

Public Document Pack



WOKINGHAM
BOROUGH COUNCIL

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To:- All Members

COUNCIL - THURSDAY, 16TH FEBRUARY, 2023

SUPPLEMENTARY PAPER

Agenda No Item

108.1 Housing Revenue Account Budget 2023/24 (Pages 3 - 4)

Recommendation 5 has been revised as detailed in this supplementary paper.

108.4 Medium Term Financial Plan 2023-2026 Including Revenue Budget Submission 2023/24 (Pages 5 - 18)

Please find attached a number of revised financial tables, these revisions **DO NOT** change any of the overall numbers, the changes are presentational only. The changes in these tables will be reflected throughout the medium term financial plan document where required.

Yours sincerely

Susan Parsonage
Chief Executive

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Housing Revenue Account Budget 2023/24

REVISED RECOMMENDATION 5), as detailed below in bold type:

That Council consider the recommendations of the Executive in respect of the Housing Revenue Account Budget for 2023/24. That Council approve:


- 1) The Housing Revenue Account budget for 2023/24 (Appendix A);
- 2) Council house dwelling rents be increased by up to 5.99% effective from 3rd April 2023 in line with the council's Rent Setting Policy that was approved by Executive on 27th October 2022.
- 3) Garage rents to be increased by 5.99% effective from April 2023;
- 4) Shared Equity Rents to be increased by 5.99% effective from April 2023;
- 5) Tenant Service Charges to be increased by 5.99% effective from April 2023;**
- 6) The Housing Major Repairs (capital) programme for 2023/24 as set out in Appendix B;
- 7) Sheltered room guest charges for 2023/24 remain unchanged at £9.50 per night per room.

(Note: the original recommendation 5 states: Tenant Service Charges to be increased by 3.99% effective from April 2023;)

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MTFP - Changes to classification of projects previously identified under the category of climate emergency

*** Please note, these revised financial tables do not change any of the overall numbers, the changes are just presentational only. The changes in these tables will be reflected throughout the medium term financial plan document where required ***

Project Name		Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total	Previous Classification under Climate Emergency	New Classification
			£,000	£,000	£,000	£,000		
Energy Reduction Projects		Energy efficiency projects at existing properties including, installing LED lighting, cavity wall & loft insulation, boiler controls, etc	1,750	1,750	1,750	5,250	Co2 Reduction	Internal Services - Service Improvements
Electric Vehicle Charge Points		Installation of electric vehicle charge points	1,200	1,200	1,200	3,600		Roads and Transport - Service Improvements
Waste Schemes - Recycling		Purchase of waste receptacles to enable the borough to enhance their waste / recycling	89	89	89	267		Environment - Improvement to Existing Facilities
Food Waste Collection		To provide food waste containers	20	20	20	60		
		Co2 Reduction Total	3,059	3,059	3,059	9,177		
Local Cycling and Walking Infrastructure Plans		Improvements for walking and cycling in borough	1,200	0	0	1,200	Alternative Transport	Roads and Transport - Alternative Transport
Greenways		A network of quiet commuting and leisure routes for pedestrians and cyclists	1,000	0	0	1,000		
Bus Stop Infrastructure Works to Support North Arborfield SDL Bus Strategy		Transport infrastructure enhancement	30	30	30	90		
Feasibility and first stage of new non highway crossing (new foot and cycle structures in borough)		New non highway crossing (new foot and cycle structures in borough)	0	0	1,500	1,500		
A327 Cycleway		Investment in cycle networks in the borough	0	0	350	350		
		Alternative Transport Total	2,230	30	1,880	4,140		

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CAPITAL PROGRAMME 2023/24 to 2025/26

The following table sets out by key area, the Councils Capital Programme for the next three years. The HRA Capital programme is also included under Housing, Local Economy and Regeneration, sub section Housing Delivery. Note - the budget allocations below exclude any carry forwards from the current year.

