



Cabinet

26 January 2022

Item

Report of	Chief Operating Officer	Author	Paul Cook ☎ 505861 Lily Malone ☎ 03300 538 070
Title	Resetting the Capital Programme and the Capital Strategy		
Wards affected	All		

1 Executive Summary

1.1 The report resets the Capital Programme 2022/23 to 2025/26.

1.2 The report also sets out the Council's Capital Strategy.

2 Recommended Decision

2.1 To recommend to Budget Council the Capital Strategy set out in Appendix A of this report

2.2 To recommend to Budget Council the reset capital programme 2022/23 to 2025/26 as set out in Appendices B and C of this report subject to recommendations 2.3 and 2.4 below.

2.3 Approval of the Town Deal schemes in the Reset Capital Programme is conditional on project business cases being approved by Cabinet, and the Department for Levelling Up, Housing and Communities.

2.4 Further advances to Council companies be reviewed in the light of the Department for Levelling Up, Housing and Communities consultation on minimum revenue provision as set out in Section 6 of this report.

3 Reason for Recommended Decision

3.1 To take forward continuing investment in Colchester, in the interests of regeneration and the health, social and economic wellbeing of residents and how they are housed, local businesses and the local economy and the attractiveness of Colchester as a destination.

4 Alternative Options

4.1 A reduced Capital Programme would reduce the benefits investments will provide in the health and wellbeing of our town, impacting regeneration, the quality of services, the accessibility of housing and the state of the public realm, regeneration and economic recovery.

5 **Background Information**

5.1 The Capital Programme is the Council's long-term investment in land, buildings and other infrastructure.

5.2 The new projects include several components

- The Housing Investment Programme for the ringfenced Housing Revenue Account. At around £40m a year for the next few years, this includes a much needed increase to our housing stock at social rent levels through acquisitions and building new properties, as well as major repairs and improvements to our existing stock.
- Investment to secure the long term development of Colchester and economic recovery
- Taking forward the Town deal with up to £18.2m of government funding leveraging in up to £75m of additional external investment. The £18.2m is split over the revenue and capital programme, with a maximum of 10% being committed to revenue.
- Improving Council services and fulfilling the Carbon Commitment.

5.3 All allocations are subject to detailed project evaluation and assessment in accordance with the Capital Strategy. The capital programme allocations allow projects to proceed subject to the normal internal controls.

5.4 Inflation may impact on the cost of the Capital Programme and the following are relevant factors:

- Some projects are cash limited grants (Town Fund, Disabled Facilities Grants) and the overall value available is not affected by inflation.
- Tenders or contracts have already been confirmed for some schemes
- Lending to the Amphora companies are preset facilities. Inflation impacts on the companies' schemes will need to be addressed by Amphora
- The inflation position on schemes will be updated as part of capital monitoring

6 **Changes to the Capital Framework: Minimum Revenue Provision**

6.1 On 30 November 2021 the Department for Levelling Up, Housing and Communities published a consultation paper Changes to the Capital Framework: Minimum Revenue Provision. The consultation closes 8 February 2022.

6.2 If put into force from 2023/24 as planned, the proposals may require the Council to make minimum revenue provision on loans to Amphora companies. Under current accounting policy the Council does not make such provision. This could result in considerable additional costs to the Medium Term Financial Forecast.

6.3 These changes are in addition to existing accounting requirements for advances to the companies. These include the need to demonstrate a corresponding asset value in the investment. If asset value cannot be demonstrated, it is necessary to make minimum revenue provision or write down the investment to an appropriate level.

- 6.4 It is not clear that the purpose of the consultation is to prevent investment in local authority housing companies, particularly where there is clear 'public good' beyond the commercial case as with Colchester Amphora Trading Limited (CAHL) committing to at least 30% affordable housing on its schemes. If loans to housing companies are in due course exempted from the new requirements, then the planned programme of advances to Amphora Housing will be able to proceed. If loans to housing companies remain in scope, the planned advances in the capital programme could become unaffordable to the Council.
- 6.5 The implications of the consultation should be reviewed further before new projects are commenced in the companies that rely on borrowing from the Council or where a significant level of advance to the companies would be outstanding as at 31 March 2023.
- 6.6 Cabinet resolved 13 October 2021 that additional resources for the Heat Network Project be allocated subject to the Deputy Leader and Portfolio Holder for Finance and the Head of Finance being satisfied as to the commercial proposition. Further lending to Amphora Energy would be subject to the consultation proposals.
- 6.7 The potential revenue implications of the consultation proposals are set out in the table below. The table assumes that minimum revenue provision is calculated from 2023/24 onwards as the value of the facility spread over the period the facility remains available. Alternatively a longer 25 year period might be acceptable provided this is prudent provision. A further alternative might be provision over the lifetime of the assets financed by the company from the advance. Repayment of the facility would constitute a capital receipt that could be used to finance future capital expenditure. These are provisional figures subject to finalisation of the consultation proposals and existing accounting requirements set out in Section 6.3 above, including the security of the loan.

