

2026/27 Capital Strategy

1.0 Introduction

- 1.1 This appendix presents the Capital Strategy for 2026/27 which sets out the proposed Capital Programme for 2026/27 with future years projected to 2030/31. The Capital Strategy is an annual requirement that must be approved by Full Council.
- 1.2 The purpose of the Capital Strategy is to clearly set out the priorities and framework within which the Council determines its resourcing priorities for capital investment,
- 1.3 The Capital Strategy gives a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services, decides the level of borrowing, the affordability of the borrowing and sets the level of the risk appetite and the implications for future financial sustainability.
- 1.4 This strategy brings together the statutory requirements of the Chartered Institute of Public Finance Accountants (CIPFA) and the CIPFA Prudential Code for Capital Finance in Local Authorities. There is also a strong link with the Treasury Management Strategy that provides a framework for the borrowing and lending activity of the Council.
- 1.5 The Capital Strategy needs to be relevant in the current financial and economic climate and therefore needs a cautious and measured, yet flexible, approach that reflects the fact that:
 - The impact on the Revenue Budget arising from the Capital Investment Programme must be affordable and sustainable and be used to aid the bottom line.
 - Capital resources available to the Council are limited, with little direct funding provided from Government and currently limited scope to raise income from Capital Receipts.
 - Local Government's range of responsibility is constantly changing along with the role that it plays within the community, leading to an expectation that Society will assist in the delivery of services.
- 1.6 The Council is required, by regulation, to publish indicators relating to the Capital Investment Programme, Treasury Management, and the revenue implications of the programme, known as the Prudential Indicators. This report,

along with the Treasury Management Strategy, publishes those indicators, based on the assumption that Cabinet / Council will approve the proposals contained within the Revenue Budget and Capital Programme.

2.0 Strategic Aims

2.1 The key objective of the Capital Strategy is to deliver a Capital Programme that:

- Ensures that the Council has assets that are fit for purpose and enable the delivery of the priorities set out in the Corporate Plan.
- Supports the Council's service specific plans and strategies.
- Facilitates income generation that aids the Revenue Budget.
- Is affordable, financially prudent, and sustainable.

This should not however prevent the authority from:

- Reducing the on-going liability of holding assets by engaging with communities to develop alternative service delivery options including asset transfer.
- Fully utilising resource opportunities available for Capital Investment from outside sources where this does not create ongoing revenue liabilities or commitments that cannot be met.

3.0 Priorities

3.1 The Council's priority areas for investment can be summarised as:

3.1.1 **Asset replacement and/or enhancement:** The services delivered by the Council depend upon a variety of assets such as Plant, Property and Equipment (PPE) or vehicles. These need to be updated/upgraded on a regular basis to ensure service delivery is maintained or enhanced. Asset maintenance is a revenue cost; the purchase or enhancement is a capital cost.

3.1.2 **Income Generation:** The Council is looking to identify investments that generate an income to replace the lost grant funding and ease the pressure on the Revenue Budget. Specific projects / investment opportunities will be brought forward for approval by the Cabinet as they are identified.

3.1.3 **Economic Regeneration:** The Council is committed to investing in the district's future through regeneration projects. Any schemes will need to be self-financing so that borrowing costs are covered by either Grant, investment income or capital receipts leaving no ongoing impact on the Council's Revenue Budget.

3.1.4 **Invest to save:** The Council is always looking for opportunities to deliver future efficiencies in service provision, known as 'Invest to Save.' This could include investment in technology or processes. The "green" investments are a good

example of this, where investment in solar power and more efficient heating systems reduces the ongoing cost of energy consumption.

- 3.1.5 **Health and Wellbeing:** The Council's receives the Disabled Facilities scheme, which pays for essential housing adaptations to help disabled people stay in their own homes. In the current climate, it is also important that the Council plays a wider role in the health and wellbeing of its local community.

4.0 Capital Expenditure and Financing

- 4.1 Capital expenditure is incurred on the acquisition or creation of assets, or expenditure that enhances or adds to the life or value of an existing asset that is needed to provide services. These assets yield benefits to the Council for a period of more than one year e.g. land, buildings, vehicles. This contrasts with revenue expenditure which is spending on the day-to-day running costs of services such as employee costs and supplies and services. In Local Government, this includes spending on assets owned by other bodies, or loans and grants to other bodies enabling them to buy/build assets. The Council has limited discretion on what counts as capital expenditure, for example assets costing below £20k are deemed de minimis and are not capitalised but are instead charged to revenue in-year.
- 4.2 The detail of our approach to capitalisation is shown in our Accounting Policies in the Statement of Accounts that are produced each year. The latest Accounts can be found here:
- <https://www.middevon.gov.uk/your-council/finance/annual-accounts/>
- 4.3 Service managers bid annually to include projects in the Council's Capital Programme. Bids are collated by Finance who calculate the financing cost (which can be nil if the project is fully externally financed). The relevant PDGs consider the Capital Programme and the funding thereof and make recommendations to Cabinet. The final Capital Programme is then presented to Cabinet in February who recommend it to Full Council for approval the same month each year.
- 4.4 All capital expenditure must be financed, whether from external sources (Government grants and other contributions), the Council's own resources (Revenue, Reserves and Capital Receipts) or Debt (Borrowing, Leasing and Private Finance Initiative). How the programme is subject to change depending on the timing of project completion, how successful we are at attracting funding, and internal borrowing capacity.
- 4.5 Borrowing may be internal or external:

- 4.5.1 **Internal borrowing** uses the cash balances of the Council. Currently, these balances yield small returns on the investment market and is therefore cheaper than the interest rate payable on an external loan and so is maximised as far as possible. This has been a significant funding source in recent years.
- 4.5.2 **External borrowing** is via loans. Within Local Government, the main provider for long-term borrowing has traditionally been the Public Works Loan Board (PWLB). However, the Council also uses other organisations, such as other Local Authorities for shorter-term cash flow requirements.
- 4.6 An increasing number of assets are leased, such as the new vehicles within our fleet. These are normally taken through Finance Leases where the asset remains owned by the finance company, but the Council rents them.
- 4.7 Debt is only a temporary source of finance, as loans and leases must be repaid and is therefore replaced over time by other financing, usually from revenue, which is known as Minimum Revenue Provision (MRP). Alternatively, proceeds from selling capital assets (known as Capital Receipts) may be used to replace debt finance.
- 4.8 The Council's cumulative outstanding amount of debt finance is measured by the Capital Financing Requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP / loan repayments and capital receipts used to replace debt.

