

EAST RENFREWSHIRE COUNCIL9 March 2016Report by Head of Accountancy (Chief Financial Officer)GENERAL FUND CAPITAL PLAN 2016/17 TO 2023/24**PURPOSE OF REPORT**

1. The purpose of this report is to present for consideration the General Fund Capital Plan covering the 8 years from 2016/17 to 2023/24.

RECOMMENDATIONS

2. The Council is invited to approve the programme for 2016/17 and authorise officers to progress the projects contained therein.

RESOURCES

3. Details of the available resources are provided in Appendix B.

4. Capital resources available to support investment remain constrained for future years. This is largely due to a drop-off in the value and delayed timing of potential capital receipts. Over the period of the Plan total capital receipts of £6.950 million are estimated. Disposals will only be progressed provided they demonstrate best value.

5. Given overall restrictions on capital resources within the Scottish Block, the Scottish Government rephased capital grants to local authorities from 2016/17 onwards. On an all Scotland basis, £150 million of capital grant was deferred from 2016/17 and will be added back between 2017 and 2020. The result of this rephasing is that East Renfrewshire Council's capital grant for 2016/17 reflects a one-off decrease of £1.265 million.

6. The Plan assumes unsupported borrowing of £16.8 million in 2016/17, £4.7 million in 2017/18 and £3.5 million in 2018/19. In addition, the planned borrowing of £37.8 million over the next 4 years in relation to the City Deal project is anticipated to attract Government support in future years. The cost of all elements of the planned borrowing has been factored into the Council's revenue budget plans.

7. The Council continues to have active discussions with developers over contributions receivable in relation to housing developments. The timescale and amount of such receipts are often difficult to evaluate fully until each scheme progresses, however estimates of contributions have been reflected within the proposed Plan. These will be firmed up as developments progress.

8. Recognising the restrictions on the Council's capital investment capacity from the constraints on resources referred to in the preceding paragraphs, the Council has actively taken steps to build up its Capital Reserve to ensure that investment levels are maintained. Through early application of revenue efficiency savings in recent years resulting in year-end underspends in closing the financial accounts, the Council has also been able to supplement

the Capital Reserve. Similarly, an underspend is forecast in the current financial year through efficiency savings applied and it is anticipated that in closing this year's financial accounts a further contribution of £0.850 million will be made to the Capital Reserve in addition to the planned contribution of £1.010 million. No further contribution has been planned for 2016/17.

EXPENDITURE PLAN

9. The detailed programme for 2016/17 and the outline plan for the subsequent 7 years is set out in Appendix A. Significant capital investment planned for the 8 year period includes the following (with total project costs quoted below including the current or previous financial years' spend where appropriate to assist in clarifying the total investment on a particular project):

HSCP

- £6.5 million as the Council's contribution towards the funding of a new Eastwood Health and Care Centre.
- £4.9 million spend in the Auchenback Family Centre and Community Hub, in partnership with the Education service, representing a key investment on early years preventative measures.

Education

- Working in partnership with the Scottish Futures Trust, commencement of construction of a new Barrhead High School and associated facilities totalling £29.7 million. The cost to the Council of this project is estimated at £7.9 million with the major school works costs being met from Scottish Government funding.
- Recognising pressures from housing developments, the Plan includes provision for schools investment in the Mearns area as follows:
 - Linked site investment to create a faith campus encompassing a new denominational primary school and nursery, together with the relocation of Calderwood Lodge Primary School at a total cost of £18.2 million.
 - A new non-denominational primary school and nursery at a cost of £14.7 million. This will be part funded by developer contributions.
- Investment of £7.8 million in improvements to Crookfur Primary, including nursery provision.
- Investment of £1.9 million to upgrade Barrhead Foundry pool and gym.

Environment

- Investment of £44 million in local infrastructure projects including improved road links from Barrhead to the M77, a new railway halt for Barrhead south, country park developments and local business start up and expansion units. This project will attract City Deal funding of £38 million in future years.