Facility	Total facility £m	Remaining availability period from April 2023 Years	Annual MRP if spread over life of facility £m	Annual MRP if spread over 25 years £m
Amphora Energy	2.520	6	0.420	0.420*
Amphora Homes	28.800	6	4.800	1.152
Totals	31.320		5.220	1.572

*25 year MRP does not apply to the Amphora Energy facility

- 6.8 The Council has already committed to make revenue provision on advances to Amphora Energy following 2019/20 external audit findings.

7 Town Deal

- 7.1 The £16.5m capital split of the £18.2m Town Deal grant funding has been included in this report. The Town Deal schemes are subject to a business case process which will happen sequentially. All figures are indicative and will be updated in future reports. There is no additional general fund contribution included for the Town Deal schemes. This funding is from the Department for Levelling Up, Housing and Communities that is overseen by the We Are Colchester Town Deal Board. A report on these schemes will be presented in March to Cabinet.

8 The UK Infrastructure Bank

- 8.1 The UK infrastructure bank is expected – subject to legislation – to come into full operation during 2022-23. It will offer financing to local and mayoral authorities across the UK, for

high-value and complex economic infrastructure projects. It will also lend to the private sector. It is expected lending rates will be slightly lower than offered by the Public Works Loan Board. Borrowers will need to satisfy the Bank with appraisals and business cases in order to secure facilities. This development will be monitored to understand potential CBC eligibility for support from the new bank. However it is expected that the Bank will operate a de minimis level of £25m.

9 Overview

- 9.1 Capital investment is determined by the Council's Capital Strategy set out in Appendix A.
- 9.2 Summaries of the new schemes are set out in section 13 of the report. Appendix B sets out the revised capital programme in its totality.

10 MTFF Consultation

- 10.1 The cost of funding the recommended programme is provided for in the MTFF.
- 10.2 The budget strategy and timetable has ensured that information is available for scrutiny and input from all Members.
- 10.3 Budget workshops were held on 20 September 2021; 22 November 2021; and 17 January 2022 so that all Members have had the opportunity to get a better understanding of the budget challenge and share their ideas and concerns.
- 10.4 The Shadow Portfolio Holder has been briefed and the Leader of the Opposition is able at any stage of the budget process to meet with officers to assist with consideration of any alternative budget proposals.
- 10.5 The normal statutory consultation with business ratepayers and parish councils will take place.

11 Risk Management Implications

- 11.1 Modelling has been undertaken with service managers to assess the potential range of impacts before adopting the assumptions described within the report.
- 11.2 Capital and construction projects have been affected by Covid-19, with delays and additional costs arising, with our contractors and their supply chain. The impact of inflation on project costs is being carefully monitored.
- 11.3 Projects are monitored using Power Bi which is an interactive piece of software, part of the corporate suite of MS SharePoint functionality. Power Bi graphically depicts progress against Delivery, Time and Cost and must be measured against the Project Initiation Document (PID).
- 11.4 **RAG (Red/Amber/Green) Status.** Project Progress Reports and Risk Registers use the RAG status as a visual clue to performance. Its purpose is to demonstrate progress and make it clear when escalation is required. This is in accordance with Agile project management methodology which is the corporate approach used for delivering projects.

12 Strategic Priorities and Recovery

- 12.1 The Capital Programme will deliver the Council's strategic priorities as set out in the Strategic Plan 2020-23 and aid recovery in Colchester.

13 Financial implications

- 13.1 As set out in the report.

14 Environmental and Climate Change Implications

- 14.1 All budget measures are assessed for their likely environmental impact, reflecting the Council's commitment to be 'carbon neutral' by 2030. Environment and Climate Change is an essential cross-cutting theme in the Council's recovery planning, a core theme of the new Strategic Plan and a clear category of investment through the capital programme.

15 Equality and Diversity Implications

- 15.1 Consideration will be given to equality and diversity issues in respect of budget changes proposed as part of the budget process. This will be done in line with agreed policies and procedures including production of Equality Impact Assessments where appropriate.