5.0 Treasury Management

- 5.1 Treasury Management is concerned with keeping sufficient, but not excessive cash, available to meet the Council's spending needs, while managing the risks involved. To avoid excessive credit balances or overdrafts in the bank current account, surplus cash is invested until required while a shortage of cash will be met by borrowing. The Council is typically cash rich in the short-term as revenue income is received before it is spent, but cash poor in the long-term as capital expenditure is incurred before being financed. The revenue cash surpluses are offset against capital cash shortfalls to reduce overall borrowing.
- 5.2 **Borrowing strategy:** The Council's main objectives when borrowing is to achieve a low but certain cost of finance while retaining flexibility should plans change in the future. These objectives are often conflicting, and the Council therefore seeks to strike a balance between cheap short-term loans (up to 1 year, mainly through other Local Authorities - currently available at around 4.5%) and long-term fixed rate loans where the future cost is known but higher (currently around 5% - 6% from PWLB¹) depending upon the term.

¹ As at the time of drafting this report – 26 January 2024

- 5.3 Statutory guidance states that the council should maintain an under-borrowed position, i.e. that debt should remain below the Capital Financing Requirement, except in the short-term. As can be seen from table 4 within the Capital Programme (below), the Council expects to comply with this throughout 2026/27 to 2028/29.
- 5.4 Affordable borrowing limit: The Council is legally obliged to set an affordable borrowing limit (also termed the Authorised Limit for external debt) each year and to keep it under review. In line with statutory guidance, a lower “Operational Boundary” is also set as a warning level should debt approach the limit. Further details on borrowing are included with the Treasury Management Strategy, which is also included elsewhere on the meeting agenda.
- 5.5 Investment strategy: Treasury investments arise from receiving cash before it is paid out again. Investments made for service reasons or for pure financial gain are not considered to be part of Treasury Management.
- 5.6 The Council’s policy on treasury investments is to prioritise Security and Liquidity over Yield (SLY Principle), to focus on minimising risk rather than maximising returns. Cash that is likely to be spent in the near term is invested securely, for example with the Government, other local authorities or selected high-quality banks, to minimise the risk of loss. Money that will be held for longer terms is invested more widely, including in bonds, shares and property, to balance the risk of loss against the risk of receiving returns below inflation. Both near-term and longer-term investments may be held in pooled funds, where an external fund manager makes decisions on which investments to buy and the Council may request its money back at short notice. Further details on treasury investments are included within the Treasury Management Strategy.
- 5.7 Governance: Decisions on Treasury Management investment and borrowing are made daily and are therefore delegated to the S151 (Deputy Chief Executive) and finance staff, who must act in line with the Treasury Management Strategy approved by Full Council annually. Reports on Treasury Management activity are presented to Cabinet three times per year.

6.0 Investments for Commercial and Economic Development Purposes

- 6.1 The Council makes investments to assist local public services, including making loans to other public sector bodies to promote economic development and provide an income stream. Considering the public service objective, the Council is willing to take more risk than with other treasury investments; however, it is still a requirement for such investments to generate a profit after all costs, and after conducting all appropriate due diligence.
- 6.2 For example, the Council facilitated a loan to fund a GP Surgery/NHS Hub in Crediton. Not only will this provide the Council with a return on its loan, but it

will also provide an important, modern NHS Hub in Crediton, replacing two existing GP Surgeries and offering further NHS services to the public.

- 6.3 With Central Government financial support for local public services declining and the tightening of regulations within the Prudential Code that prohibits the Council from investing primarily for financial return, the options for the Council to invest in Commercial and for Economic Development purposes is limited.
- 6.4 The Council also has commercial activities in retail properties, which expose it to normal commercial risks. The over-arching ethos behind these activities is economic regeneration and retention of premises within the town centre rather than the income stream.
- 6.5 Governance: Decisions on commercial investments are made by the S151 (Deputy Chief Executive) in conjunction with the Leadership Team, in line with the criteria and limits approved by Council in the Treasury Management Strategy Statement (TMSS). Property and most other commercial investments are also capital expenditure and asset purchases will therefore also be approved alongside the capital programme.

7.0 Asset Management

- 7.1 To ensure the Council is allocating its resources in the most effective way, an Asset Management Plan (AMP) is maintained. It outlines where capital investment can assist the Council achieve its goals or where investment and use of resources play a contributing role to shared priorities. Therefore, the AMP helps set out the Council's approach to the Strategic Management of its land and building assets. It has been developed in consultation with the Senior Officers and Members of the Council who form the Corporate Strategic Asset Advisory Group (CSAG). The AMP seeks to ensure that assets are used in the most effective and efficient way to support the delivery of the Corporate Plan.
- 7.2 The latest version of the AMP was considered and approved by Cabinet on 4 March 2021 and is due to be consider by the Economy & Assets Policy Development Group in Mach 2026. It can be found here:
- <https://www.middevon.gov.uk/media/353719/supplement-revised-format-for-asset-management-and-capital-strategy-plan-04032021-v1.pdf>
- 7.3 The AMP enables the Council to consider the best use of its assets by identifying those that require investment in planned maintenance; those that it should consider disposal of, those that could generate additional income from leasing out etc. These considerations will then inform the Capital Programme and funding decisions.

7.4 Asset disposals: When a capital asset is no longer needed, it may be sold so that the proceeds, known as Capital Receipts, can be spent on new assets or to repay debt. The Council expects to receive limited Capital Receipts in 2025/26 due to the changes in legislation surrounding the sale of Council Houses through the 'Right to Buy' scheme.

8.0 Knowledge and Skills

8.1 The Council employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. For example, the S151 (Deputy Chief Executive) and Corporate Manager for Finance, Property and Climate Resilience are both qualified accountants with c30 years of experience. In addition, the Council employs eight finance staff who hold one or more of the following qualifications ACCA and AAT, with more studying towards a professional qualification.

8.2 To support those staff, use is made of external advisers and consultants that are specialists in their field. The Council currently employs Link Group as treasury management advisers and Ichabod Industries as technical advisers on accountancy matters. This approach is more cost effective than employing such staff directly and ensures that the Council has access to knowledge and skills commensurate with its risk appetite.