Environment (cont.)

- Capital investment in Roads projects totalling £10.9 million over the 8 year period.
- Investment in kerbside collection provision of £1.4 million to improve recycling and eliminate bags.

Corporate

- A provision of £7.1 million for ICT infrastructure projects over the 8 year period to support necessary corporate improvements.
- A provision of £1.05 million to establish wireless local area networks in schools and other Council premises.
- A provision of £9.2 million over the period of the Plan for improvements necessary to Council property.

CONCLUSIONS

10. The shortfall for 2016/17 represents approximately 0.4% of available resources and is within manageable limits.

11. The expenditure plan for subsequent years will continue to be subject to review in light of progress on capital receipts and the levels of funding provided by the Scottish Government.

RECOMMENDATIONS

12. The Council is invited to approve the programme for 2016/17 and authorise officers to progress the projects contained therein.

Further information is available from:

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KEY WORDS

General Fund Capital Plan 2016/17 to 2023/24, capital receipts, Capital Reserve.

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8 YR GENERAL FUND CAPITAL PLAN 2016/2017 - 2023/2024

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
A. HSCP	4,791	4,791	0	0	0	0	0	0	0
B. EDUCATION	49,670	25,771	5,969	13,191	2,462	777	500	500	500
C. CULTURE & LEISURE TRUST	9,025	693	1,770	3,072	3,410	20	20	20	20
D. ENVIRONMENT - REGENERATION	2,804	1,054	250	250	250	250	250	250	250
- CITY DEAL	43,174	5,579	13,542	17,876	6,177	0	0	0	0
- ROADS	10,942	1,816	1,326	1,300	1,300	1,300	1,300	1,300	1,300
- OTHER	3,646	2,049	719	467	151	60	60	60	80
E. CORPORATE & COMMUNITY SERVICES	525	525	0	0	0	0	0	0	0
F. COUNCIL WIDE - ICT	7,838	2,796	1,402	640	600	600	600	600	600
- PROPERTY	9,230	1,503	1,505	1,240	1,142	960	960	960	960
G. PURCHASE OF ASSETS - ICT	3,928	539	843	212	370	539	804	251	370
- VEHICLES & EQUIPMENT	9,750	1,309	692	1,297	1,716	1,705	1,042	692	1,297
TOTAL	155,323	48,425	28,018	39,545	17,578	6,211	5,536	4,633	5,377
RESOURCES	158,650	48,239	27,462	31,736	16,226	11,847	8,139	7,171	7,830
SHORTFALL/(SURPLUS)	(3,327)	186	556	7,809	1,352	(5,636)	(2,603)	(2,538)	(2,453)

8 YR GENERAL FUND CAPITAL PLAN 2016/2017 - 2023/2024

A. HSCP

		£'000							
Project	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
EASTWOOD HEALTH AND CARE CENTRE	250	250							
AUCHENBACK FAMILY CENTRE & COMMUNITY HUB (JOINT WITH EDUCATION)	4,541	4,541							
TOTAL	4,791	4,791	0	0	0	0	0	0	0

8 YR GENERAL FUND CAPITAL PLAN 2016/2017 - 2023/2024

B. EDUCATION MAJOR MAINTENANCE

		£'000							
Project	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
CAROLSIDE PS	WINDOW RENEWAL	90	90						
WOODFARM HS	WINDOW RENEWAL	80	80						
ISOBEL MAIR SCHOOL	ROOF IMPROVEMENTS	80	80						
ST CADOC'S PS	WINDOW RENEWAL	100	100						
GIFFNOCK PS	ROOF IMPROVEMENTS	50	50						
PROVISIONAL SUMS		3,600	100	500	500	500	500	500	500
TOTAL		4,000	500	500	500	500	500	500	500