16 Other Standard References

- 16.1 There are no direct Publicity, Human Rights, Community Safety or Health and Safety implications as a result of this report.

Appendix A – Capital Strategy and Capital Programme

1. The Chartered Institute of Public Finance and Accountancy Prudential Code requires local authorities to produce a Capital Strategy. This is in line with the Ministry of Housing, Communities and Local Government's 2018 statutory guidance on local government investments, particularly about non-financial investments.
2. In contrast to revenue expenditure which is spending on the day to day running costs of services such as employee costs and supplies and services, capital investment seeks to provide long-term solutions to Council priorities and operational requirements that yield benefits to the Council generally for a period of more than one year.
3. The five aims of the Capital Strategy are:
 - a. To take a long-term perspective on capital investment and to reflect the Council's wider place-making and growth agenda.
 - b. To ensure investment is prudent, affordable, and sustainable over the long term.
 - c. To set out the arrangements and governance for capital investment decision-making.
 - d. To make the most effective and appropriate use of funds available - including revenue, capital receipts and housing right-to-buy receipts – to deliver the Council's strategic aims.
 - e. To establish a clear methodology to prioritise capital proposals.
4. The Council has set out its Strategic Priorities in the Strategic Plan 2020 – 2023.
5. Colchester Commercial Holdings Ltd is the holding company for three separate subsidiaries, with related but distinct products, services, markets and opportunities. These companies make a high-quality commercial offer which maintains the strong public sector ethos of its shareholder.
 - a. Colchester Amphora Trading delivers high quality products and services to public and private sector clients in the Property, Leisure and Health Care industries.
 - b. Colchester Amphora Energy designs and implements low carbon energy systems and provides energy services in Colchester.
 - c. Colchester Amphora Homes delivers high quality affordable and private sale homes in Colchester and the surrounding area.
6. Future loans from the Council to Amphora companies are now under review. On 30 November 2021 the Department for Levelling Up, Housing and Communities published a consultation paper *Changes to the Capital Framework: Minimum Revenue Provision*. If put into force from 2023/24 the proposals would require the Council to make minimum revenue provision on any loans, resulting in considerable additional costs to the Medium Term Financial Forecast. This would potentially make the current business model unsustainable.
7. Colchester Borough Council's Asset Management Strategy will set out the vision for how we manage our assets over the next 5 years.

Principles for Capital Planning

8. The Council operates a clear and transparent approach to the prioritisation of all capital spending. This includes decisions to invest in the Colchester Commercial Holdings group of companies.
9. The Council's programme is being set against a background of uncertainty over economic prospects and local government funding. Affordability and financial sustainability are therefore paramount in making spending decisions. The Council will only invest in projects that are affordable and financially sustainable in the long term and where risk is at an appropriate level. The achievement of external funding for all or part of project cost will be a key consideration.
10. The Council manages its capital programme by a sequential gateway process. Only projects that fulfil gateway requirements at each stage will be eventually considered for funding in the Capital Programme.
11. Proposed schemes must – in addition to demonstrating affordability and financial sustainability - demonstrate a good fit to the Strategic Plan. A project will not proceed solely because it delivers a strategic plan requirement. It must first demonstrate affordability and financial sustainability to be considered for inclusion.

Investment Principles		
Category Title	Brief Description	Notes
Assets	Investment to improve and maintain Council assets and systems	The Council will improve and maintain the condition of core assets and systems to replace them or extend their life where appropriate. The Council will make provision for lifecycle investment to maintain infrastructure to a standard that effectively supports service delivery and helps avoid unexpected costs.
Invest to Save	Invest to save and to generate returns	The Council will invest in projects that: <ul style="list-style-type: none"> • reduce service costs • avoid costs (capital or revenue) that would otherwise arise • invest to generate a financial return on investment (ROI) within an acceptable period. • invest in or lend to Colchester Commercial Holdings Ltd to enable subsidiary companies to provide services that generate commensurate additional dividend income for the Council.
Town Deal	Delivering the Town Deal	The Council in partnership with other agencies is delivering the Town Deal for which it is the accountable body. The Town Deal is funded by Government Grant.
Regeneration	Investing for wider economic recovery, regeneration, and growth.	The Council will work with partners to invest in place-making opportunities to grow the Colchester economy, and help tackle socio-economic, health and environmental inequalities across Colchester
Carbon Reduction	Investing to reduce the Council's scope 1 and 2 Carbon emissions	The Council has declared a climate emergency and will ensure its investments help to deliver the Climate Emergency Action Plan commitment to net zero carbon emissions by 2030.