9.0 Conclusion

9.1 The Capital Programme for the next five years is limited due to the scarce availability of funding (except for borrowing). It is, therefore, imperative that capital funds are only spent on those projects that enable the Council to deliver its Corporate Plan objectives, reduce operational cost, or generate a financial return.

9.2 Funding for this programme includes significant borrowing. The Council's borrowing will be affordable, sustainable, and prudent and consideration will be given to the management of interest rate risk and refinancing risk. The source from which the borrowing is taken, and the type of borrowing should allow the Council transparency and control over its debt.

9.3 The Treasury Management Strategy Statement details the approach that the Council will take in ensuring it has sufficient cash available to meet the Council's spending needs. Reports on Treasury Management policies, practices and activities, including, as a minimum, an annual strategy and plan of the year, a mid-year review, and an annual report after its close, will be taken to Full Council via the Cabinet.

The 2026/27 Capital Programme and 2026/27 – 2030/31 Capital Medium Term Financial Plan (CMTFP)

10.0 The 2026/27 Capital Programme

- 10.1 A significant amount of work was undertaken when producing the Council's Capital Medium Term Financial Plan (CMTFP) during the year, which helped to scope the size and funding of the 2026/27 Capital Programme. Subsequent meetings were held with Corporate Managers, which focused on the essential projects (in terms of end-of-life asset replacement or health and safety) and involved reprioritising or rescheduling expenditure to future years. The draft programme was then reviewed by Corporate Strategic Asset Advisory Group (CSAG) before being considered by the five Policy Development Groups and Cabinet in November 2025.
- 10.2 All forecasts have been reviewed and refreshed with up-to-date information on expenditure and funding. These projections are likely to alter, as we get closer to those years as greater information becomes available. Therefore, only the Capital Programme for 2026/27 is proposed for approval; the indicative future years are only for information and noting.
- 10.3 There is also projected slippage relating to the 2025/26 Deliverable Programme that will roll into the 2026/27 Capital Programme. The approval of final figures will be sought as part of the Outturn Report to either add to the 2026/27 Capital Programme or relevant year of the Capital MTFP.
- 10.4 General Fund Investment.
- 10.4.1 The 2026/27 Capital Programme includes significant investment into Council property and assets. Projects include 'spend to save' proposals improving the energy efficiency and improving the carbon footprint of our property infrastructure that will only be undertaken if the Council is successful in securing sufficient external funding and is accompanied by a robust business case that demonstrates an acceptable payback.
- 10.4.2 Within the existing programme, there are a couple of significant infrastructure projects, with the Cullompton Relief Road by far the single largest project included within the capital programme. It is funded from one of the only external grants supporting General Fund projects. Another large project is the Waste Depot remodelling required to meet changing Environment Agency permit requirements. Initially expected to need to be funded internally, the late announcement of the Extended Producer Responsibility grant for 2025/26 has

enabled this project to be funded. Within it, new lease agreements are required which will be funded from the ongoing Revenue budget.

- 10.4.3 There are also upgrades of equipment to ensure it is safe, efficient, and fit of purpose. The investment also maintains a competitive service offering within our Leisure Service,
- 10.4.4 As in previous years, the Disabled Facilities Grant funding will be used to improve homes across the district that will enable residents with health problems to remain in their homes, therefore avoiding or delaying the need for them to enter the health care system.
- 10.4.5 The Council has a programme of replacing vehicles with new leased vehicles as they reach the end of the economic life. Wherever possible, this is through the provision of an electric vehicle. Similarly, some of our buildings and infrastructure is leased, such as the waste depot.
- 10.4.6 The bulk of the new projects for 2026/27 relate to the replacement of key components of our assets, such as roofs, toilet facilities, and equipment. There are a couple of positive outdoor leisure projects, including the upgrade or replacement of the paddling pools in Crediton and Tiverton with an assumption that the local Town Councils contribute to the projects. Also, the re-provision of tennis facilities proposed in Amory Park, Tiverton, following a proposal to introduce Paddle and Pickleball courts at Active Tiverton and Active Crediton sites.

10.5 Housing Revenue Account Investment

- 10.5.1 The 2026/27 Capital Programme again includes significant investment into Council House building projects through highly efficient (zero carbon) modular buildings. To fund the proposed Housing Development Schemes, a prudent assumption has been included for the utilisation of 1-4-1 receipts or for additional grant funding to be made available from Homes England and One Public Estate Funding, although a substantial element of the cost remains with the Council.
- 10.5.2 In addition to enhance the quality of our existing housing stock, maintenance and enhancement works costing c£3m per annum are undertaken. In 2026/27, provision has been made to invest in garage refurbishments, replace roofing, windows and doors in properties where required, along with general modernisation works, including updating heating systems. The requirement for such upgrades has increased with the introduction of changes to the Decent Homes Standard and introduction of Awaab's Law and Minimum Energy Efficiency Standards for rental properties.

10.6 2026/27 – 2030/31 Capital Expenditure

10.6.1 In 2026/27, the General Fund is requesting approval of new capital expenditure of £2,678k for new projects due to start in 2026/27, of which £2,358k is forecast to be spent in 2026/27. In addition, indicative new projects due to start in 2027/28 or beyond sum to £708k with a spend profile as shown in **Annex 1a**.

10.6.2 Adjustments to prior year approvals totalling £47,761k is added to projects that were originally planned for 2026/27. The spend profile associated with the updated existing projects, is forecast at £21,799k within 2026/27 (see **Annex 1b**).

10.6.3 Combined, the 2026/27 spend on the new projects and updated existing projects forms the General Fund Deliverable Budget for the year of £24,157k. Spend in future years sums to £22,248k as currently projected. These could well alter further before they come forward for approval.

10.6.4 Similarly, for the Housing Revenue Account, adjustments to prior year approvals totalling £80,855k is added to projects that were originally planned for 2026/27. The spend profile associated with the updated existing projects, is forecast at £24,772k within 2026/27 (see **Annex 2**).

10.6.5 HRA indicative spend in future years against these projects sums to £56,083k as currently projected. These could well alter further before they come forward for approval.

