

**NOT FOR PUBLICATION**

This report contains exempt information as defined in Paragraph 3 of Part 1 of  
Schedule 12A to the Local Government Act 1972  
(applies to Appendix A only)

Report to: **Hub Committee**  
Date: **1 November 2022**  
Title: **Capital Budget Monitoring 2022/2023**  
Portfolio Area: **Performance & Resources – Cllr C Edmonds**  
Wards Affected: **All**

Urgent Decision: **N** Approval and clearance obtained: **Y**

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**Recommendations:**

It is recommended that the Hub Committee resolves:-  
i. To endorse the contents of the Report;

**1. Executive summary**

1.1 The report advises Members of the financial position as at 31<sup>st</sup> August 2022 for the purposes of budget monitoring.

1.2 All capital projects are within the individual capital budgets approved by Members. The total approved capital budget is **£4,465,936** of which £3,226,644 has been profiled into 2022/23. £718,520 of this allocation has been spent to date (Appendix A).

## **2. Background**

2.1 The capital programme for 2022/23 was approved by Council on 15 February 2022 (CM58). This report provides an update on the Capital Programme.

## **3. Outcomes/outputs**

Members are requested to note the following updates on Capital Projects:

### **3.1 Tavistock Temporary Accommodation – Springhill**

Members received a verbal update on the Springhill project at Hub Committee on 21<sup>st</sup> June 2022. In summary, the lead officer informed the Committee that conditional approval had been granted by the Development Management and Licensing Committee in December 2021, with the tender issued on 25 April 2022 and a deadline for submissions being 7 June 2022.

Committee were also informed of the current construction industry challenges. Members noted that the availability of suppliers was currently being affected by the unprecedented challenges facing the construction industry. These were being brought about by the effects of rising inflation, the ongoing conflict in the Ukraine, Brexit, the Covid-19 Pandemic, rising energy prices and the UK ban on the use of rebated diesel.

Alternative procurement routes are now being actively engaged with, including the Southern Contractors Framework.

Committee were also informed of viability issues. Given the current economic climate, officers confirmed that they would continue to review the business case to account for income and cost avoidance.

### **3.2 Community Project Grants (previously Village Hall & Community Project Grants)**

The Council has a Community Grants programme that can support capital schemes across the Borough for things such as large sports equipment, repairs to village halls or large scale tree planting. The maximum typical grant available to any scheme is £5,000 or up to 50% of the project's costs, whichever is the lower.

Currently actual plus committed expenditure is £18,639. This has contributed to a total of 5 schemes with a total value of £72,480 (the difference being match funding from other parties). Schemes supported so far this year include village hall upgrades, play area upgrades, defibrillator projects and support for a new emergency vehicle for Dartmoor Search and Rescue Group.

### **3.3 Affordable Housing**

In recent times the capital programme has facilitated affordable housing developments in rural areas by providing a sum of money, normally between £10,000 and £15,000 per plot, to enable the development to proceed. These schemes are typically on exception sites and therefore do not necessarily rely on cross subsidy from open market properties although the JLP allows for this now. Evidence from a Registered Provider (RP) is provided to ensure additional money is required to make the scheme viable. Money is normally required where there are abnormalities on the site or there is a shortage of public subsidy.

This budget of £50,000 is anticipated to be required to assist with the redevelopment of the hostel in Tavistock. The planning application has now been approved subject to any S106 agreement. A future report will be provided to Members with the final business case once the final tender process has been concluded.

### **3.4 Private Sector Renewals including Disabled Facilities Grants (DFG's)**

The number of DFG applications has recovered from the COVID pandemic. There has also been further volatility in material costs so we have reviewed our schedule of rates again for bathroom adaptations this year and will need to do again by the end of the financial year.

Spend on DFG's is based on demand over which the Council has no control, and at present the service is processing and approving applications in line with this demand. However the policy is being reviewed to allow more flexibility and will go before council in due course. The council has undertaken a rebranding exercise on DFG's to highlight the service/offer to residents who may not identify themselves as being eligible. Applications for grants have widened and we have approved grants for autism and looking to include dementia and hoarding.

The Council has a healthy budget as a result of good performance and astute negotiations. With a wider Private Sector Renewal (PSR) Policy, the Council is able to spend the Better Care Fund on other areas such as home assistance and Energy Efficiency top-ups.

The Council is using part of the funding to support wider fuel poverty interventions and supplement national grant programmes. This will also have a positive impact on climate change by supporting vulnerable lower income households to access lower carbon solutions.

### **3.5 Hayedown Depot – Statutory Compulsory Improvements**

The depot upgrade and drainage are being considered by Engineers as part of the Fire Prevention Plan, a legal requirement for the site. Council approved to increase the capital budget by £270k on 19<sup>th</sup> July 2022 and this will be funded from the Waste Earmarked Reserve.

