

Capital Programme for 2019-20 onwards

1. CAPITAL PROGRAMME 2019/20 to 2021/22

1.1 The table below shows an outline capital budget proposal for the Capital Programme for 2019/20 to 2021/22.

	2019/20	2020/21	2021/22
Village Halls and Community Projects (Note 1)	TBA	TBA	TBA
Affordable Housing (Note 2)	50,000	50,000	50,000
Private Sector Renewals including Disabled Facilities Grants	763,715	800,000	800,000
TOTAL CAPITAL PROGRAMME	813,715	850,000	850,000
Suggested method of funding the Capital Programme:			
Better Care funding towards DFGs (assumed will match the spend)	(763,715)	(800,000)	(800,000)
New Homes Bonus (Required to fund the Capital Programme)	50,000	50,000	50,000

Note 1 – The Capital requirements for Village Halls and Community Projects will be assessed annually.

Note 2 – Affordable Housing

Within the last year, the capital programme has helped to support the following schemes:

- Cannonsmead Cottages, South Tawton. This is a scheme of 6 units all for rented accommodation which will be advertised through Devon Home Choice once complete. The properties will be owned and managed by Rural Specialists Hastoe Housing. Completion is expected to be in the middle of next year. Consultation events took place earlier last year and officers will raise awareness of this scheme prior to its completion.
- Walkham Meadows, Horrabridge. This scheme is 10 units in total and all of which will be for affordable rent. The scheme is being owned and managed by DCH who also own the properties on the adjacent scheme. The properties will be advertised through Devon Home Choice and awareness events will take place in Horrabridge prior to completion.

The affordable housing capital programme has been vital in the delivery of affordable homes, particularly within our rural communities. Recent spend of the capital programme money were for rural schemes in Horrabridge and South Tawton. This £50,000 capital funding each year is likely to be needed in the future due to the reduction in off site contributions that were previously collected. This is due to changes in the National Planning Policy Framework which means the Council cannot collect payments in lieu of affordable housing on 5 or less units. Historically the authority was able to take up to £14k per unit which could be added to s106 monies to provide subsidy for future developments like South Tawton.

In terms of the capital programme, housing officers would like to ask for £50,000 to support schemes similar to the above. Developments have not come forward in a timely manner which would have provided a commuted sum and therefore this amount is requested to enable affordable housing developments to come forward. The funding is paid directly to the housing association on receipt of an invoice.

Note 3 - Commercial Property Acquisition Strategy – The Council has agreed a commercial property acquisition strategy of up to £37.45 million. To date, three investment properties have been purchased with a value of just over £20 million in aggregate. Purchases made within the strategy will be capital expenditure and will be in addition to the projects outlined in this Appendix.

Note 4 – Pay on Entry for Public Conveniences

A report is being considered by the Hub Committee on the future provision of public conveniences. Depending on the outcome of the recommendations on the report, there maybe a requirement to purchase pay on entry equipment of between £50,000 to £60,000, which it is recommended is funded from the Strategic Change Earmarked Reserve.