10.6.6 It can be summarised as follows:

Table 1: Prudential Indicator: Estimates of Capital Expenditure

Capital Expenditure £000	2024/25 Actual	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2028/29 Estimate
General Fund Projects	8,376	8,709	24,157	13,977	2,497
HRA Projects ²	14,732	16,596	24,232	22,752	14,463
Total	23,108	25,306	48,929	36,729	16,960

10.7 Capital Financing

10.7.1 The works programme identified to maintain our existing council house stock will be funded from the Major Repairs Reserve (MRR). The balance of available monies will remain in the MRR to deal with future additional spend that has been identified by the stock condition survey.

10.7.2 The Council continues to set aside sinking funds for future asset maintenance, replacement of Leisure plant and equipment and for future replacement of ICT

² The Housing Revenue Account (HRA) is a ring-fenced account, which ensures that council housing does not subsidise, or is itself subsidised, by other local services. HRA capital expenditure is therefore recorded separately.

systems and equipment. This ensures the Revenue base budget is more robust. However, given the pressure on its finances, the Council will need to assess whether this remains affordable, or whether alternative options should be explored.

10.7.3 The 2026/27 to 2030/31 Capital Programme is fully funded by a combination of:

Table 2a: Capital financing – General Fund

Financing of Capital Expenditure £000	2024/25 Actual	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2028/29 Estimate
Estimates of Capital Expenditure (Table 1)	8,376	8,709	24,157	13,977	2,497
Less:					
Capital receipts	(215)	(120)	(300)	0	0
Capital grants	(4,218)	(5,754)	(17,542)	(11,968)	(768)
Capital reserves	0	0	0	0	0
Revenue	(654)	(1,670)	(2,498)	(1,206)	(1,105)
Net financing need for the year	3,289	1,285	3,817	803	624

Table 2a: Capital financing – Housing Revenue Account

Financing of Capital Expenditure £000	2024/25 Actual	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2028/29 Estimate
Estimates of Capital Expenditure (Table 1)	14,732	16,596	24,772	22,752	14,463
Less:					
Capital receipts	(992)	(1,655)	(2,416)	(1,006)	(890)
Capital grants	(3,811)	(4,644)	(6,913)	(6,817)	(4,030)
Capital reserves	0	0	0	0	0
Revenue	(3,115)	(2,597)	(2,735)	(2,715)	(2,585)
Net financing need for the year	6,813	7,700	12,708	12,214	6,958

10.8 Capital Financing Requirement (CFR)

10.8.1 Based on the above figures for expenditure and financing, the Council's estimated CFR is expected to increase by £6,738k during 2025/26 and rise steadily throughout the MTFP timeline as follows:

Table 3: Prudential Indicator: Estimates of Capital Financing Requirement

Capital Financing Requirement £000	2024/25 Actual	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2028/29 Estimate
General Fund Services	18,452	18,587	18,060	17,347	16,413
Housing Revenue Account	49,596	56,199	67,627	78,253	83,478
Total CFR	68,048	74,786	83,187	93,100	97,391
Movement in CFR	5,814	6,738	8,401	9,913	4,291

This table is cumulative including existing and future borrowing. This is reduced as and when repayments are scheduled.

10.9 Debt Liabilities

10.9.1 Due to decisions taken in the past, on 31 March 2026 the Council is forecast to have £27,366k of borrowing (excluding finance leases) at an average interest rate of 2.91%, while during 2025/26 an average of c£15,000k has been held in the Council's short-term treasury investments earning interest at an average rate of 4.3%.

10.9.2 Projected levels of the Council's total outstanding debt (which comprises borrowing and leases) are shown below, compared with the Capital Financing Requirement.

Table 4: Prudential Indicator: Gross Debt and the Capital Financing Requirement

Gross Debt and The Capital Financing Requirement	2024/25	2025/26	2026/27	2027/28	2028/29
£000	Actual	Estimate	Estimate	Estimate	Estimate
Debt (including Leases)	33,753	31,233	39,663	48,814	52,063
Capital Financing Requirement (CFR)	68,048	74,786	83,187	93,100	97,391
Under / (Over) Borrowing	34,295	43,553	43,524	44,286	45,328

10.9.3 In addition to the projected debt of £31,233k in 2025/26 detailed in Table 5 above, the Council is committed to making future payments to cover its pension fund deficit (valued at £9.41m within latest pension tri-annual valuation).

10.9.4 Borrowing will be supported or supplemented with short- and medium-term Treasury Management decisions based on prevailing and future interest rates and will only be considered in exceptional circumstances. This is in relation to the projects detailed above or for spend to save projects following a robust cost/benefit analysis exercise that would be able to demonstrate both an acceptable 'payback period' and that savings would be generated in excess of the annual revenue cost of servicing the debt. The use of internal borrowing will be applied wherever possible.

10.9.5 Taking the above into account, the borrowing limits for the period are expected to be:

Table 5: Prudential Indicators: Authorised Limit and Operational Boundary for external debt

Authorised Limit and Operational Boundary for External Debt	2025/26	2026/27	2027/28	2028/29
£000	Limit	Limit	Limit	Limit
Operational Boundary	75,000	84,000	94,000	98,000
Authorised Limit	84,000	93,000	103,000	107,000

10.10 Minimum Revenue Provision

10.10.1 The Council's full Minimum Revenue Provision / loans fund repayments statement is shown within **Annex 1** of the Treasury Management Strategy included as **Appendix 2** within the overall suite of budget papers. Planned MRP is as follows:

Table 6: Planned MRP payments

Planned MRP Payments £000	2024/25 Actual	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2028/29 Estimate
General Fund	1,033	1,093	1,274	1,454	1,494
Housing Revenue Account	2,111	1,097	1,279	1,588	1,763
Total	3,144	2,190	2,553	3,042	3,257

10.11 Governance: The risk of liabilities crystallising and requiring payment is monitored by Finance and Legal. Any new material liabilities would be reported to Full Council for approval/notification as appropriate.

10.12 Revenue Budget Implications

10.12.1 Although capital expenditure is not charged directly to the Revenue Budget, interest payable on loans and Minimum Revenue Provision (MRP) are charged to revenue, offset by any investment income receivable. The net annual charge is known as Capital Financing Costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, Business Rates, and general Government Grants.

Table 7: Prudential Indicator: Proportion of financing costs to net revenue stream.

