context of the ongoing financial pressures facing the Council, further market testing is required to consider alternative models which could deliver revenue benefits or reduce the revenue costs to the Council. On the 24 July 2019 Executive Cabinet approved the recommendation from SPCMP; that £0.100m of the £10.000m earmarked budget for Ashton Town Hall is released to fund further market testing and feasibility works.
- 3.5 This work is now being undertaken.

4. RECOMMENDATIONS

- 4.1 As set out at the front of the report.

APPENDIX 1

SECTION 106 AGREEMENTS – FINANCIAL UPDATE

Section 106		Community Services	Engineering Services	Services for Children & Young People	Other	Total
		£000	£000	£000	£000	£000
S106 - Not yet earmarked	Brought forward from 2018/19	(295)	(161)	(712)	(14)	(1,182)
	Received 2019/20	(22)		(55)		(77)
	Approved at previous SCP and included on Capital Programme	161		69		230
	Total	(156)	(161)	(698)	(14)	(1,029)
S106 - Not yet reached trigger point		(631)	(306)	(540)	(12)	(1,489)

DEVELOPER CONTRIBUTIONS (SECURED PRIOR TO COMMUNITY INFRASTRUCTURE LEVY REGULATIONS)

Developer Contributions	Green Space Contribution	Community Education Contribution	Integrated Transport Contribution	4% Administration Charge	Totals
	£000	£000	£000	£000	£000
Brought forward from previous years	(42)	(73)	(17)	1	(131)
Received 2019/20	0	0	0	0	0
Approved at previous SCP and included on Capital Programme	42	0	0	0	42
Total	0	(73)	(17)	1	(89)