

TITLE OF REPORT: Capital Programme 2023/24 to 2027/28

REPORT OF: Darren Collins, Strategic Director, Resources & Digital

Purpose of the Report

1. Cabinet is asked to recommend Council approve the proposed Capital Programme 2023/24 to 2027/28. This will provide significant investment within the borough to support the Council's strategic approach to make Gateshead a Place Where Everyone Thrives.

Background

2. The Capital Programme has been prepared to cover the period 2023/24 to 2027/28; all financial implications have been incorporated into the Council's Medium Term Financial Strategy (MTFS) which aligns resources to support the Council's priorities.
3. Local Authorities are free to invest in capital schemes so long as their spending plans are affordable, proportionate, prudent, and sustainable.
4. This report should be considered alongside the Housing Revenue Account (HRA) and Housing Capital Programme, which as part of self-financing, must be supported from the resources available within the HRA. Where schemes are brought forward and require additional HRA borrowing, these will be considered against the agreed HRA prudential indicators and business model.

Proposal

5. The Capital Programme for 2023/24 totals £112.0m, comprising of £89.5m General Fund and £22.5m HRA investments. Over the next five years to 2027/28, the level of Capital investment is estimated to be £495.5m, of which £327.5m relates to the General Fund and £168.0m relates to the HRA.
6. Capital investment has a positive impact on the local economy, creating jobs, housing and can also reduce carbon emissions. This five-year Capital Programme is estimated to create an additional 1700 jobs, 700 new homes and reduce carbon emissions by 1300 tonnes per annum.
7. The programme includes projects that will enable improvements to service delivery and projects that are of a strategic nature to assist with the delivery of the Council's priorities and help to make Gateshead a Place Where Everyone Thrives namely:
 - Projects that support climate change
 - Projects that promote health and wellbeing
 - Projects that promote or stimulate housing development

- Projects that focus on improving the highways infrastructure within the borough, improving public transport, and reducing congestion.
 - Projects that support the economy by promoting and supporting business growth within the borough.
 - Projects that ensure children and young people are safe and have the opportunities to thrive.
8. The strategic projects that have been added to the capital programme and require large allocations of capital investment will be monitored closely and will remain flexible. Through the development of the Quays, it is anticipated that this will generate a greater commercial interest in the development of these larger schemes thereby potentially reducing the requirement for Council investment.
9. The Council's Capital Strategy sets out the long-term context in which capital expenditure, borrowing and investment decisions are made giving due consideration to risks, rewards and impact on the achievement of priority outcomes.
10. There may be opportunities to include additional schemes to the Capital Programme throughout the year should a project demonstrate that the investment will satisfy the prudential framework or when additional external resources have been sourced e.g., developer contributions, grants or capital receipts.
11. The proposed Capital Programme is presented in Appendix 2, the provisional capital financing is presented in Appendix 3.

Recommendations

12. It is recommended that
- (i) Cabinet recommends Council to approve the Capital Programme for 2023/24.
 - (ii) Cabinet recommends Council to approve the provisional programmes for 2024/25 to 2027/28.
 - (iii) Cabinet notes the provisional capital financing required for the programme as set out in Appendix 3 and delegates authority to the Strategic Director, Resources & Digital to enter into prudential borrowing which is consistent with the requirements of the Capital Programme and Council's Treasury Management Strategy.

For the following reasons:

- (i) To continue to provide investment within the borough to delivery Council priorities.
- (ii) To assist with the medium- and long-term financial sustainability of the Council.

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APPENDIX 1

Policy Context

1. All Council capital expenditure is consistent with the Council's strategic priority 'Making Gateshead a Place Where Everyone Thrives'. This means that the Council's decision making, including the setting of the Capital Programme, will be policy and priority led and driven. The financial implications of the capital programme are incorporated within the Council's Medium-Term Financial Strategy (MTFS).