Proportion of Financing Costs to Net Revenue Stream %	2024/25 Actual	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2028/29 Estimate
General Fund	3.29%	5.69%	7.89%	9.26%	9.44%
Housing Revenue Account	16.77%	10.64%	11.57%	15.82%	18.02%

**Further details on the revenue implications of capital expenditure are found in the Revenue Budget report.*

Sustainability: Due to the very long-term nature of capital expenditure and financing, the Revenue Budget implications of capital expenditure incurred in the next few years may extend for up to 50 years into the future. The S151 (Deputy Chief Executive) is satisfied that the Council has adequate means of financing and repaying any required borrowing and therefore the proposed Capital Programme is prudent, affordable, and sustainable.

Row number	Sub Area	Project Title	Description	Total Project Budget Approval						Spend Profile for NEW Indicative Capital Programme					
				2026/27	2027/28	2028/29	2029/30	2030/31	Total	2026/27	2027/28	2028/29	2029/30	2030/31	Total
				£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
1	MDDC Depots	Twiga side arm flail	Machine replacement for GM (replaced every seven years)					30	30					30	30
2	MDDC Depots	Kubota Mini Excavator (Digger)	Machine replacement for GM (replaced every seven years)					31	31					31	31
3	MDDC Depots	Wood-chipper Timberwolf	Machine replacement for GM (replaced every seven years)					22	22					22	22
4	MDDC Depots	Wood-Chipper Elite	Machine replacement for GM (replaced every seven years)					23	23					23	23
5	GF Vehicles	New Vehicle Leases (replaced every seven years)	Vehicle replacement for Property Services Fleet - New Leases (replaced every seven years)					50	50					50	50
6	ICT Projects	Replacement monitors	Replace monitors in Council offices		50				50		50				50
7	Leisure - Other	Exe Valley CCTV	Replace the current outdated system	35					35	35					35
8	Other Projects	Market Walk	Removal of parapit overhang/new porches	50					50	50					50
9	Other Projects	Market Walk	Roof area replacment	150					150	100	50				150
10	Phoenix House	Lift Upgrades / Replacement Panels	Replace obsolete control boards and general overhaul		65				65		65				65
11	Phoenix House	AHU, Extracts, Control Panel, Comfort Cooling (Split Units), Ancillary TRV Pipework	Replace associated equipment	330					330	180	150				330
12	Phoenix House	Lighting Upgrades	Lighting Upgrades (Internal / External), Small Power Upgrades (generator point, Distribution Boards)	150					150	50	50	50			150
13	Phoenix House	Intruder Alarm	Replacement of current system	40					40	40					40
14	Exe Valley Leisure Centre	Glazing, Steel Work & Timber Purlin Repairs / Treatment	Glazing, Steel Work & Timber Purlin Repairs / Treatment	85					85	85					85
15	Exe Valley Leisure Centre	Swimming Pool Motorised Pool Cover	Replace pool cover	20					20	20					20
16	Exe Valley Leisure Centre	AHU x2	Bring into service / replace	120					120	120					120
17	Exe Valley Leisure Centre	Pool Side Assets	UV, Ballast Tank, Control Panel		40				40		40				40
18	Culm Valley Sports Centre	Internal Fabric	Reception, Toilets, Stores & Halls	121					121	121					121
19	Lords Meadow Leisure Centre	Internal Fabric	Sports Hall		22				22		22				22
20	Lords Meadow Leisure Centre	Internal Fabric	Main Pool (Timber Ceiling)		35				35		35				35
21	Lords Meadow Leisure Centre	Internal Fabric	Toilets & circulation routes	157					157	157					157
22	Lords Meadow Leisure Centre	Pool Side Assets	UV, Ballast Tank, Control Panel		65				65		65				65
23	Other Projects	Pannier Market Secure Storage	Storage and additional traders secure area	50					50	50					50

Row number	Sub Area	Project Title	Description	Total Project Budget Approval						Spend Profile for NEW Indicative Capital Programme						
				2026/27 £000's	2027/28 £000's	2028/29 £000's	2029/30 £000's	2030/31 £000's	Total £000's	2026/27 £000's	2027/28 £000's	2028/29 £000's	2029/30 £000's	2030/31 £000's	Total £000's	
24	Other Projects	Pannier Market Café	Ventilation/Floor and internal walls	35						35	35					35
25	Other Projects	Pannier Market Roof	Parapets/roof area stone work		30					30		30				30
26	Parks & Play Areas	Cullompton Skatepark	Replacement		200					200		200				200
27	Parks & Play Areas	Cullompton Crossparks Play Area	Refurbishment to consolidate local provision following other closures	50						50	50					50
28	General Car Parks	Cullompton Station Road Car Park	Flood defence drainage improvements	20						20	20					20
30	Parks & Play Areas	Crediton Newcombes Meadow Jubilee Garden	Refurbishment of 1977 Jubilee Garden enhance park and seek to discourage ASB		25					25		25				25
31	Parks & Play Areas	Crediton Queen Elizabeths Drive Play Area	Refurbishment to retain local provision	75						75	75					75
32	Other Projects	Crediton St Lawrence Green	Enhancement of western gateway to town		20					20		20				20
33	Other Projects	Crediton Queen Elizabeths Drive/ Avranches	Reconstruction of steps to linking path between etstates/ routes to school/ public transport	20						20	20					20
34	Other Projects	Crediton Cemetery Chapel	Refurbishment	20						20	20					20
35	Parks & Play Areas	Tiverton Amory Park Hardcourt	Refurbishment	300						300	300					300
36	Parks & Play Areas	Tiverton Westexe Rec Paths	Improved access esp for those with reduced mobility	30						30	30					30
37	Parks & Play Areas	Parks	Replacement seating	40						40	20	20				40
38	Other Projects	Closed Church Yards	Reconstruction of boundary walls	150						150	150					150
39	Parks & Play Areas	Upgrade Paddling Pools	Replace or upggrade paddling pools in Tiverton and Crediton	500						500	500					500
40	Leisure - Other	Assisted Lifeguard Technology	Lifeguard technology at Crediton and Tiverton to improve safety and reduce cost	50						50	50					50
41	Leisure - Other	Reformer Pilates equipment	Introduction of hugely popular form of pilates to grow revenue / membership sales and retention. Each reformer pilates table/unit is approx £2k, look to invest in 15 units.	30						30	30					30
42	Economic Development	EUE Community Centre	Support to submit a planning application for a new community centre at the Tiverton EUE site.	50						50	50					50
General Fund Subtotals				2,678	552	-	-	156	3,386	2,358	822	50	-	156	3,386	

