

**REPORT OF: MANAGEMENT TEAM**

**TO: COUNCIL**

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## **CAPITAL PROGRAMME 2021/24**

### **PURPOSE OF REPORT**

1. The purpose of this report is to seek approval to the proposed capital programme for 2021/22. The report also provides an overview of the Medium-Term Capital Programme for the period 2021/24.
2. In accordance with the Prudential Code for Capital Investment in Local Authorities, the report also provides various prudential indicators for consideration and approval.

### **RECOMMENDATIONS**

3. That the Council is recommended to:-
  - a) note the forecast outturn position on the Council's capital programme for 2020/21 as shown at **Appendix A** and detailed in the report;
  - b) approve the draft Capital Strategy 2021/24 as presented at **Appendix B**;
  - c) approve the proposed capital programme for 2021/24 as shown in **Appendix C**;
  - d) grant delegated authority to the Chief Executive, as the Council's Chief Finance Officer, to determine the most appropriate method of financing the capital programme for 2021/22 to ensure the use of resources is optimised by the Council;
  - e) note the indicative programmes for 2022/23 and 2023/24 as shown in **Appendix C** and acknowledge that these will be subject to further review as part of the development of future years capital programmes;
  - f) approve the Prudential Indicators as shown in **Appendix D**.

### **REASONS FOR RECOMMENDATION**

4. To seek approval to the revised capital programme for 2020/21 and the capital programme for 2021/22.

## ISSUE

5. This report provides details of the likely capital resources available in 2021/22 and compares these to the capital bids for the year as submitted by Services. In view of the excess of bids over resources a proposed capital programme for 2021/22 has been developed by the Management Team at this meeting prior to Council.

### **Forecast Capital Outturn 2020/21**

6. A review of the current capital programme has been undertaken prior to the development of the draft programme for next year. This is based broadly on the position that was presented to the Policy and Resources Committee in January 2021 and is provided so that Councillors can consider the proposed 2021/22 programme in the context of existing capital expenditure commitments.
7. Table 1 below provides a summary of the Capital Programme for 2020/21 with a more detailed analysis provided at **Appendix A**. Actual expenditure at 31<sup>st</sup> January 2021 amounted to £2.864m. The projected expenditure at year end is £7.268m. Comparing this with the approved programme of £17.847m gives rise to an implied underspend of £10.579m before account is taken of project slippage. This is summarised in Table 1 below and in more detail in **Appendix A**.

**Table 1: Capital Programme 2020/21 – Forecast Outturn**

	Revised Budget £000	Forecast Outturn £000	Variance £000	Forecast Slippage £000	Revised Variance £000
Private Sector Housing	4,087	1,763	(2,324)	2,324	-
Engineering, Flooding etc	251	103	(148)	148	(0)
Resource Procurement	10,780	3,875	(6,905)	6,905	-
Asset Renewal	890	296	(594)	594	-
Property Investment Strategy	-	-	-	-	-
Waste Collection	123	135	12	-	12
Area Committees	811	611	(200)	200	-
Other General Capital Schemes	905	485	(420)	420	(0)
<b>Total Capital Programme</b>	<b>17,847</b>	<b>7,268</b>	<b>(10,579)</b>	<b>10,591</b>	<b>12</b>

Source: Appendix A

8. On the basis of current estimates, it is envisaged that there will be a net underspend of £12k on the programme in this year once account has been taken of project slippage. This relates specifically to the residual underspend on the acquisition of Number One Market Street in the last financial year. Subject to approval, the slippage on current projects will be carried forward to 2021/22. A full analysis of the variations – before and after forecast slippage – is provided at **Appendix A**.

### Property Investment Strategy

9. At the meeting of the Policy and Resources Committee in January 2021, Councillors were informed that due to a tightening of the arrangements around Councils borrowing for commercial investment and the general uncertainty in the property investment sector, it was proposed not to pursue the Council's Property Investment Strategy at this stage. In view of this, both the borrowing provision and equivalent budget have been deleted from the Council's budget.

10. Table 2 below summarises the expected available capital cash resources for 2020/21:

**Table 2: Capital Programme 2020/21 – Forecast Capital Cash Resources**

	Revised Budget £000	Forecast Outturn £000	Variance £000	Forecast Slippage £000	Revised Variance £000
Capital Receipts	2,077	2,395	318	-	318
Revenue Contributions	47	12	(34)	34	-
Capital Grants	7,630	4,306	(3,324)	3,325	-
Other Funding (eg s106 Funds)	86	30	(56)	56	-
<b>Total Capital (Cash) Resources</b>	<b>9,839</b>	<b>6,743</b>	<b>(3,096)</b>	<b>3,414</b>	<b>318</b>

Source: Appendix A

11. There key variation is the expectation of net additional capital receipts of £318k during the year arising primarily from the disposal various sites.