12. The Council owns investment properties in Colchester and the portfolio generates a revenue return. The scale of investment is proportionate, and the risk is at a manageable level. Investment properties are regularly periodically to market level under a rolling programme.
13. When making non-financial investments the Council considers the balance between security, liquidity and yield based on its risk appetite. It also considers the contribution of the non-financial investment to a range of outcomes including growth and income.
14. Colchester has not borrowed for outright investment purposes and will not do so.
15. The Council's Medium Term Financial Forecast includes dividend income from Colchester Commercial Holdings Limited and investment property income to achieve a balanced budget. These contributions are at a proportionate level. Funding Sources for Capital Investment.
16. The Council funds its Capital Programme from a range of sources, which are principally:
 - a. Capital receipts
 - b. Grants
 - c. Section 106 agreements
 - d. Reserves and revenue
 - e. Prudential borrowing
17. Housing Revenue Account Capital is entirely funded from the ring fenced Housing Revenue Account. It is a rolling 5-year outlook based on stock condition and planned projects. Key areas of housing investment include planned and cyclical works; mechanical and electrical and heating; accessible homes and repairs. The programme also includes development and special projects. The Housing Revenue Account capital programme is funded from:
 - a. Housing Revenue Account Self Financing (The Major Repairs Reserve)
 - b. Capital Receipts (Housing Revenue Account)
 - c. Revenue and Reserves (Housing Revenue Account)
 - d. Prudential Borrowing

Governance of the Capital Strategy

18. The resetting of the Capital Programme is agreed by full Council as part of the annual budget setting process. Approved allocations may be switched between schemes in accordance with the virement limits set out in the Council's Financial Regulations. All other changes to the Capital Programme during the financial year require a Cabinet approval.
19. Capital projects are overseen by the Programme Delivery Board (PDB), chaired by the Chief Operating Officer, This is supported by the Programme Delivery Group (PDG), chaired by the Assistant Director for Corporate and Improvement. PDB and PDG are convened monthly.
20. PDB is the governance body responsible for making service capital programme decisions and monitoring progress of all change initiatives.

Board responsibilities are to:

- a. Approve and prioritise initiatives.

- b. Schedule initiatives to make best use of finite resources.
- c. Monitor the progress of initiatives and resolve escalations.
- d. Ensure any conflicts between strategic initiatives and business as usual are addressed effectively.
- e. Promote collaborative working across the services.
- f. Review and resolve key strategic level risks and issues.

21. PDG is a Group Manager level function, responsible for reviewing progress of all change initiatives and escalating any capital and/or significant project risks to PDB. It will also provide a forum for the SMT to inform Group Managers of any new or ongoing strategic issues and/or key decisions within the organisation.

Group responsibilities are to:

- a. Review the progress of initiatives and where possible resolve issues prior to escalation to PDB.
- b. Promote collaborative working across the services.

22. **Managing, Monitoring and Reporting.** Project monitoring and control is about measuring progress, taking corrective action, and keeping stakeholders informed. A project prioritisation principle is applied to all projects. Projects are prioritised from 1-4 (1 being the highest priority) using a prioritisation tool that covers the following criteria against the following description:

- a. Strategic impact - Alignment to the strategic plan and our services
- b. Reasons for the project - Driver for the project being required
- c. Risk Management - Relationship to the Strategic Risk Register
- d. Customers - Customers who will be impacted
- e. Technical - Technological / System requirement
- f. Climate Emergency - Consider Impact
- g. Return on Investment - Principle benefits from delivering the project

A range of conditions are offered which in turn produces a score against each criteria. The collective score produces a priority ranging from 1-4. The prioritisation tool is embedded in every Project Initiation Document (PID). A summary of each prioritisation score can be found at Annex F.

23. **Section 106 Infrastructure Funding Statement.** From December 2020, planning authorities are required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (CIL) Regulations. The purpose of an IFS is to give communities a better understanding of how developer contributions have been or are planned to be used to deliver infrastructure in their area.

Developer contributions in the Borough of Colchester include section 106 planning obligations and unilateral agreements secured as part of the planning application process.

Colchester Borough is responsible for delivery of affordable homes, community facilities, sport and recreation including public open space. This statement provides details of how funds have been spent in these service areas.

24. Financial monitoring reports on the capital programme are considered quarterly by Cabinet and monthly by the Programme Delivery Group and escalated by exception to the Programme Delivery Board.