*** Please note, these revised financial tables do not change any of the overall numbers, the changes are just presentational only. The changes in these tables will be reflected throughout the medium term financial plan document where required ***

	2023/24 £,000	2024/25 £,000	2025/26 £,000	Total £,000
Housing, Local Economy and Regeneration Delivering sustainability, a strong, robust and successful economy that stimulates opportunities for all who work and live in	54,454	38,398	29,964	122,817
Children Services and Schools Dedicated in providing services and schools which ensure all children have the opportunity to achieve their goals potential	17,278	26,992	21,034	65,304
Roads and Transport Continuous investment in highways infrastructure to meet the needs of current and future users of the network	13,969	10,549	11,020	35,537
Adult Social Care An effective, high-quality care and support service to providing a better quality of life for residents	6,820	3,081	1,787	11,688
Internal Services Investment in Council assets and technology to continue to support all Council services and priorities	8,193	5,440	4,790	18,423
Environment Investment and enhancement of facilities across the borough benefiting communities and residents wellbeing	992	209	1,209	2,410
Total Capital Programme 2023/24 to 2025/26	101,706	84,669	69,804	256,179

CAPITAL PROGRAMME 2023/24 to 2025/26 BY SUB CATEGORY

The following table sets out in further detail by key area, the Councils Capital Programme for the next three years.

	2023/24 £,000	2024/25 £,000	2025/26 £,000	Total £,000
Housing, Local Economy and Regeneration				
Income Generation	26,500	0	0	26,500
Housing delivery	27,854	38,398	29,364	95,617
Service Improvements	100	0	100	200
Regeneration of towns	0	0	500	500
Housing, Local Economy and Regeneration Total	54,454	38,398	29,964	122,817
Children Services and Schools				
New facilities	15,671	25,385	19,427	60,483
Improvement to existing facilities	1,277	1,277	1,277	3,831
Service improvements	330	330	330	990
Children Services and Schools Total	17,278	26,992	21,034	65,304
Roads and Transport				
Service improvements	7,376	4,626	2,000	14,002
Improvement to existing facilities	3,345	3,827	3,345	10,517
Alternative transport	3,184	2,030	1,880	7,094
New roads	64	66	3,795	3,924
Roads and Transport Total	13,969	10,549	11,020	35,537
Adult Social Care				
New facilities	5,541	2,300	1,000	8,841
Service improvements	1,229	731	737	2,697
Improvement to existing facilities	50	50	50	150
Adult Social Care Total	6,820	3,081	1,787	11,688

CAPITAL PROGRAMME 2023/24 to 2025/26 BY SUB CATEGORY CONT..

	2022/23 £,000	2023/24 £,000	2024/25 £,000	Total £,000
Internal Services				
Service improvements	5,843	5,090	4,440	15,373
New facilities	2,000	0	0	2,000
Improvement to existing facilities	350	350	350	1,050
Internal Services Total	8,193	5,440	4,790	18,423
Environment				
Improvement to existing facilities	809	209	209	1,227
Service improvements	183	0	0	183
New facilities	0	0	1,000	1,000
Environment Total	992	209	1,209	2,410
Total Capital Programme 2023/24 to 2025/26	101,706	84,669	69,804	256,179

CAPITAL PROGRAMME 2023/24 to 2025/26 - Detail

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category	Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
			£,000	£,000	£,000	£,000
Housing, Local Economy and Regeneration						
Income Generation	Community Investment	To build on the commercial property portfolio in line with the Council's socio-economic and sustainability agendas	26,500	0	0	26,500
		Income Generation Total	26,500	0	0	26,500
10	Gorse Ride Regeneration Project	Redevelopment of Gorse Ride housing estate to provide new affordable housing	6,204	18,648	15,484	40,337
	WBC Holdings Ltd Loan	Wokingham Borough Council owned houses funding	6,000	6,000	6,000	18,000
	Housing Tenants Services (HRA)	Investment in the Council's housing stock (Inc. adaptations/estate improvements)	5,400	5,500	5,250	16,150
	Bulldog Garage - Temporary Accommodation	Build temporary accomodation to meet increase demand in the borough	4,900	1,500	0	6,400
	Wellington Road	To deliver homes for our most vulnerable residents and key workers	4,000	1,930	0	5,930
	Mandatory Disabled Facility Grants	Mandatory means tested grants for adapting the homes of people with disabilities to enable them to live independently at home	1,100	1,100	1,100	3,300
	Self-Build Project	Delivery of an affordable self-build schemes	250	250	0	500
	Seaford Court Development	Options being considered for the scheme which includes accommodation for vulnerable young people or for temporary accommodation for homelessness	0	2,470	530	3,000
	Purchase of Council Houses (HRA)	To replace HRA housing stock using the 1 for 1 right to buy receipts	0	1,000	1,000	2,000
		Housing Delivery Total	27,854	38,398	29,364	95,617
Service Improvements	Commercial Portfolio - Improvement to WBC commercial properties	To ensure commercial properties are suitable for letting	100	0	100	200
		Service Improvements Total	100	0	100	200
Regeneration of Towns	Denmark Street Environmental Improvements	Improving the borough towns and parishes	0	0	500	500
		Regeneration of Towns Total	0	0	500	500
Housing, Local Economy and Regeneration Total			54,454	38,398	29,964	122,817