### **Prudential Borrowing in 2020/21**

12. Prudential Borrowing is necessary where there are insufficient capital cash resources to finance capital expenditure. Table 3 below compares the forecast capital programme with available capital cash resources and shows the amount of prudential borrowing that is required in 2020/21 to fund the current approved programme (whether it is spent in this year or in later years).
13. The required prudential borrowing has been compared to the budgeted prudential borrowing. As the table indicates, the amount of prudential borrowing in the current year is expected to be £7.176m less than budgeted owing to delays in capital spending. This will be carried forward to the following year to finance project slippage.

**14. Table 3: Prudential Borrowing 2020/21**

	Revised Budget £000	Forecast Outturn £000	Variance £000	Forecast Slippage £000	Revised Variance £000
Capital Programme (Table 1)	17,847	7,268	(10,579)	10,591	12
Less: Capital Cash Resources (Table 2)	9,839	6,743	(3,096)	3,414	318
Required Prudential Borrowing	8,008	525	(7,483)	7,176	(307)
Budget Prudential Borrowing	8,008	525	(7,483)	7,176	(307)
<b>Variance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

### **Draft Capital Strategy 2021/24**

15. An updated Capital Strategy for the period 2021/24 has been produced and is provided in draft at **Appendix B**. The Strategy is maintained under ongoing review in response to the significant reduction in capital resources experienced in recent years. Amongst other matters, the Strategy sets out the Council's main capital investment priorities and the capital resourcing strategy.

## *Capital Investment Priorities*

16. The Council's capital investment priorities will continue to be determined by the strategic objectives combined with a need to maintain assets for service delivery. Any capital investment undertaken by the Council must be affordable, prudent and sustainable. In recognition of this the key capital investment priorities for the Council, as set out in the Capital Strategy, comprise:-

- **Private Sector Housing Renewal** – this remains a priority for the Council given the condition of the housing stock within some areas of Pendle and the ongoing focus on reducing the number of empty homes in the Borough. However, the extent to which the Council has the financial capacity to deliver the renewal of private sector housing will largely depend on the receipt of external funding from the Government or related Agencies such as the Homes England. In the meantime, the Council has established PEARL Together, a joint venture partnership with Barnfield Investment Properties and Together Housing, to deliver new housing stock (including additional affordable housing);
- **Promoting, Enabling and Providing Regeneration** – the wider regeneration of Pendle remains a key capital investment priority for the Council. In previous years this has largely been driven by external funding. More recently, the Council has used its joint venture arrangement with Barnfield Investment Properties – PEARL, PEARL2, PEARL (Brierfield Mill) and more recently PEARL Together – as key vehicles for regeneration activity. This will continue to be the case where it remains viable to do so with these joint ventures and the new joint venture once the procurement process for that is completed;
- **Enabling economic growth** – to support the growth of business and employment opportunities within the borough. A key priority is to complete the delivery of the extension to Lomeshaye Industrial Estate as a strategic employment site in partnership with the Lancashire Enterprise Partnership and the County Council;
- **Corporate and Service Asset Renewal** – where resources permit we will continue investing in our own assets, primarily those employed in the delivery of services direct to the residents, e.g. parks and recreational facilities but also those that are used for administrative purposes. A key part of this is to provide adequate resources to ensure assets are safe to use and occupy;
- **Invest to save / transformation projects** – the Council has used its prudential borrowing powers to undertake projects which generate revenue savings. Past examples of this include the acquisition of parts of the ACE Centre in Nelson and the acquisition of No.1 Market Street, Nelson. In addition there is now some scope to use capital receipts flexibly to fund expenditure on transformation type projects where they also deliver revenue savings.

17. These priorities are considered in the context of the Council's Strategic Objectives and will be reviewed annually to ensure they continue to reflect how the Council will need to apply its capital resources.

## *Capital Resources Strategy*

18. Councillors will be aware that the availability of capital resources remains constrained. There is little expected grant funding other than that awarded to the Council for Disabled Facilities Grants (DFG) as part of the Better Care Fund framework. As a result of the ongoing reductions in core revenue grant funding there is no longer the capacity to make general revenue contributions to support the capital programme. Likewise, the constraints on the revenue budget, as highlighted in the Medium-term Financial Plan, also mean it is unsustainable for the Council to rely on continual new borrowing to fund capital expenditure unless this generates ongoing revenue savings.