8 YR GENERAL FUND CAPITAL PLAN 2016/2017 - 2023/2024

B. EDUCATION : OTHER PROJECTS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
BARRHEAD HS - NEW BUILD	4,124	4,124							
CROOKFUR PS & NURSERY - CONDITION IMPROVEMENTS	7,420	7,420							
SECURITY (CCTV) EXPANSION	40	40							
NEW DENOMINATIONAL PRIMARY SCHOOL FOR MEARN'S AREA (2 STREAM PRIMARY WITH 60:60 PLACE NURSERY)	13,832	9,420	4,220	192					
RELOCATION OF CALDERWOOD LODGE PS	3,220	2,790	380	50					
NEW NON-DENOMINATIONAL PS FOR NEWTON MEARN'S (2 STREAM + 60:60 NURSERY)	13,853		743	11,283	1,566	261			
PRE-FIVE INCREASE - NON DENOMINATIONAL PRIMARY WITH NURSERY CLASS (MAIDENHALL)	840		45	684	95	16			
CHILDREN & YOUNG PEOPLE PROVISION AND EARLY LEARNING & CHILDCARE FOR BUBY/CLARKSTON	1,081	1,081							
EARLY LEARNING & CHILDCARE FOR 2 YEAR OLDS - FURTHER IMPROVEMENTS BARRHEAD AREA	36	36							
EARLY LEARNING & CHILDCARE FOR 2 YEAR OLDS - MADRAS PS	51	51							
ST CADOC'S PS REMODELLING TO PROVIDE PRE-FIVE PROVISION FOR 3 & 4 YEARS OLDS	505			337	168				
ST NINIAN'S HS RUGBY PITCH	130	130							
KIRKHILL PS REWIRE	491	132	81	145	133				

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B. EDUCATION : OTHER PROJECTS

		£'000							
Project	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
WOODARM HS DDA	47	47							
TOTAL	45,670	25,271	5,469	12,691	1,962	277	0	0	0
OVERALL EDUCATION TOTAL	49,670	25,771	5,969	13,191	2,462	777	500	500	500

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C. CULTURE & LEISURE TRUST

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
PEOPLE'S NETWORK	160	20	20	20	20	20	20	20	20
BARRHEAD SPORTS CENTRE FILTRATION SYSTEM	244		244						
EASTWOOD PARK LEISURE - REFURBISHMENT	6,000			3,000	3,000				
NEILSTON LEISURE CENTRE IMPROVEMENTS PHASE 2	340				340				
CULTURE & SPORT SELF-SERVICE KIOSK HARDWARE REFRESH	110	20	20	20	50				
CLARKSTON HALL IMPROVED ACCESS VIA REPLACEMENT LIFT	55	55							
BARRHEAD FOUNDRY POOL & OTHER WORKS	1,666	148	1,486	32					
NEILSTON POOL LIGHTING REDESIGN	45	45							
BUDGET GYM - NEILSTON LEISURE CENTRE	197	197							
SPIN STUDIO DEVELOPMENTS	84	84							
GIFFNOCK LIBRARY ROOF RENEWAL	124	124							
TOTAL	9,025	693	1,770	3,072	3,410	20	20	20	20

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D. ENVIRONMENT DEPARTMENT : REGENERATION

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
THORNIEBANK PUBLIC REALM/TOWN CENTRE RESILIENCE	200	200							
COUNTRY PARK - TOURISM INFRASTRUCTURE AND ECONOMIC ACTIVITY PROJECTS	147	147							
NEILSTON PUBLIC REALM	30	30							
OTHER PUBLIC REALM	20	20							
CARLIBAR PARK IMPROVEMENTS (FUNDED BY DEVELOPERS CONTRIBUTIONS)	310	310							
PUBLIC REALM AT FOUNDRY (FUNDED BY DEVELOPERS CONTRIBUTIONS)	347	347							
REGENERATION PROJECTS (TO BE IDENTIFIED)	1,750		250	250	250	250	250	250	250
TOTAL	2,804	1,054	250	250	250	250	250	250	250