Background

2. Details of potential future capital schemes for the 2023/24 to 2027/28 Capital Programme were considered alongside the schemes within the existing programme. The capital and revenue implications of each proposed scheme were considered to ensure that they were affordable and could be accommodated within the level of revenue support available within the MTFS and HRA.
3. The basic principle of the prudential system is that local authorities are free to borrow so long as their capital spending plans are affordable, proportional, prudent, and sustainable. Councils are prohibited to borrow to fund commercial investment. There is, therefore, an explicit link with the Council's revenue spending plans which have been considered as part of the MTFS process and setting the 2023/24 revenue budget.

Proposed Capital Programme 2023/24 to 2027/28

4. The basis for considering the programme 2023/24 to 2027/28 prioritised those schemes which:
 - Were consistent with the Council's strategic approach of Making Gateshead a Place Where Everyone Thrives.
 - Supported the Council's main strategies, namely
 - Asset Strategy
 - Health and Wellbeing Strategy
 - Economy Strategy
 - Climate Strategy
 - Transport Strategy
 - Digital Strategy.
5. The proposed capital programme is shown in Appendix 2 and the proposed financing of programme is detailed in Appendix 3.
6. The Council continues to maximise the use of external funding where possible, including the utilisation of the following grants:
 - £19.5m Department for Transport Grant to improve transport infrastructure in accordance with the principals set out in the Council's Highways Asset Management Plan;
 - £23.3m Department for Education Grant to address the condition and capacity issues of Schools.

- £2.9m Public Sector Decarbonisation funding to address climate change within the Borough.
7. The Council has the ability to fund schemes through prudential borrowing. This allows the Council more flexibility to fund capital projects, however in practice this is limited by pressures on revenue budgets and the need to generate budget savings. An allowance has been made in the revenue budget for the costs associated with the level of prudential borrowing required to support the capital programme set out in Appendix 3.
 8. The Council has a five-year rolling programme of disposals which is used to identify the level of receipts available. For 2023/24 capital receipts totalling £1m have been included within the capital financing projections, however this will be monitored in year and may be subject to change.
 9. Additional schemes may be added to the capital programme following the completion of a detailed business case provided that the projects generate sufficient revenue savings to satisfy the prudential framework, or utilise available external funding, and do not add additional pressure on the revenue budget.
 10. Housing Development is one of the key Council Priorities. Work is ongoing to revise the Housing Development Strategy and to create a Housing Development Fund. The future capital programme may be revised to amalgamate the currently identified housing projects such as Clasper Housing Development or Dunston Hill Strategic Infrastructure Works into a Housing Development Fund. This fund will provide flexibility for use on any housing project as it progresses and demonstrates affordability.
 11. In December 2022, the summary of the North East devolution deal between the Government and the seven North East local authorities was published. The deal included the following capital funding allocations to the new North East Mayoral Combined Authority (NE MCA):
 - an investment fund of £14m per year for 30 years,
 - up to £563m for city region sustainable transport,
 - £20m for place based economic generation,
 - £17.4m to support housing on brownfield land and
 - £73.8m for Bus service improvements.

The future capital programme will be revised, particularly in relation to above areas, once the operations of the NE MCA become clear.

Consultation

12. The development of detailed project proposals arising from this report will involve consultations with all stakeholders.

Alternative Options

13. No alternative options were considered.

Implications of Recommended Option

14. Resources:

- a) **Financial Implications** – The Strategic Director, Resources & Digital confirms that the financial implications are set out in the report and appendices. The proposed capital programme can be accommodated from within the provision currently included within the Council's MTFS and Revenue budget.
- b) **Human Resources Implications** – Capital projects require project management resources to ensure that the planned investment is successfully delivered. In accordance with accounting regulations, where it can be demonstrated that a project management resource is integral to the delivery of major capital investment this cost can be capitalised and funded as part of the specific project. The human resources implications of individual schemes are considered prior to implementing a project.
- c) **Property Implications** - Capital investment optimises the use of property assets to support the delivery of the Council's priority outcomes. The property implications of individual schemes will be considered and reported separately.

15. **Risk Management Implication** - There is a risk that resources identified to fund the proposed programme are not realised. The impact of this will be managed through the monitoring process and reported to Cabinet on a quarterly basis.