CAPITAL PROGRAMME 2023/24 to 2025/26 - Detail

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category	Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
11Children Services and Schools	SEND Sufficiency		5,862	16,400	13,300	35,562
	Basic Needs Secondary Places	Extension / new build projects to provide additional places throughout the borough to meet demand	4,500	6,500	4,500	15,500
	Sixth Form Expansion		3,500	1,900	0	5,400
	Care Leaver Accommodation		1,200	0	0	1,200
	UASC Accommodation	To provide a setting to meet the needs of vulnerable children.	500	0	0	500
	Matthews Green Primary School		38	25	15	78
	Arborfield / Barkham Primary School		30	30	30	90
	Shinfield West Primary School	Furniture, fittings & equipment to meet need of additional places throughout the borough	30	30	30	90
	Montegue Park Primary School		11	0	0	11
	Basic Needs Primary Programme	Extension / new build projects to provide additional places throughout the borough to meet need	0	500	1,500	2,000
	Primary Strategy - FFE	Furniture, fittings & Equipment to meet need of additional places throughout the borough	0	0	52	52
		New Facilities Total	15,671	25,385	19,427	60,483
Improvement to Existing Facilities	Schools Maintenance	Capital improvements and suitability issues	630	630	630	1,890
	Schools Devolved Formula	Specific government grant to carry out capital works, controlled by schools	375	375	375	1,125
	Children in Care Equipment	Purchase / replace equipment that is provided to children in care in line with our children in care pledge	200	200	200	600
	School Kitchens	Improve various school meals kitchens including delivery of the universal free school meal programme	50	50	50	150
	ICT Equipment for Children in Care	Purchase / replace equipment that is provided to children in care in line with our children in care pledge	22	22	22	66
		Improvement to Existing Facilities Total	1,277	1,277	1,277	3,831
Service Improvements	Capita IT System	Children's Services IT system	192	192	192	576
	Capitalisation of Analysts and Report Developers	Investment in business analysts part of continued change programme	138	138	138	414
		Service Improvements Total	330	330	330	990
Children Services and Schools Total			17,278	26,992	21,034	65,304

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category		Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
12	Roads and Transport						
	Service Improvements	Toutley Highways Depot Modernisation	Environmental services facility enhancement	3,500	0	0	3,500
		Wokingham Highways Investment Strategy (WHIS)	A “Needs Based” approach to maintaining Wokingham’s highways network, aligned to the Council’s and stakeholder priorities	2,126	2,126	0	4,252
		Electric Vehicle Charge Points	Installation of electric vehicle charge points	1,200	1,200	1,200	3,600
		Integrated Transport Schemes	Enhancement the integrated transport schemes	400	400	400	1,200
		Safer Routes to Schools	Infrastructure changes to make school journey's by most sustainable mode	150	150	150	450
		Highway Infrastructure Flood Alleviation Schemes	To deliver flood risk management schemes and sustainable drainage systems to reduce the risk of flooding to major highways across the borough	0	500	0	500
		Traffic Signal Upgrade Programme	Investment in highways signals	0	250	250	500
			Service Improvements Total	7,376	4,626	2,000	14,002
12	Improvement to Existing Facilities	Highways Carriageways Structural Maintenance	Rolling programme to resurfacing carriageways (roads) to repair damage and extend the life of the asset	2,280	2,280	2,280	6,840
		Safety / Crash Barriers	Improving safety / crash barriers on the highways in the borough	500	750	500	1,750
		Bridge Strengthening	Continued enhancement to highway structures	225	225	225	675
		Highway Drainage Schemes	To reduce the overall degradation of the highway drainage network	200	200	200	600
		Highways Footway Structural Maintenance Programme	Enhancement to footways within the borough	100	100	100	300
		Strengthening Approach Embankments to Bridges	Continued enhancement to highway structures	20	20	20	60
		Street Lighting Column Structural Testing	Structural testing of lighting assets	20	0	20	40
		Commonfield lane passing bays	Improvements to roads	0	252	0	252
			Improvement to Existing Facilities Total	3,345	3,827	3,345	10,517
12	Alternative Transport	Local Cycling and Walking Infrastructure Plans	Improvements for walking and cycling in borough	1,200	0	0	1,200
		Greenways	A network of quiet commuting and leisure routes for pedestrians and cyclists	1,000	0	0	1,000
		Active Travel & Bus Priority	Improvement to traffic flow and the encouragement of alternative sustainable modes of transport	954	2,000	0	2,954
		Bus Stop Infrastructure Works to Support North Arborfield SDL Bus Strategy	Transport infrastructure enhancement	30	30	30	90
		Feasibility and first stage of new non highway crossing (new foot and cycle structures in borough)	New non highway crossing (new foot and cycle structures in borough)	0	0	1,500	1,500
		A327 Cycleway	Investment in cycle networks in the borough	0	0	350	350
			Alternative Transport Total	3,184	2,030	1,880	7,094