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D. ENVIRONMENT DEPARTMENT : CITY DEAL

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
NEW LINK ROAD FROM JUNCTION 5 TO BARRHEAD	21,943	1,115	6,799	7,872	6,157				
EMPLOYMENT SUPPORT LINKED TO BARRHEAD FOUNDRY	1,462	165	750	547					
GLASGOW ROAD CORRIDOR JOB CREATION	75	75							
NEW RAILWAY STATION - BARRHEAD SOUTH	11,504	1,237	3,190	7,057	20				
COUNTRY PARK VISITOR CENTRE & INFRASTRUCTURE	4,935	785	1,750	2,400					
EASTWOOD BUSINESS INCUBATOR AND INNOVATION CENTRE	3,255	2,202	1,053						
TOTAL	43,174	5,579	13,542	17,876	6,177	0	0	0	0

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D. ENVIRONMENT DEPARTMENT : ROADS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
LIGHTING 5TH CORE CABLE	640	80	80	80	80	80	80	80	80
LIGHTING EQUIPMENT REPLACEMENT	640	80	80	80	80	80	80	80	80
BRIDGES REFURBISHMENT	224	28	28	28	28	28	28	28	28
BRIDGES POINTING WORK	200	25	25	25	25	25	25	25	25
PRINCIPAL INSPECTIONS GROUP 1-6	168	21	21	21	21	21	21	21	21
TRAFFIC CALMING STUDIES	200	25	25	25	25	25	25	25	25
ROAD SAFETY MEASURES/EQUIPMENT AT SCHOOLS	160	20	20	20	20	20	20	20	20
SAFE ROUTES TO SCHOOL	160	20	20	20	20	20	20	20	20
GSO	72	72							
CAR PARK REFURBISHMENT (INCL. LINES)	40	20						20	
B771 PAISLEY ROAD RECONSTRUCTION	182					182			
A736 KELBURN STREET/LOCHLIBO ROAD RECONSTRUCTION	457	225	232						
AURS ROAD RE-ALIGNMENT	239	239							

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D. ENVIRONMENT DEPARTMENT : ROADS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
AURS ROAD BRIDGE REPLACEMENT	100	100							
A77 FENWICK ROAD RECONSTRUCTION	345	150	195						
A77 AYR ROAD RECONSTRUCTION	595	150	247	198					
PEDESTRIAN CROSSINGS	50	25						25	
GLEN STREET BARRHEAD BRIDGE REPLACEMENT	210	210							
B767 CLARKSTON ROAD RECONSTRUCTION	628	140	187	151	150				
B769 STEWARTON RD (RURAL) RECONSTRUCTION	641			201	110	110	110	110	
B767 EAGLESHAM ROAD RECONSTRUCTION	551		140	301	110				
B769 THORNLIBANK/SPIERSBRIDGE RECONSTRUCTION	490			150	200	140			
C2 KINGSTON ROAD RECONSTRUCTION	580				150	140	110	180	
C8 DAVIELAND ROAD RECONSTRUCTION	281				281				
A736 MAIN STREET/LEVERN ROAD BARRHEAD	555					209	190	156	
B759 CARMUNNOCK ROAD	330					110	110	110	

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D. ENVIRONMENT DEPARTMENT : ROADS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
C1 MEARNS ROAD	490					110	230	150	
B755 GLENIFFER ROAD	281						141	140	
B776 ROWBANK ROAD	220						110	110	
CYCLING WALKING SAFER STREETS	127	101	26						
ROADS ONLINE COSTING SYSTEM	85	85							
PROVISIONAL SUM	1,001								1,001
TOTAL	10,942	1,816	1,326	1,300	1,300	1,300	1,300	1,300	1,300