16. **Equality and Diversity Implications** - The framework for the Equalities Impact Assessment of the Council's spending plans is based on legislative and policy priorities of the Council which include:

- The Equality Act 2010; and
- The Local Government Improvement and Development Equalities Framework.

The Equality and Diversity implications will be considered for each individual scheme within the capital programme

17. **Crime and Disorder Implications** – There are no direct crime and disorder implications arising directly from this report.

18. **Health Implications** – There are no direct health implications arising from this report.

19. **Climate Emergency and Sustainability Implications** - Capital investment can help to reduce carbon emissions and improve sustainability by using more energy efficient materials and practices in the refurbishment or construction of assets. Projects will follow strict Council Sustainable Construction guidelines and where applicable the impact of a project on the climate emergency will be reported separately.

- 20. Human Rights Implications** - There may be interference or disturbance to tenants and residents while works are carried out. However, such interference or disturbance will be kept to a minimum and the works will result in benefits to tenants and residents.
- 21. Ward Implications** - The proposals will have implications for all wards in Gateshead.

Background Information

- 22.** The following background papers have been used in the preparation of this report:
- (i) Report for Cabinet, 21 February 2023 – Housing Revenue Account (HRA) and Housing Capital Programme
 - (ii) Report for Cabinet, 24 January 2023 – Capital Programme 2022/23 – Third Quarter Review.
 - (iii) Report for Cabinet, 22 November 2022 – Capital Strategy 2023/24 to 2027/28
 - (iv) Report for Cabinet, 25 October 2022 – Medium Term Financial Strategy 2023/24 to 2027/28
 - (v) Report for Cabinet, 22 February 2022 – Capital Programme 2022/23 to 2026/27

Appendix 2

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
GENERAL FUND CAPITAL PROGRAMME						
Strategic Investment						
Asset Management						
Schools Basic Need Funding	Investment to ensure that there is sufficient capacity within schools to meet demand.	12,590	6,488	0	0	0
Total Asset Management		12,590	6,488	0	0	0
Economic Strategy						
Accelerated Development Zone Investment - Gateshead Quays	Investment to provide infrastructure to facilitate the Gateshead Quays development, helping to generate significant economic growth.	20,377	56,884	46,862	0	0
High Street North - Future Place	To develop the Future Place project proposals to Royal Institute of British Architects (RIBA) Plan Work Stages 2 Concept and Design	20	0	0	0	0
Baltic Quarter Enabling Infrastructure	Completion of the new road in the Baltic Quarter	214	0	0	0	0

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Gateshead Quays Multi Storey Car Park	Creation of a multi storey car park at Baltic Quarter	116	0	364	0	0
Riverside Park	Creation of new flexible buildings and trail for Riverside Park	685	575	0	0	0
Baltic Quarter Remediation	Determination of infrastructure and remediation works to attract private sector investment	0	1,500	1,500	0	0
Total Economic Strategy		21,412	58,959	48,726	0	0
Health and Wellbeing Strategy						
Community Hubs	To support residents by co-locating different organisations together.	62	0	0	0	0
Total Health and Wellbeing Strategy		62	0	0	0	0
Housing Strategy						
Extra Care Scheme	To support the development of Extra Care sites and agree with developers to make a third of apartments available for purchase	0	1,270	0	1,350	0

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
West Askew Road junction improvements	Introduction of a signalised all movements junction to facilitate residential development on Council owned land to the north side of Askew Road.	2,786	1,000	0	0	0
Metrogreen	Development of delivery strategy and action plan for Metrogreen to help progress future development.	73	0	0	0	0
High Street South	Assemble a development area to enable housing development. Purchasing and demolishing private properties and carrying out site remediation works.	1,627	5,956	859	3,127	11,610
Clasper Housing Development	Delivery of up to 190 homes on the former Clasper housing site	2,000	3,000	0	0	0
Dunston Hill Strategic Infrastructure Works	Persimmon Homes Limited and Gateshead Council to enter into a collaboration agreement to share the costs of infrastructure work based on the net developable area for each party.	0	0	0	1,900	0
Total Housing Strategy		6,486	11,226	859	6,377	11,610
Transport Strategy						
Quays fixed signage and Variable Message Signs	New signage linked to the development of the Quays	500	0	0	0	0