CAPITAL PROGRAMME 2023/24 to 2025/26 - Detail

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category		Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
New Roads	Completed Road Schemes Retention		Meet any retention costs from completed road schemes	64	66	68	197
	SCAPE - Road infrastructure (dist roads etc) intial costs		Investment in future road building / enhancement across WBC road network (including new relief roads)	0	0	3,727	3,727
			New Roads Total	64	66	3,795	3,924
Roads and Transport Total				13,969	10,549	11,020	35,537

CAPITAL PROGRAMME 2023/24 to 2025/26 - Detail

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category	Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
Adult Social Care						
New Facility	Older People's Dementia Home	Manage the future demand by investing in dementia care accommodation	5,541	0	0	5,541
	Accommodation Transformation	Additional supported living accommodation	0	1,500	1,000	2,500
	Replacement of Day Services for Adults	Investment in provision of day services	0	800	0	800
		New Facility Total	5,541	2,300	1,000	8,841
Service Improvements	Adult Social Care - Community Equipment	Support statutory duty to provide prevention, reduction and delay of long term care and support through the provision of equipment.	729	731	737	2,197
	Mosaic Modernisation and Reimplementation	Improvements to Adult Social Care IT System	500	0	0	500
		Service Improvements Total	1,229	731	737	2,697
Improvement to Existing Facilities	Adult Social Care Urgent Maintenance & Refurbishment	Urgent maintenance / refurbishment of the Adult Social Care estate to retain the function and value of the assets and to meet health and safety issues	50	50	50	150
		Improvement to Existing Facilities Total	50	50	50	150
Adult Social Care Total			6,820	3,081	1,787	11,688

CAPITAL PROGRAMME 2023/24 to 2025/26 - Detail

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category	Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
15Internal Services						
	Energy Reduction Projects	Energy efficiency projects at existing properties including, installing LED lighting, cavity wall & loft insulation, boiler controls, etc	1,750	1,750	1,750	5,250
	Central Contingency	Held to meet unforeseen cost pressures across the capital programme	1,500	1,500	1,500	4,500
	IT - Microsoft E5	Continued enhancement in IT network	808	890	890	2,588
	IT - Hardware	Continued enhancement in IT network (Ensuring that Tier A apps used Council Wide remain in support, with ongoing security of applications and for the data held in them.)	400	200	0	600
	IT - Appications		345	50	0	395
	IT - Infrastructure		330	350	0	680
	New CRM (Microsoft D365) system		300	50	0	350
	IT - Maintenance & Enhancement		150	300	300	750
	IT - Security		130	0	0	130
	Digital Tools- Replace CMS		100	0	0	100
	Application Tracking System (ATS) Implementtion		30	0	0	30
		Service Improvements Total	5,843	5,090	4,440	15,373
	New Facilities	Capital Construction Inflation Costs	2,000	0	0	2,000
		New Facilities Total	2,000	0	0	2,000
	Improvement to Existing Facilities	Property Maintenance and Compliance	350	350	350	1,050
		Improvement to Existing Facilities Total	350	350	350	1,050
	Internal Services Total		8,193	5,440	4,790	18,423

CAPITAL PROGRAMME 2023/24 to 2025/26 - Detail

The following table sets out by the key areas, the Councils detailed Capital Programme by scheme for the next 3 years. The HRA Capital programme is also included under Housing Delivery.