A further budget of £180k was also agreed for the purchase of a new waste vehicle at Council in July 2022.

### **3.6 Tavistock Viaduct**

The scope of works continue to be reviewed and the budget will be utilised as deemed necessary.

Following clearance of strips of vegetation and trees to expose the rock face at the Tavistock Viaduct Walk, further rope-access inspections will be undertaken this winter, focussing on relatively higher risk areas first including some scaling of loose rock where necessary. The works will continue to focus on addressing ash dieback issues.

### **3.7 Green Homes Grant**

The Council continues to hold funding under the Government's Green Homes Grant (GHG) scheme and continues to work towards the delivery. The grant is used to deliver energy saving measures for eligible households and will finish Sept 22.

So far 42 Grants have been approved totalling £628,082.34. This delivery includes 20 air source heat pumps, 11 solar panel installations, 6 insulation upgrades, 4 storage heater upgrades and 1 park home.

We continue to work with partners in Community Energy to support the leads we have generated.

West Devon is also part of the Devon Sustainable warmth project, which is a consortium of Devon Authorities and is the next green home grant phase. West Devon has been allocated £500k and is this started in the summer due to start in the spring.

A report was presented to Hub on 27<sup>th</sup> Sept 2022 on Energy Efficiency in Homes.

### **3.8 S106 Deposits**

The list of S106 Deposits are shown in Appendix C totalling **£1,420,895.78**.

Some of these S106 Agreements have a clause within the S106 Agreement which states that the Council shall be entitled to use up to a five per cent (5%) part of the total payments and contributions payable pursuant to the provisions of the Agreement, towards the costs to be reasonably and properly incurred by the Council in monitoring compliance with the S106 Agreement and in assessing the details submitted to the Council for approval pursuant to the S106 Agreement.

### **4. Options available and consideration of risk**

4.1 This is considered on a project by project basis as part of the project appraisal document and initial business case for each capital project.

### **5. Proposed Way Forward**

5.1 This is considered on a project by project basis.

### **6. Implications**

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance		<p>Statutory powers are provided by the S1 Localism Act 2011 general power of competence.</p> <p>The capital programme is implemented in line with the Council's legal requirements, which are examined on a project-by-project basis. To date there are no undue legal concerns.</p> <p>The public interest has been assessed and it is considered that the public interest will be better served by not disclosing the information in the Appendices A and B. Accordingly this report contains exempt Information as defined in paragraph 3 of Schedule 12A to the Local Government Act 1972.</p>
Financial Implications to include reference to Value for Money		<p>All capital projects are within the individual capital budgets approved by Members. The total approved capital budget is <b>£4,465,936</b> of which £3,226,644 has been profiled into 2022/23. £718,520 of this allocation has been spent to date (Appendix A).</p>

		The regular monitoring of the Capital Programme ensures the Council has arrangements in place to secure economy, efficiency and effectiveness in its use of resources.
Risk		<p>The Council demonstrates that capital investment contributes to corporate priorities, provides value for money and takes account of the revenue implications of the investment. Regular monitoring of the capital programme and consideration of new pressures enables Members to control the programme and secure appropriate mitigation where problems arise.</p> <p>There is regular quarterly monitoring of the Capital Programme to Members where any cost overruns are identified at an early stage.</p>
Supporting Corporate Strategy		The Capital Programme supports all of the Thematic Delivery Plans within 'A Plan for West Devon'.
Consultation and Engagement Strategy		External consultation and engagement has not been undertaken with regard to this report.
Climate Change - Carbon / Biodiversity Impact		<p>The Council declared a Climate Change and Biodiversity Emergency on 23 July 2019 and a Climate Change Action Plan was presented to Council in December 2019.</p> <p>Further detail is set out in the Council's 'A Plan for West Devon' strategy.</p>
Comprehensive Impact Assessment Implications		
Equality and Diversity		This matter is assessed as part of each specific project.
Safeguarding		This matter is assessed as part of each specific project.
Community Safety, Crime and Disorder		This matter is assessed as part of each specific project.
Health, Safety and Wellbeing		This matter is assessed as part of each specific project.
Other implications		None

## **Supporting Information**

### **Appendices:**

Exempt Appendix A – Details of capital expenditure to 31<sup>st</sup> August 2022

Appendix B – S106 Summary WDBC as at 31<sup>st</sup> August 2022

### **Background Papers:**

None

<b>Process checklist</b>	<b>Completed</b>
Portfolio Holder briefed	<b>Yes</b>
SLT Rep briefed	<b>Yes</b>
Relevant Heads of Practice sign off (draft)	<b>Yes</b>
Data protection issues considered	<b>Yes</b>
Accessibility checked	<b>Yes</b>