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D. ENVIRONMENT DEPARTMENT : OTHER PROJECTS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
ENVIRONMENTAL TASK FORCE	160	20	20	20	20	20	20	20	20
TOWN CENTRE ACTION	160	20	20	20	20	20	20	20	20
COUNTRY PARK	30	30							
PARKS INFRASTRUCTURE	160	20	20	20	20	20	20	20	20
HERITAGE LOTTERY FUNDING BID FOR ROUKEN GLEN PARK	156	156							
BRAIDBAR QUARRIES	20								20
PARKS - REPLACEMENT OF PLAYGROUND EQUIPMENT	60	30	30						
PARKS - IMPROVEMENT TO PATHS NETWORK	100	50	50						
LED LIGHTING UNITS	80	50	30						
UPGRADE OF 7'S PAVILION AT COWAN PARK	111		111						
COWAN PARK	316			316					
EAGLESHAM PLAYING FIELDS DRAINAGE WORKS	50		50						
MEARNS HISTORIC KIRKYARD PROTECTIVE WORKS	48		48						
INFRASTRUCTURE TO ENABLE CHARGING FOR OFF STREET PARKING (CAR PARKS)	453	155	116	91	91				

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D. ENVIRONMENT DEPARTMENT : OTHER PROJECTS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
KERBSIDE COLLECTION SERVICE IMPROVEMENT	1,350	1,350							
THORNIEBANK DEPOT ACCESS CONTROL	31	31							
THORNIEBANK DEPOT MECHANICAL EXTRACTION	141	137	4						
WOODFARM 11-A-SIDE 3G PITCH	220		220						
TOTAL	3,646	2,049	719	467	151	60	60	60	80

OVERALL ENVIRONMENT TOTAL	60,566	10,498	15,837	19,893	7,878	1,610	1,610	1,610	1,630
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E. CORPORATE & COMMUNITY SERVICES

		£'000							
Project	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
CCTV INFRASTRUCTURE REFRESH	525	525							
TOTAL	525	525	0	0	0	0	0	0	0

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F. COUNCIL WIDE - ICT

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
ICT INFRASTRUCTURE	4,300	800	500	500	500	500	500	500	500
CORPORATE INFORMATION SECURITY	200	100	100						
AGILE WORKING SOLUTION (HSCP)	362	354	8						
WIRELESS LOCAL AREA NETWORK 2015	700	350	350						
INCOME MANAGEMENT E-STORE	105	105							
MYACCOUNT SIGNING IN TO ON-LINE SERVICES	120	80	40						
GLADSTONE & ONLINE BOOKINGS	48	48							
EDUCATION NETWORK	800	100	100	100	100	100	100	100	100
CORPORATE GIS	200	200							
AGILE (REST OF COUNCIL)	260	182	78						
ELECTRONIC DOCUMENT RECORDS MANAGEMENT (REST OF COUNCIL)	353	167	186						
ICON UPGRADE/ESTORE	50	50							
ENTERPRISE PUBLIC ACCESS WIFI (incl BYOD)	100	100							
GIRFEC	100	100							
LICENSING AND CONSULTANCY SERVICES - INFORMATION AS AN ASSET	140	60	40	40					

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F. COUNCIL WIDE - ICT

		£'000							
Project	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
TOTAL	7,838	2,796	1,402	640	600	600	600	600	600

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F. COUNCIL WIDE - PROPERTY

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
RETENTIONS - ALL SERVICES	400	50	50	50	50	50	50	50	50
PROPERTY MAINTENANCE (SEE ANNEX 1)	7,838	1,193	1,085	1,010	910	910	910	910	910
VACANT (SURPLUS) PROPERTY DEMOLITION	280	70	70	70	70				
CAPELRIG HOUSE REMEDIAL WORKS	50	50							
CARBON AND ENERGY MANAGEMENT	140	140							
EASTWOOD PARK CAMPUS IMP	522		300	110	112				
TOTAL	9,230	1,503	1,505	1,240	1,142	960	960	960	960

COUNCIL WIDE TOTAL	17,068	4,299	2,907	1,880	1,742	1,560	1,560	1,560	1,560
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G. PURCHASE OF ASSETS