Key Areas - by Sub Category	Project Name	Project Description	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Total
Environment						
Improvement to Existing Facilities	California Lakeside Refurbishment	Refurbishment and upgrading of the lakeside area and associated paths at California Country Park.	600	0	0	600
	Leisure Centre Refurbishments / upgrades across the borough	The enhancement of existing leisure facilities	100	100	100	300
	Waste Schemes - Recycling	Purchase of waste receptacles to enable the borough to enhance their waste / recycling	89	89	89	267
	Food Waste Collection	To provide food waste containers	20	20	20	60
		Improvement to Existing Facilities Total	809	209	209	1,227
Service Improvements	New Bid - Planning Civica APP replacement	New software system with mobile functionality required to support PPP service Planning service	100	0	0	100
	New Bid - PPP Civica APP replacement		83	0	0	83
		Service Improvements Total	183	0	0	183
New Facilities	New Pool at Arborfield	A development of a new swimming pool and leisure facilities	0	0	1,000	1,000
		New Facilities Total	0	0	1,000	1,000
Environment Total			992	209	1,209	2,410
Total			101,706	84,669	69,804	256,179

FIVE YEAR CAPITAL VISION 2023/24 to 2027/28

The following table sets out in further detail by key area, the Councils Capital Programme for the next five years.

*** Please note, these revised financial tables do not change any of the overall numbers, the changes are just presentational only. The changes in these tables will be reflected throughout the medium term financial plan document where required ***

	2023/24 £,000	2024/25 £,000	2025/26 £,000	2026/27 £,000	2027/28 £,000	Total £,000
Housing, Local Economy and Regeneration						
Income Generation	26,500	0	0	0	0	26,500
Housing delivery	27,854	38,398	29,364	25,304	18,984	139,905
Service Improvements	100	0	100	0	100	300
Regeneration of towns	0	0	500	0	0	500
Housing, Local Economy and Regeneration Total	54,454	38,398	29,964	25,304	19,084	167,205
Children Services and Schools						
New facilities	15,671	25,385	19,427	8,895	5,310	74,688
Improvement to existing facilities	1,277	1,277	1,277	1,277	1,277	6,385
Service improvements	330	330	330	330	330	1,650
Children Services and Schools Total	17,278	26,992	21,034	10,502	6,917	82,723
Roads and Transport						
Service improvements	7,376	4,626	2,000	2,400	800	17,202
Improvement to existing facilities	3,345	3,827	3,345	3,575	3,325	17,417
Alternative transport	3,184	2,030	1,880	3,500	3,500	14,094
New roads	64	66	3,795	70	0	3,994
Roads and Transport Total	13,969	10,549	11,020	9,545	7,625	52,707
Adult Social Care						
New facilities	5,541	2,300	1,000	0	0	8,841
Service improvements	1,229	731	737	745	745	4,187
Improvement to existing facilities	50	50	50	50	50	250
Adult Social Care Total	6,820	3,081	1,787	795	795	13,278

	2023/24 £,000	2024/25 £,000	2025/26 £,000	2026/27 £,000	2027/28 £,000	Total £,000
Internal Services						
Service improvements	5,843	5,090	4,440	4,440	4,440	24,253
New facilities	2,000	0	0	0	0	2,000
Improvement to existing facilities	350	350	350	350	350	1,750
Internal Services Total	8,193	5,440	4,790	4,790	4,790	28,003
Environment						
Improvement to existing facilities	809	209	209	209	209	1,645
Service improvements	183	0	0	0	0	183
New facilities	0	0	1,000	6,000	0	7,000
Environment Total	992	209	1,209	6,209	209	8,828
Total Capital Programme 2023/24 to 2027/28	101,706	84,669	69,804	57,145	39,420	352,744