19. One source of income that has grown in significance in recent years is that of capital receipts. These arise from the disposal of surplus council land and property assets. The Council has followed a strategy of identifying and disposing of land and property deemed surplus to requirements and this has delivered significant receipts with further sums due over the medium-term plan period. This is driven by the Council's Land and Asset Management Strategy approved by the Policy and Resources Committee in September 2019.

#### *Flexible Capital Receipts*

20. As Councillors may recall, the Capital Strategy includes a strategy for the flexible use of capital receipts. This flexibility applies to new capital receipts arising from the disposal of property, plant and equipment in the financial years to 2021/22.
21. DCLG issued statutory guidance on the flexible use of capital receipts in March 2016. This stated that the flexibility could be used to fund the costs of transformation of services that *“generates ongoing revenue savings in the delivery of public services and/or transform service delivery to reduce costs and/or transform service delivery in a way that reduces costs or demand for services in future years for any of the public sector delivery partners”*.
22. The Council's initial strategy approved by Council in July 2018 for current year earmarked up to £300k of capital receipts for business transformation leading to revenue savings. The likelihood is that there will be no use of this funding in 2020/21. As a consequence, it is proposed to carry forward £300k to 2021/22 as provision for costs which may be incurred as part of the Council's strategy to achieve ongoing revenue savings.

#### **Overview of Capital Resources 2021/22**

23. Table 4 below summarises the estimate of available capital resources for 2021/22 (with 2022/23 and 2023/24 shown for information):

**Table 4: Estimated Capital Resources 2021/22 (2022/23 and 2023/24)**

	2021/22 £000	2022/23 £000	2023/24 £000
Capital Receipts – In Hand	395	-	-
Capital Receipts – In Year	630	100	100
Capital Grant (in year) – DFGs only	850	850	850
Prudential Borrowing	480	480	480
<b>Total Estimated Capital Resources</b>	<b>2,355</b>	<b>1,430</b>	<b>1,430</b>

*Source: Appendix C*

24. Details of the estimated capital resources are summarised in **Appendix C**. The table shown above includes new borrowing of £480k, reflecting an amount equivalent to the Minimum Revenue Provision in 2020/21. This additional borrowing, whilst providing some additional capacity for capital expenditure, should result in no material change to the Council's Capital Financing Requirement and hence no significant change in ongoing costs of debt when compared to existing budget provision.
25. Other points to note about capital resources include:
- (a) **Capital Receipts** – this reflects both the use of receipts generated in year from disposals and receipts held in hand; more information on receipts is provided in **Appendix B** as part of the Draft Capital Strategy 2021/24 and those new receipts assumed for 2021/22 are shown in the table below:-

**Table 5: Estimated Capital Receipts in 2021/22**

	2021/22 £000
Former Fairground Site, Carr Hall Road, Nelson	300
Harrison Drive, Colne	230
Other Miscellaneous Receipts	100
<b>Estimated Capital Receipts</b>	<b>630</b>

- (b) **Capital Grants** – for the purposes of developing the draft programme for 2021/22 the only in year grant funding included at this stage is that relating to Disabled Facilities Grants. The receipt of £850k is currently assumed from the Better Care Fund. .

As Councillors are aware, the Council has been chosen by the Government to receive Town Deal funding for Nelson. A Nelson Town Investment Plan (TIP) has been submitted and subject to the Government’s assessment of the TIP, the Council should receive funding to deliver the projects contained within it. If that is the case, the Capital Programme presented here will need to be revised accordingly during the year.

- (c) **Borrowing** – this consists £480k of new borrowing only.

### **The Proposed Capital Programme for 2021/22**

26. Table 6 below summarises the proposed capital programme for 2021/22 together with the indicative programme to 2023/24. More detail is provided in **Appendix C**.