25. Relevant requirements of the Capital Strategy are incorporated in the Council's financial regulations and standing orders.

Appendix B Capital Schemes

Previously Approved Schemes with revised costs

St Mark's Community Centre	
Create a vibrant new Community Centre in partnership with the Diocese.	
Category: Regeneration	
	£m
Project Cost	1.500
Additional Funding	0.300
Revised Project Cost	1.800
External Funding	0.000
CBC funding	1.800



Rowan House	
The refurbishment of Rowan House will enable portions of the building to be rented to other organisations.	
Category: Carbon Reduction	
	£m
Project Cost	1.855
Additional Funding	0.500
Revised Project Cost	2.355
External Funding	0.528
CBC funding	1.827




Shrub End Depot	
Improvements are being made to Shrub End Depot to meet legal operational requirements and accommodate the demand to the service as the Borough grows.	
Category: Assets	
	£m
Project Cost	1.056
Additional Funding	0.370
Revised Project Cost	1.426
External Funding	0.000
CBC funding	1.426



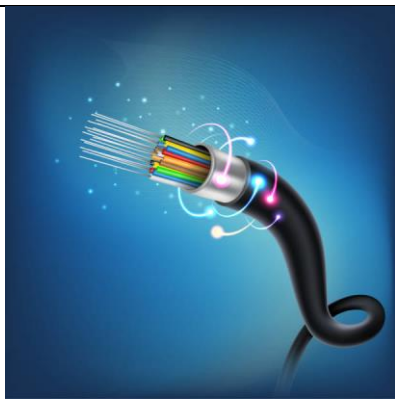
Stanway Community Centre	
Development of a new community facility on the Western Bypass in Stanway.	
Category: Regeneration	
	£m
Project Cost	1.892
Additional Funding	0.083
Revised Project Cost	1.975
External Funding	1.975
CBC funding	0.000




Colchester Northern Gateway – The Walk	
To promote sustainable travel by linking a main pedestrian walk and cycle way through Colchester Northern Gateway. Increased costs of £1.143m. These will be funded £299k Amphora Energy and £443k Amphora Housing. £400k of increased cost will be funded by the Council.	
Category: Regeneration	
	£m
Project Cost	3.471
Additional Funding	1.142
Revised Project Cost	4.613
External Funding	4.213
CBC funding	0.400




LFFN	
Ensure our Borough becomes stronger by supporting businesses to recover and address the inequality of access to broadband by installing a fibre network.	
Category: Regeneration	
	£m
Project Cost	3.437
Additional Funding	0.265
Revised Project Cost	3.702
External Funding	3.228
CBC funding	0.474




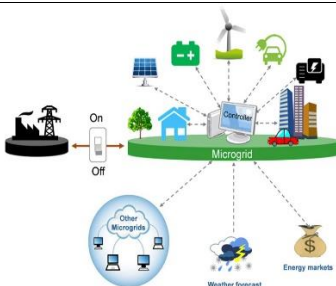
Heat Network	
Low carbon district heat system that provides renewable energy. This scheme is subject to approval by the Deputy Leader and Head of Finance. The model may prove unaffordable see section 6.6 above.	
Category: Regeneration	
	£m
Project Cost	6.500
Additional Funding	2.052
Revised Project Cost	8.552
External Funding	3.450
CBC funding	5.102




New Schemes added 2022/23 to 2025/26 reset

Land and Property Obligations		
See Confidential Appendix		
Category: Assets		
	£m	
Total Project Cost	5.000	
External Funding	TBC	
CBC funding	5.000	


Stanway Community Centre Toucan Crossing		
To promote sustainable travel by linking the crossing with community facilities to make Stanway Community Centre more accessible by foot or bike.		
Category: Regeneration		
	£m	
Total Project Cost	0.200	
External Funding	0.200	
CBC funding	0.000	

Grid Connection		
Future proofing for potential further development at Northern Gateway by providing a power connection. Subject to detailed business case.		
Category: Regeneration		
	£m	
Total Project Cost	1.000	
External Funding	0.000	
CBC funding	1.000	


Microgrid and Solar Farm		
Construct a solar park to support the Heat Network and future developments at Northern Gateway. £250k of feasibility funding needed in 2022/23 can be met from the existing capital programme allocation. Project subject to detailed business case.		
Category: Regeneration		
	£m	
Total Project Cost	5.700	
External Funding	0.000	
CBC funding	5.700	