1. Spend to Save/Income Generation	80	-	-	-	-	80	80	-	-	-	-	80
2. Health & Safety (Liability includes DFG)	435	105	-	-	-	540	385	155	-	-	-	540
3. Essential Asset Replacement/Enhancement	2,113	447	-	-	156	2,716	1,843	667	50	-	156	2,716
4. Economic Development	50	-	-	-	-	50	50	-	-	-	-	50
	2,678	552	-	-	156	3,386	2,358	822	50	-	156	3,386

Row Number	Sub Area	Project Title	Project Spend in Prior Years (Pre 2025/26) £000's	Existing Budgeted Capital Programme 2025/26 - 2029/30 £000's	Less 2025/26 Outturn Forecast as at Qtr 3 £000's	Add Adjustments to Previous Capital Programme £000's	REVISED Capital Programme 2025/26 - 2029/30 £000's	Spend Profile for Remaining Indicative Capital Programme					
								2026/27	2027/28	2028/29	2029/30	2030/31	Total
								£000's	£000's	£000's	£000's	£000's	£000's
1	Culm Valley Sports Centre	CVSC - Remodelling of Ground Floor	-	204	-	-	204	30	174	-	-	-	204
2	MDDC Depots	Depot Design & Build - Waste & Recycling	23	3,727	858	2,169	700	700	-	-	-	-	700
3	HIF Schemes	CA719 Cullompton Town Centre Relief Road (HIF)	3,666	30,302	4,088	-	26,214	15,654	10,560	-	-	-	26,214
4	ICT Projects	Server farm expansion/upgrades & UPS replacements	-	103	73	-	30	-	-	30	-	-	30
5	Lords Meadow Leisure Centre	Replacement skate park (poss relocation)	-	350	-	150	200	200	-	-	-	-	200
6	Private Sector Housing	DFG and other private sector grants	-	3,000	597	597	3,000	600	600	600	600	600	3,000
7	ICT Projects	Laptop/Desktop Refresh	-	620	100	120	640	140	120	120	140	120	640
8	GF Vehicles	Vehicle leasing - Caretaking Services	-	33	-	17	50	-	-	-	-	50	50
9	GF Vehicles	Vehicle leasing - Street Cleansing	-	648	57	14	577	192	-	105	216	64	577
10	GF Vehicles	Vehicle leasing - Refuse	-	908	50	50	908	729	125	54	-	-	908
11	GF Vehicles	Vehicle leasing - Trade Waste	-	243	-	-	243	243	-	-	-	-	243
12	GF Vehicles	Vehicle leasing - Recycling	-	275	106	2,236	2,405	85	37	35	62	2,186	2,405
13	Leisure - Climate Change/Net Zero	EVLV - Building Fabric - Insulation improvements	-	260	-	-	260	260	-	-	-	-	260
14	Other Projects	Tiverton Market Paving - Permanent Solution	-	200	-	-	200	200	-	-	-	-	200
15	Leisure - Climate Change/Net Zero	LMLC -Building Fabric -Insulation improvements	-	200	-	-	200	-	200	-	-	-	200
16	Leisure - Climate Change/Net Zero	CVSC-Building Fabric -Insulation improvements	-	200	-	-	200	-	200	-	-	-	200
17	Other - Climate Change/Net Zero	MDDC commercial property building fabric improvements	-	240	-	-	240	-	240	-	-	-	240
18	Exe Valley Leisure Centre	Exe Valley Capital Works	-	200	-	-	200	-	-	100	100	-	200
19	Lords Meadow Leisure Centre	Lords Meadow Capital Works	-	200	-	-	200	-	-	100	100	-	200
20	Culm Valley Sports Centre	Culm Valley Capital Works	-	200	-	-	200	-	-	100	100	-	200
21	ICT Projects	Audio/Video replacement for Phoenix House	-	170	-	-	170	-	-	170	-	-	170
22	GF Vehicles	Vehicle leasing - Grounds Maintenance	-	154	-	320	474	-	-	90	64	320	474
23	MDDC Depots	Baler conveyor replacement	-	150	-	150	300	300	-	-	-	-	300
24	Parks & Play Areas	Open Space Infrastructure (incl Play Areas) To refurbish end of life play areas/ equipment to retain and enhance facility where appropriate - working with Town and Parish where possible to rationalise supply and promote disposal. Closures will reduce revenue costs and may realise capital receipt	-	300	-	-	300	100	100	100	-	-	300
25	Parks & Play Areas	Upgrade Park Lighting To replace/ enhance existing and provide new 'street' lighting in the Councils parks to reduce fear of crime of users and surveillance of and deter anti-social behaviour	-	100	-	-	100	100	-	-	-	-	100
26	Private Sector Housing	Capitalised staff resource to deliver Private Sector Housing Grants	-	740	148	148	740	148	148	148	148	148	740
27	Private Sector Housing	Survey costs to deliver the Private Sector Housing Grants	-	100	15	15	100	20	20	20	20	20	100
28	Other Projects	Lendology Loans To provide a wider range of loans than available at present. To include bringing empty homes back into use, replacement septic tanks, and energy efficiency works	-	250	50	50	250	50	50	50	50	50	250
29	Public Conveniences	Newcombes Meadow Toilet Block	-	100	-	-	100	50	50	-	-	-	100
30	Other Projects	Tiverton Public Realm Enhancement Project Phase 1: Visitor Signage Phase 2: Tiverton Masterplan Enhancements	-	74	-	-	74	43	31	-	-	-	74
31	Other Projects	Crediton Public Realm Enhancement Phase 1: Waymarking: Pedestrian/Visitor Signage Phase 2: Public Realm Works	-	80	-	-	80	30	50	-	-	-	80
32	Exe Valley Leisure Centre	Soft Play at Exe Valley Leisure Centre	-	500	-	-	500	30	170	300	-	-	500
33	Exe Valley Leisure Centre	Fitness Studio renewal of equipment	-	300	-	-	300	300	-	-	-	-	300
34	Lords Meadow Leisure Centre	Fitness Studio renewal of equipment	-	200	-	-	200	-	200	-	-	-	200