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Quays traffic signal upgrades	Upgraded signals to enable traffic to move around and leave the area quicker after a major event.	241	180	0	0	0
Total Transport Strategy		741	180	0	0	0
Total Strategic Investment		41,291	76,853	49,585	6,377	11,610

Investment in Service Delivery Improvements						
Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Health & Safety	Programme of works to address health and safety related issues in the Council's property assets.	963	520	530	540	550
Strategic Maintenance	Programme of preventative maintenance works to address condition issues within the Council's operational buildings.	1,410	960	770	780	790
School Condition Investment	Externally funded investment programme to address condition issues within the Council's Schools.	1,800	1,800	1,800	1,800	1,800
Schools Devolved Formula Funding	External funding awarded directly to Schools to purchase equipment or contribute to larger capital schemes.	250	250	250	250	250
Changing Places	Enhancing the public toilet provision at Saltwell Park	75	0	0	0	0
Refurbishment of Metrology Lab	Refurbishment and modernisation of the Metrology Lab	195	0	0	0	0

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Renewal of Health Surveillance Equipment and upgrades to clinical rooms	Purchase of new equipment used to carry out health surveillance	0	0	0	50	0
Broadband Delivery UK	Provision of high-speed broadband to rural areas as part of the Broadband Delivery UK Project.	82	84	86	0	0
Digital Gateshead	Ongoing investment in the Council's Digital Platform to improve the delivery of Digital services.	790	695	682	668	0
Customer Experience	To develop the system capabilities to enable e-billing for Council Tax. Continue the development of the GOSS platform to enable customers to interact with the Council through digital means and deliver more services directly.	112	110	112	115	0
IT Strategic Plan	Investment in capital improvements and service transformation as part of the implementation of the IT strategic plan.	261	261	261	261	261
Technology Plan: Infrastructure	Ongoing investment in IT infrastructure to ensure the effective delivery of Council services and the provision of a reliable, robust and secure network.	3,840	3,239	3,129	3,142	2,675

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Technology Plan: Transformation Through Technology & New Ways of Working	Investment in mobile devices and technology improvements to ensure effective service delivery.	369	198	234	198	254
Major Projects - Project Management Costs	Capitalisation of dedicated Project Managers to co-ordinate the delivery of major strategic capital projects.	290	290	290	290	290
Disabled Facilities Grants (DFGs)	Grants to private individuals to facilitate adaptations to their homes to ensure people can continue to live independently	1,950	1,950	1,950	1,950	1,950
Telecare Equipment	Provision of telecare equipment to residents over 75, helping to preserve their independence.	75	75	75	75	75
Sister Winifred Laver Personal Integrated Care	Purchase of a 50-60 bed purpose-built care facility to consolidate the provision of intermediate care to enable recovery, rehabilitation and reablement.	3,628	413	0	0	0
Technology Enabled Care	Develop Technology Enabled care as a preventative service	150	100	100	100	0
Extensions and adaptations to the homes of foster carers	Funding to enable foster carers or special guardians to enlarge their homes to accommodate looked after children and provide additional capacity to secure permanence for sibling groups.	160	160	100	0	0

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Children's Two bed Residential Assessment Service	To provide a 2 to 4 bed assessment service for assessment of children entering looked after services, aiding the child's transition into care and understanding their specific needs.	0	0	750	0	0
Specialist Therapeutic Children's Home in Gateshead	Development of a 2 bed residential children's home designed to meet therapeutic needs.	0	550	0	0	0
Specialist IT equipment for Children and Young People with low incidence needs	Providing specialist equipment to those children and young people who have sensory impairments to enable them to access the curriculum	30	30	30	30	30
Specialist IT Equipment for Children and Young People with high incidence needs	Providing specialist equipment to those children and young people who have sensory impairments to enable them to access the curriculum	30	30	30	30	30
Step up Provision for Children and Young People with Complex Needs	Accommodation to provide support for and to work with complex children and young people.	0	0	0	700	0
Virtual Reality Fitness System	Purchase of virtual reality fitness systems for Leisure Centres	120	0	0	0	0
Social Care System	Replacement social care system	250	0	0	0	0
Development Site Preparation Works	Works to facilitate future redevelopments within Gateshead. To enable Strategic Regeneration Frameworks and acquisition of Sites/Properties to enable regeneration & housing	850	850	850	800	800