**Table 6: Proposed Capital Programme**

	Capital Bids 2021/22 £000	Draft Capital Programme 2021/22 £000	Forecast Capital Programme 2022/23 £000	Forecast Capital Programme 2023/24 £000
Private Sector Housing	1,050	850	1,050	1,050
Environmental Services	279	149	225	225
Parks and Grounds Maintenance	186	145	140	150
Asset Renewal	862	348	292	152
Area Committees	170	170	170	170
Resource Procurement	200	200	200	200
Other General Capital Schemes	544	494	544	544
<b>Total</b>	<b>3,291</b>	<b>2,355</b>	<b>2,621</b>	<b>2,491</b>
Less: Estimated Resources	2,355	2,355	1,430	1,430
<b>Amount of Unfunded Projects</b>	<b>936</b>	<b>-</b>	<b>1,191</b>	<b>1,061</b>

Source: Appendix C

27. The following narrative provides a summary of the main items of expenditure forming the proposed capital programme for 2021/22. In total the value of capital expenditure is estimated at £2.355m (excluding slippage from the current year), in line with the current level of estimated resources. This position will be monitored during the year to ensure spend is aligned with resources.

### *Private Sector Housing*

28. The Housing Capital Programme continues to be a focus and in particular the development of Brierfield Mill, dealing with Empty Homes (for which funding remains in the current year and which will be carried forward into 2021/22) and Disabled Facilities Grants. As set out in the table above, new spend in the year will focus on the delivery of Disabled Facilities Grant (DFG) where provision of £850k is made. As in the current year, the proposed expenditure on Disabled Facilities Grants (inclusive of fees) matches the assumed level of grant funding from the Better Care Fund. Any variation in funding will be mirrored in the expenditure budget once funding has been confirmed for next year.

### *Environmental Services*

29. This budget assumes provision for replacement wheeled bins (£90k) and Trade Waste Containers (£20k). Funding is also provided for the refurbishment of the Transfer Station Bays at Fleet Street which is being part funded by Lancashire County Council.

### *Asset Renewal*

30. The Asset Renewal budgets provides for investment in the Council's Leisure Facilities, refurbishment of car parks and capital works on watercourse and flood alleviation measures.

### *Parks / Recreation Services*

31. Given the limited availability of new capital resources it is not possible to fund all the capital bids submitted. The value of bids submitted is £186k of which £145k is included in the proposed programme. This comprises £50k for general parks improvements and £90k for replacement of operational vehicles.

### *Area Committees*

32. Total funding for Area Committees in 2021/22 has been maintained at £170,000 and, as in the current year, is wholly for capital expenditure.

### *Resource Procurement*

33. The Resource Procurement Budget comprises £200k reflecting the Council's contribution to support its various joint ventures initiatives.

### *Other General Schemes*

34. This comprises the following budgets:-
  - (a) *Information Technology* - the additional sum proposed for 2021/22 is £200k which seeks to continue with the investment required to undertake key elements of the ICT strategy during the year. There is also £50k for PC Refresh and £75k to meet the capitalised cost of development days associated with IT Projects;
  - (b) *Capitalised Salaries* - £169k has been included in the budget to meet the estimated cost of capitalised salaries for the year.

## **Revenue Implications of the Capital Programme**

35. Ordinarily, consideration of the capital programme would need to take into account the relationship between capital investment and the revenue budget. The revenue implications that arise from capital investment decisions include the following:
- (a) **the cost of borrowing** - this comprises two elements:
    - an interest cost arising from either new cash borrowing or where we choose to redeem investments (and thereby forego interest receipts) in order to have sufficient cash to meet capital payments when they fall due. ***The estimated cost of interest payments in 2021/22 is £655k.***
    - a principal repayment (known as the Minimum Revenue Provision or MRP) which is required to reduce the net indebtedness of the Council. Variant options exist under which the MRP liability can be calculated and the Council agrees an annual policy in this respect each year in March as part of the Treasury Management Strategy Statement. In general terms the MRP charge is aligned with the useful life of the asset for any new borrowing. ***The estimated cost of MRP in 2021/22 is £549k.***
  - (b) **investment income foregone** – the programme relies on the generation of capital receipts which if not used to fund capital expenditure could be retained and invested and thereby earn interest to credit to the revenue account.
  - (c) **revenue contribution to capital** – the General Fund revenue budget is presented elsewhere on the agenda for this meeting. ***Subject to approval, it is not expected there will be any revenue contribution to capital in the next financial year,***
  - (d) **operational costs/savings** – some of the capital projects proposed in the programme may have ongoing revenue implications – these might include ongoing maintenance costs or cost reduction/avoidance for example from energy efficiency measures or regulatory compliance.
36. An assessment of the revenue implications of the proposed capital programme for 2021/22 has been undertaken and the impact set out above has been reflected as appropriate in the General Fund Revenue Budget presented elsewhere on this agenda. However, should the proposed programme change it may be necessary to undertake a further assessment to establish the impact on the revenue budget.