2026/27 - 2030/31 Capital Programme - Existing Projects

General Fund

Annex 1b

Row Number	Sub Area	Project Title	Project Spend in	Existing Budgeted	Less 2025/26	Add Adjustments to	REVISED Capital	Spend Profile for Remaining Indicative Capital Programme						
			Prior Years	Capital Programme	Outturn Forecast	Previous Capital	Programme	2026/27	2027/28	2028/29	2029/30	2030/31	Total	
			(Pre 2025/26)	2025/26 - 2029/30	as at Qtr 3	Programme	2025/26 - 2029/30	£000's	£000's	£000's	£000's	£000's	£000's	
			£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
35	Culm Valley Leisure Centre	Fitness Studio renewal of equipment	-	200	-	-	200	-	-	200	-	-	-	200
36	MDDC Depots	Baler Floor (to be replaced every 5 yrs)	-	30	-	-	30	-	-	-	30	-	-	30
37	General Car Parks	Replace Car Park paying machines in the District	-	85	-	-	85	-	-	-	85	-	-	85
38	ICT Projects	Network Switch/ Firewall/ Wifi Refresh (ALL Sites)	-	250	-	-	250	-	-	125	125	-	-	250
39	ICT Projects	Server & Storage Hardware Refresh	-	250	-	30	220	-	-	-	-	-	220	220
40	Other Projects	Tiverton Pannier Market - new stalls and storage	-	80	-	-	80	-	80	-	-	-	-	80
41	Other - Climate Change/Net Zero	MSCP -Solar carport and additional security	-	600	-	60	660	660	-	-	-	-	-	660
42	Phoenix House	Building Mgmt System for Heating Control	2,970	100	-	-	100	100	-	-	-	-	-	100
43	General Car Parks	West Exe South - Remodelling - additional parking spaces	-	90	-	-	90	90	-	-	-	-	-	90
44	Parks & Play Areas	Open Space Infrastructure (incl Play Areas)	-	35	-	-	35	35	-	-	-	-	-	35
45	Other - Climate Change/Net Zero	Market Walk - Solar Panels	-	200	-	-	200	200	-	-	-	-	-	200
46	Phoenix House	Cooling options Air Handling Unit	-	150	-	-	150	150	-	-	-	-	-	150
47	General Car Parks	LED upgrade	-	65	-	-	65	65	-	-	-	-	-	65
48	General Car Parks	LED lighting replacement	-	20	-	-	20	20	-	-	-	-	-	20
49	General Car Parks	Becks Square resurfacing & lining	-	30	-	-	30	30	-	-	-	-	-	30
50	Parks & Play Areas	Widen Riverside Path	-	20	-	-	20	20	-	-	-	-	-	20
51	Parks & Play Areas	Fencing end of life	-	125	-	-	125	125	-	-	-	-	-	125
52	Parks & Play Areas	Rubber floor tile replacements	-	100	-	-	100	100	-	-	-	-	-	100
General Fund Subtotals			6,659	47,761	6,142	1,400	43,019	21,799	13,155	2,447	1,840	3,778	43,019	

HRA Capital Programme - 2026/27 - 2030/31

Annex 2

Row Number	Sub Area	Project Title	Project Spend in Prior Years (Pre 2025/26)	Existing Budgeted Capital Programme 2025/26 - 2029/30	Less 2025/26 Outturn Forecast as at Qtr 3	Add Adjustments to Previous Capital Programme	REVISED Capital Programme	Spend Profile for NEW Indicative Capital Programme					
							2025/26 - 2029/30	2026/27	2027/28	2028/29	2029/30	2030/31	Total
							£000's	£000's	£000's	£000's	£000's	£000's	£000's
1	Existing Housing Stock	Replacement roofing to HRA properties	-	2,400	600	450	2,250	450	450	450	450	450	2,250
2	Existing Housing Stock	Major Structural Works	-	1,400	260	300	1,440	270	280	290	300	300	1,440
3	Other HRA Projects	Old Road Depot Relocation	-	450	-	2,550	3,000	3,000	-	-	-	-	3,000
4	Other HRA Projects	Sewerage Treatment Works - Washfield	-	25	-	-	25	25	-	-	-	-	25
5	Existing Housing Stock	Modernisation of HRA garages	-	450	150	-	300	150	150	-	-	-	300
6	Existing Housing Stock	Modernisation works to HRA properties	-	750	211	711	1,250	250	250	250	250	250	1,250
7	Existing Housing Stock	Fire safety works to HRA properties and communal areas	-	210	50	75	235	80	40	40	45	30	235
8	Existing Housing Stock	Replacement UPVC Windows and doors to HRA properties	-	2,325	450	400	2,275	475	500	500	400	400	2,275
9	Existing Housing Stock	New Heating to HRA properties	-	2,350	355	385	2,380	460	470	480	490	480	2,380
10	Existing Housing Stock	Renewables	-	1,250	250	750	1,750	350	350	350	350	350	1,750
11	Existing Housing Stock	Major Adaptations to HRA properties	-	1,625	290	115	1,450	300	295	290	285	280	1,450
12	Existing Housing Stock	Void Capital Works	-	775	145	5	625	125	125	125	125	125	625
13	Existing Housing Stock	Double Glazed Unit Replacement	-	120	20	-	100	20	20	20	20	20	100
14	Existing Housing Stock	Responsive capital works	-	460	100	40	400	80	80	80	80	80	400
15	HRA Vehicles	Vehicle leasing - Housing	-	1,430	134	512	1,808	-	1,012	88	220	488	1,808
16	RTB Buy backs	RTB Buy backs	-	5,250	1,250	3,750	7,750	1,500	1,500	1,500	1,500	1,500	7,500
17	Housing Schemes (1:4:1 Projects)	Project 4	-	300	-	-	300	330	-	-	-	-	330
19	Housing Schemes (1:4:1 Projects)	Project 52 - Exon Buildings, Cullompton	9	294	0	6	300	330	-	-	-	-	330
20	Housing Schemes (1:4:1 Projects)	Project 53	-	300	-	-	300	23	277	-	-	-	300
21	Housing Schemes (1:4:1 Projects)	Project 5	-	255	-	255	-	-	-	-	-	-	-
22	Housing Schemes (1:4:1 Projects)	Project 41 - Fir Close, Willand	113	222	-	115	107	107	-	-	-	-	107
28	Housing Development Schemes (HE)	Project 3 - Wordland Cross, C Fitzpaine	-	2,100	12	-	2,088	2,288	-	-	-	-	2,288
30	Housing Development Schemes (HE)	Project 25 - Watery Lane, Tiverton	219	2,907	1,370	-	1,537	1,690	-	-	-	-	1,690
31	Housing Development Schemes (HE)	Project 8	418	3,537	67	18	3,488	1,595	1,893	-	-	-	3,488
33	Housing Development Schemes (HE)	Project 33	168	794	94	-	700	770	-	-	-	-	770
34	Housing Development Schemes (HE)	Project 22 - Beech Road, Tiverton (2)	456	3,743	1,017	431	3,157	3,157	-	-	-	-	3,157
35	Housing Development Schemes (HE)	Project 54	-	275	-	5	280	310	-	-	-	-	310
36	Housing Development Schemes (HE)	Project 55	-	505	-	-	505	45	460	-	-	-	505
37	Housing Schemes (1:4:1 Projects)	Project 56	-	273	-	-	273	300	-	-	-	-	300
38	Housing Schemes (1:4:1 Projects)	Project 57	-	300	-	-	300	-	-	-	300	-	300
39	Housing Development Schemes (HE)	Project 23	395	7,462	1	431	7,892	3,292	4,600	-	-	-	7,892
40	Housing Development Schemes (HE)	Project 12	-	901	-	901	-	-	-	-	-	-	-
41	Housing Schemes (1:4:1 Projects)	Project 58	-	300	-	300	300	-	-	-	300	-	300
42	Housing Schemes (1:4:1 Projects)	Project 59	-	300	-	300	-	-	-	-	-	-	-
43	Housing Development Schemes (HE)	Project 35	-	1,003	-	1,003	-	-	-	-	-	-	-
44	Housing Development Schemes (HE)	Project 60 (Was HRA Development Strategy)	-	30,000	-	2,000	32,000	3,000	10,000	10,000	9,000	-	32,000
HRA Subtotals			1,777	77,041	6,826	10,350	87,618	24,772	22,752	14,463	14,115	4,753	80,855