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Follingsby Salt Store	To provide a covered facility for the storage of the Council's main stock of salt	0	878	0	0	0
Flood Alleviation Investment	Strategic investment to create sustainable surface water management schemes to reduce the risk of flooding in Gateshead using Environment Agency funding.	5,483	1,037	0	0	0
Replacement Bins	Procurement of refuse and recycling bins for new developments and existing households	130	140	150	160	170
Fixed Play Facility Renewals	Programme of renewal and replacement of fixed play equipment throughout the Borough.	720	360	360	360	360
Flagged Footways	Structural work to footways throughout the borough.	340	350	0	0	0
Local Transport Plan - Integrated Transport	Externally funded investment in improving sustainable transport infrastructure, traffic management and road safety.	1,233	1,233	1,233	1,233	1,233
Local Transport Plan - Planned Maintenance	Externally funded investment in undertaking planned maintenance to improve highways infrastructure.	3,288	3,288	3,288	3,288	3,288

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Transforming Cities (Tranche 2)	External funding to support the delivery of major, strategic transport improvement schemes, seeking to improve public transport and encourage sustainable travel.	6,904	0	0	0	0
Replacement of Fleet and Horticultural Equipment	Programme to replace the Council's fleet, primarily high value Refuse Collection Vehicles.	2,275	1,375	1,375	1,375	1,375
Street Lighting Column Replacement and Central Management System Removal	Programme to replace street lighting columns throughout the Borough.	1,698	1,698	1,698	1,698	1,698
Traffic Sign Replacement	Programme of traffic sign replacement and improvements throughout the borough.	150	150	150	150	70
Traffic Signal Replacement	Programme of traffic signal replacement and improvements throughout the borough.	350	350	350	350	350
Unclassified Road Resurfacing - Micro Asphalt	Unclassified road micro asphalt resurfacing throughout the borough.	500	500	0	0	0
Bensham Road Corridor	To facilitate the delivery of stage 2 of the Benham Road Corridor study and enable recommendations from the study to be implemented.	676	300	0	0	0

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Salix Energy Efficiency Works	Energy efficiency improvements in Council buildings	150	150	0	0	0
Gateshead District Energy Scheme - Old Ford/Nest House extension	Connect 550 homes, 2 primary schools and a private care home to the District Energy Network to provide zero carbon heating	114	4,356	5,212	0	0
Installation of Electric Vehicle Charging Points in Council Depots	Installation of electric vehicle charging points at key operational depots across the borough to enable the electrification of the Council fleet by 2025.	1,162	0	0	0	0
Unveiling the Angel	Renew the landscape setting at the Angel	290	275	0	0	0
Blaydon Business Centre Extension	Construction of two additional units for light industry	821	0	0	0	0
Greensfield Business Centre Refurbishment	Refurbish the Greensfield Business Centre, to modernise it and make it fit for purpose	62	0	0	0	0
Total Investment in Service Delivery Improvements		44,026	29,005	25,845	20,393	18,299
Loan to Gateshead Energy Company		4,209	0	0	0	0
TOTAL GENERAL FUND CAPITAL INVESTMENT		89,526	105,858	75,430	26,770	29,909