Town Deal Schemes


Transforming Youth Provisions	
Building on existing youth provision, with a significant investment in facilities for young people. This will include the refurbishing and upgrading of the facilities in The Townhouse Youth Centre in West Stockwell Street.	
Category: Town Deal	
	£m
Total Project Cost	1.136
External Funding	1.136
CBC funding	0.000




Town Centre and Gateways Public Realm	
Investment in 4 public realm schemes at Balcerne Gate Phase 2, Holy Trinity Square, Essex County Hospital and Kerbless Streets (Sir Isaacs Walk) will enhance the accessibility and attractiveness of key town centre sites.	
Category: Town Deal	
	£m
Total Project Cost	2.772
External Funding	2.772
CBC funding	0.000



Town Centre and Gateways Historic Buildings	
Investment in the Grade 1 listed Holy Trinity Church will see it repaired, refurbished and adapted to become a new community hub operated by Community 360. The Towns Fund will also contribute towards the costs of restoring and repurposing the 'Jumbo' water tower.	
Category: Town Deal	
	£m
Total Project Cost	1.377
External Funding	1.377
CBC funding	0.000



Heart of Greenstead	
A major housing-led regeneration scheme at the centre of the estate, incorporating new active travel investment and the development of a new model neighbourhood which tackles the determinants of poor health. £2.3m awarded from the Estate Regeneration Fund, and potential £5m from Homes England. There is a HRA funding element which is reflected in HRA figures on Appendix C.	
Category: Town Deal	
	£m
Total Project Cost	34.583
External Funding	13.355
CBC funding	21.228



Digital Connectivity

Investment in 1) a new digital skills hub in the Wilson Marriage centre, 2) a new digital working hub within the new Grow-on scheme at 43 Queen Street, of which SELEP are a funding partner and have contributed £3.8m, and 3) a new 5G-based project augmenting tourism through virtual and augmented reality.

Category: Town Deal

	£m
Total Project Cost	7.119
External Funding	6.219
CBC funding	0.900



Physical Connectivity

Walking and Cycling links - Town Centre to Greenstead and University.

Category: Town Deal

	£m
Total Project Cost	2.739
External Funding	2.739
CBC funding	0.000



Appendix C Reset Capital Programme 2022-23

£m scheme cost including external funding	21/22	22/23	23/24	24/25	25/26
2021/22 Original Capital Programme	42.106	60.492	44.965	0.000	0.000
2021/22 HRA Original	40.292	40.821	37.282	27.071	0.000
2021/22 Total Programme	82.398	101.313	82.247	27.071	0.000
2021/22 Revised Programme	19.847	43.179	2.817	1.134	0.000
2021/22 HRA Revised	42.772	32.994	56.371	50.273	16.574
2021/22 Revised Programme	62.619	76.173	59.188	51.407	16.574
2022/23 new schemes					
St Marks Community Centre	0.000	0.020	0.280	0.000	0.000
Rowan House	0.000	0.000	0.500	0.000	0.000
Shrub End Depot	0.000	0.370	0.000	0.000	0.000
Stanway Community Centre	0.000	0.083	0.000	0.000	0.000
CNGS The Walk	0.000	0.400	0.000	0.000	0.000
LFFN	0.000	0.265	0.000	0.000	0.000
Heat Network	0.000	0.000	2.052	0.000	0.000
Land and Property Obligations- see confidential Appendix	0.000	0.000	5.000	0.000	0.000
Stanway Community Centre Toucan Crossing	0.000	0.200	0.000	0.000	0.000
Grid Connections	0.000	1.000	0.000	0.000	0.000
Microgrid and Solar Farm	0.000	0.000	5.700	0.000	0.000
Town Deal					
Transforming Youth Provisions	0.000	0.297	0.839	0.000	0.000
Town Centre and Gateways Public Realm	0.000	2.218	0.553	0.000	0.000
Town Centre and Gateways Historic Buildings	0.000	1.377	0.000	0.000	0.000
Heart of Greenstead	0.000	2.604	10.751	0.000	0.000
Digital Connectivity	0.000	2.442	0.000	0.000	0.000
Physical Connectivity	0.000	0.858	0.946	0.921	0.013
Total Additional GF schemes	0.000	12.134	26.621	0.921	0.013
Total Revised Capital Programme					
General Fund Programme	19.847	55.313	29.438	2.055	0.013
HRA Programme	42.772	32.994	56.371	50.273	16.574
Total Programme	62.619	88.307	85.809	52.328	16.587