2026/27 - 2030/31 Capital Programme - Funding Summary

Annex 3

		2026/27	2027/28	2028/29	2029/30	2030/31	Total
		£000's	£000's	£000's	£000's	£000's	£000's
General Fund							
New Capital Bids							
Revenue	RCCO - From Revenue EMR's - Other	745	280	50	-	106	1,181
Revenue	RCCO - From Revenue EMR's - Leisure	280	-	-	-	-	280
Revenue	RCCO - From Revenue EMR's - ICT	-	-	-	-	-	-
Revenue	RCCO - From Revenue EMR's - Waste Infrastructure EMR	-	-	-	-	-	-
Revenue	S106 (Revenue) Contributions	220	245	-	-	-	465
Capital Receipt	Usable Capital Receipts	300	-	-	-	-	300
Capital Grants	Salix Funding or Equivalent - to be identified	-	-	-	-	-	-
Capital Grants	Govt Grant (DCLG passported from DCC)	-	-	-	-	-	-
Capital Grants	HIF Funding	-	-	-	-	-	-
Borrowing	GF - Lease Finance	-	65	-	-	50	115
Borrowing	Borrowing 3 Yrs	-	-	-	-	-	-
Borrowing	Borrowing 5 Yrs	95	50	-	-	-	145
Borrowing	Borrowing 10 Yrs	397	82	-	-	-	479
Borrowing	Borrowing 25 Yrs	271	100	-	-	-	371
Borrowing	Borrowing 50 Yrs	50	-	-	-	-	50
New General Fund Bids Subtotal		2,358	822	50	-	156	3,386
Existing Capital Projects							
Revenue	RCCO - From Revenue EMR's - Other	193	111	30	85	-	419
Revenue	RCCO - From Revenue EMR's - Leisure	530	370	800	300	-	2,000
Revenue	RCCO - From Revenue EMR's - ICT	-	-	125	125	220	470
Revenue	RCCO - From Revenue EMR's - Waste Infrastructure EMR	300	-	-	30	-	330
Revenue	S106 (Revenue) Contributions	230	200	100	-	-	530
Capital Receipt	Usable Capital Receipts	-	-	-	-	-	-
Capital Grants	Salix Funding or Equivalent - to be identified	1,120	640	-	-	-	1,760
Capital Grants	Govt Grant (DCLG passported from DCC)	768	768	768	768	768	3,840
Capital Grants	HIF Funding	15,654	10,560	-	-	-	26,214
Borrowing	GF - Lease Finance	1,249	162	284	342	2,620	4,657
Borrowing	Borrowing 3 Yrs	190	170	340	190	170	1,060
Borrowing	Borrowing 5 Yrs	350	-	-	-	-	350
Borrowing	Borrowing 10 Yrs	395	174	-	-	-	569
Borrowing	Borrowing 25 Yrs	100	-	-	-	-	100
Borrowing	Borrowing 50 Yrs	720	-	-	-	-	720
Existing General Fund Projects Subtotal		21,799	13,155	2,447	1,840	3,778	43,019
General Fund Grand Total		24,157	13,977	2,497	1,840	3,934	46,405
Housing Revenue Account							
Revenue	MRA Reserve	2,360	2,365	2,235	2,160	2,135	11,255
Revenue	RCCO - From HRA Revenue EMR's - Renewable Energy	350	350	350	350	350	1,750
Revenue	RCCO - From HRA Revenue EMR's - Other	25	-	-	-	-	25
Revenue	RCCO - From HRA Revenue EMR's - Afford Rents Surplus	-	-	-	112	-	112
Capital Receipt	Usable Capital Receipts	1,380	295	290	285	280	2,530
Capital Receipt	Right To Buy Receipts	1,036	711	600	840	600	3,787
Capital Grants	Affordable Homes Programme	6,009	6,597	4,000	3,600	-	20,206
Capital Grants	Government Grants - Homes England Funding	450	184	-	-	-	634
Capital Grants	Capital Grants Unapplied - S106 Afford Housing	71	36	-	-	-	107
Capital Grants	One Public Estate Funding	383	-	30	90	-	503
Borrowing	HRA - Lease Finance	3,000	1,012	88	220	488	4,808
Borrowing	Borrowing 50 Yrs	9,708	11,202	6,870	6,458	900	35,138
Housing Revenue Account Subtotal		24,772	22,752	14,463	14,115	4,753	80,855
Grant Total		48,929	36,729	16,960	15,955	8,687	127,260