## **Prudential Indicators**

37. The Prudential Code for Capital Investment in Local Authorities requires various indicators to be approved by the Council; those applicable to this council are shown in **Appendix D**. Following approval, these indicators will be monitored where required throughout the year and provide a benchmark against which actual performance will be assessed. In accordance with the requirements of the above code the level of borrowing assumed in the proposed capital programme for 2021/22 is considered to be affordable, prudent and sustainable.



## IMPLICATIONS

### Policy

38. The development of the Council's capital programme and revenue budget is undertaken within the corporate service planning and performance management framework so as to ensure that resources are directed to those activities which help achieve the council's objectives and priorities.

### Financial

39. The financial implications are as given in the report.

### Legal

40. There are no legal implications arising directly from the contents of this report. In accordance with s32 of the Local Government Finance Act 1992 (LGFA 1992), annually the Council must calculate and approve its budget requirement for the forthcoming financial year. A report elsewhere on the Agenda for this meeting deals with the Council's General Fund Revenue Budget, whereas this report deals with the Capital Programme.
41. The Local Government Act 2003 introduced additional requirements for local authorities in respect of capital finance and accounting. Fundamental to this is the requirement to comply with the Prudential Code drawn up by the Chartered Institute of Public Finance and Accountancy (CIPFA). The Code requires local authorities to establish a range of 'prudential indicators and limits' and to monitor these on an ongoing basis. Those prudential indicators and limits that are applicable to this Council are shown at **Appendix D** to this report.
42. Other than these requirements, and those other matters referred to in the body of the report, there are no direct legal implications arising from the contents of this report.

### Risk Management

43. In terms of the robustness of the estimates in the capital programme, all practical steps have been taken to identify and make provision for the Council's capital commitments in the proposed programme for 2021/22 within the level of resources available.
44. Councillors will appreciate that there may be additional projects identified during the year for which there is currently no provision within the proposed capital programme. In the event that any such projects come forward, and there are no additional capital resources available, there will be a need to consider how they can be funded from within the existing capital resources envelope. Invariably, this might mean schemes approved as part of the proposed programme being either delayed or not progressed at all.
45. The development of the capital programme is a complex task and is based on estimates of future income and expenditure. Councillors will appreciate that these estimates are made on the basis of the best information known when undertaking the work. It is necessary, for example, to make assumptions about the disposal of assets during the year to determine the level of capital receipts that might be available; this is a key area of risk for the Council given the extent to which receipts are required to fund the programme. Similarly, assumptions have to be made about the timing and availability of external funding.

46. Whilst every effort is made to ensure these estimates are robust, Councillors should be aware there is a risk that both internal and external factors may have an impact on the delivery of the capital programme. To minimise and control the impact of this, the Council has in place various mechanisms including for example, financial and contract procedure rules, budgetary control and monitoring arrangements, particularly through the Policy and Resources Committee.
47. The Capital Programme for 2021/22 includes a range of proposals for capital investment. These proposals have been identified through the Council's service and financial planning process and represent areas of investment that are necessary to contribute to the achievement of the Council's strategic objectives. The risk of not approving any, or all, of the service development proposals is that the Council may not be able to fulfil these requirements with a resulting impact on service delivery, customer expectations and achievement of national targets where applicable.
48. In relation to the potential risks faced by the Council, there needs to be a balance between maintaining and improving service delivery and the sustainability of the financial standing of the Council. The capital bids above exceed the Council's present resources and it is important, therefore, that these are critically reviewed and prioritised to ensure the Council's limited resources are applied most effectively. There is the risk, however, that not all policy objectives of the Council that require capital investment can be pursued.

### **Health and Safety**

49. There are no health and safety issues arising directly from the contents of this report.

### **Climate Change**

50. There are no climate change issues arising directly from the contents of this report.

### **Community Safety**

51. There are no community safety issues arising directly from the contents of this report.

### **Equality and Diversity**

52. There are no new equality and diversity issues arising directly from the contents of this report.

## **APPENDICES**

**Appendix A** – Capital Programme 2020/21 – Projected outturn

**Appendix B** - Draft Capital Strategy 2021/24

**Appendix C** – Proposed Capital Programme 2021/22 (with indicative programmes for 2022/23 and 2023/24)

**Appendix D** – Prudential Indicators 2021/22

## **LIST OF BACKGROUND PAPERS**

Background papers in relation to the capital programme are held in Financial Services.

Reports to the Policy and Resources Committee on 21<sup>st</sup> January 2021 and on 11<sup>th</sup> February 2021