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
HOUSING REVENUE ACCOUNT						
Improvement Works						
Aids & Adaptations	To carry out identified adaptations to Council Dwellings to enable people to live safely and independently within their home.	1,500	1,500	1,500	1,500	1,500
Communal Mechanical & Electrical works	Essential works to upgrade communal services in accordance with stock condition, building safety & compliance needs.	579	604	618	928	647
Digital Transformation	Transformational upgrade work to block building management services such as CCTV and door entry services	700	700	700	822	800
Environmental & Estate Improvement	Improvements to the public realm in and round estates	100	103	100	797	799
Garage Improvement Programme	Essential works to improve sustainable garage blocks, demolish unviable stock and investigation conversion & change of use where practicable	200	200	220	340	300
Block communal improvements	Improvements to the communal areas and spaces in blocks	705	740	762	1,346	809
Total Improvement Works		3,784	3,847	3,900	5,733	4,855
Building Safety						
Building safety improvements	Essential work to meet building safety and compliance obligations	790	884	827	250	200
Safety & Security	Work to install and renew smoke and Carbon monoxide detection.	59	72	74	101	103
HRA Commercial Property Improvements	Targeted interventions in the HRA commercial portfolio to meet landlord obligations	50	50	50	50	10
Total Building Safety Works		869	1,006	951	401	313

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Major Future Works						
Energy & Carbon Net Zero	Delivery of work packages to improve insulation, install green technology and energy solutions that will support achieving Net Zero.	0	0	0	5,194	5,350
Major Investment Scheme	Targeted Transformation investment work	1,970	0	0	0	8
Domestic Heating Improvements	Replacement of failed and obsolete heating systems, upgrading them with more efficient solutions to help address fuel poverty issues.	2,604	2,716	2,779	3,212	2,910
Door & Window replacements	Continuation of the window replacement door replacement programme. Focused on medium rise blocks, but also picking up 'one off' whole house replacements	797	1,051	865	380	389
Decent Homes	Continuation of planned estate-based improvement work to the Council's housing stock in accordance with decent homes and building safety principles, prioritised using stock condition data.	5,351	5,946	6,578	7,214	8,936
Contractual Obligations	Preliminary costs associated with HRA schemes	2,000	2,000	2,000	2,000	2,000
Fixed Budget Fees	Continuation of the rolling programme of condition surveys to enable effective asset management, options appraisals and the development of future investment schemes.	550	550	550	550	550
Total Major Future Works		13,272	12,263	12,772	18,550	20,143
Expectational Works						
Regeneration and Demolition	Delivery of option appraisal outcomes - acquisition / conversion / demolition of unsustainable HRA assets.	1,259	13,248	3,390	2,654	628
Total Exceptional Works		1,259	13,248	3,390	2,654	628

Project Title	Brief Description	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Housing Developments						
New Build/Acquisition - Various	Investment to create new Council homes.	3,295	10,847	11,854	9,231	8,392
Total Housing Developments		3,295	10,847	11,854	9,231	8,392
Other Capital						
IT refresh	Replacement of IT Hardware & Software licences	40	295	167	12	0
Total Other Capital		40	295	167	12	0
TOTAL HRA CAPITAL INVESTMENT		22,549	41,506	33,034	36,581	34,331

Appendix 3

PROJECTED CAPITAL FUNDING	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
Council Resources					
Prudential Borrowing	56,889	76,912	65,651	18,224	10,953
Capital Receipts	750	750	750	750	750
Confirmed Capital Grant Funding					
Department for Transport Local Transport Plan	3,896	3,896	3,896	3,896	3,896
Department for Education School Capital Grant Funding	14,640	2,538	2,050	2,050	2,050
Environment Agency Funding	5,417	969	0	0	0
Public Sector Decarbonisation Scheme	0	2,856	0	0	0
Better Care Fund	1,850	1,850	1,850	1,850	1,850
Department for Levelling Up, Housing and Communities	75	0	0	0	0
Anticipated Capital Grant Funding					
Highways England	145	138	0	0	0
Transforming Cities Tranche 2	5,864	0	0	0	0
Anticipated External Funding					
External Funds	0	15,949	1,233	0	10,410
TOTAL GENERAL FUND CAPITAL FUNDING	89,526	105,858	75,430	26,770	29,909
Housing Revenue Account Resources					
Major Repairs Reserve Contribution (HRA)	16,824	28,104	24,443	28,822	28,430
Homes England	1,079	1,799	2,019	2,019	1,836
HRA Capital Receipts	4,646	11,603	6,572	5,740	4,065
TOTAL HRA CAPITAL FUNDING	22,549	41,506	33,034	36,581	34,331
TOTAL CAPITAL FUNDING	112,075	147,364	108,464	63,351	64,240