			£'000								
Project			Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
EDUCATION	COMPUTER EQUIPMENT	(4 YEARS)	3,710	469	804	212	370	469	804	212	370
ENVIRONMENT	GPRS SYSTEM	(4 YEARS)	140	70				70			
CORPORATE & COMMUNITY SERV.	DEBT RECOVERY SYSTEM	(5 YEARS)	78		39					39	
ICT TOTAL			3,928	539	843	212	370	539	804	251	370
2. VEHICLES & EQUIPMENT											
EDUCATION	GYM EQUIPMENT	(5 YEARS)	277				277				
EDUCATION	THEATRE EQUIPMENT	(5 YEARS)	108	54					54		
CHCP	VEHICLES	(5 YEARS)	438					438			
EDUCATION	VEHICLES	(5 YEARS)	660			281	98				281
ENVIRONMENT	VEHICLES	(5 YEARS)	8,267	1,255	692	1,016	1,341	1,267	988	692	1,016
VEHICLES & EQUIPMENT TOTAL			9,750	1,309	692	1,297	1,716	1,705	1,042	692	1,297
PURCHASE OF ASSETS TOTAL			13,678	1,848	1,535	1,509	2,086	2,244	1,846	943	1,667

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PROPERTY MAINTENANCE ANALYSIS

Project	£'000								
	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
1. CORPORATE									
DISCRIMINATION ACT	100	100							
EASTWOOD HQ LIGHTING IMPROVEMENTS	48	48							
FIRE RISK ASSESSMENTS ADAPTATIONS	1,180	130	150	150	150	150	150	150	150
STRUCTURAL SURVEYS & IMPROVEMENTS	320	40	40	40	40	40	40	40	40
SPEND TO SAVE (CEEF)	600	75	75	75	75	75	75	75	75
COMMUNITY FACILITY IMPROVEMENTS	280	80	100	100					
THORNIEBANK DEPOT - ROOF IMPROVEMENTS	240	120	120						
PROVISIONAL SUM	5,070	600	600	645	645	645	645	645	645
CORPORATE TOTAL	7,838	1,193	1,085	1,010	910	910	910	910	910
2. DEPARTMENT SPECIFIC									
SCHOOLS MAJOR MAINTENANCE	4,000	500	500	500	500	500	500	500	500
PROPERTY MAINTENANCE TOTAL	11,838	1,693	1,585	1,510	1,410	1,410	1,410	1,410	1,410

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	TOTAL	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
GRANTS									
GENERAL CAPITAL GRANT	51,065	5,798	7,755	6,418	6,351	6,284	6,218	6,153	6,088
CITY DEAL	5,380	1,680	1,300	1,200	1,200				
INSPIRING LEARNING PLACES FUND	300	300							
EARLY YEARS CHANGE FUND	93	93							
HERITAGE LOTTERY FUNDING	104	104							
CENTRAL ENERGY EFFICIENCY FUND	600	75	75	75	75	75	75	75	75
CYCLING WALKING SAFER STREETS	127	101	26						
TOTAL GRANTS	57,669	8,151	9,156	7,693	7,626	6,359	6,293	6,228	6,163
DEVELOPERS CONTRIBUTIONS	7,311	1,368	654	1,483	1,462	2,344			
CAPITAL RECEIPTS	6,950	2,775	675	2,225	175	1,000	100		
UTILISATION OF CAPITAL RESERVE	14,600	14,750		150	(100)	(100)	(100)		
REPAIRS & RENEWALS FUND	448	448							
BORROWING - ASSETS	13,678	1,848	1,535	1,509	2,086	2,244	1,846	943	1,667
BORROWING - CITY DEAL	37,794	3,899	12,242	16,676	4,977				
BORROWING - GENERAL	20,200	15,000	3,200	2,000					
	158,650	48,239	27,462	31,736	16,226	11,847	8,139	7,171	7,830