

CAPITAL STRATEGY & ASSET MANAGEMENT PLAN 2002

CONTEXTUAL INFORMATION

1. Size and Scope

Eastbourne is situated on the south coast of England between Brighton and Hastings. It has a population of 92,700 in 40,200 households. There are also some 2,400 businesses in the town. The population is predicted to rise to 95,800 by 2011. Providing affordable housing and secure employment for a growing population is a key challenge for the town.

Eastbourne is a popular tourist town attracting 357,000 staying visitors and 2.3 million day visitors per year. Tourism is vital to the local economy, supporting some 4000 direct jobs and 3000 indirect jobs in the town. The seasonal nature of this employment contributes to average household incomes which are below both the national and regional averages. The features of the town that are particularly important to tourists are the quality of the seafront, the downlands, Beachy Head and arts and heritage. Alongside tourism, conference business contributes to sustainable business and employment opportunities throughout the year.

Eastbourne Borough Council plays a major role tackling the challenges of affordable housing and secure employment. The Council owns and manages some 4,145 dwellings. It also works in partnership with the Housing Corporation and housing associations to develop new affordable housing within the town. A best value review of housing services has considered options for tackling the supply and quality of affordable housing in the town and these are now being evaluated in detail. The Council also owns and directly manages many tourist attractions plus the theatre/conference facilities at Devonshire Park.

2. Statistical and Financial Information

2.1 Gross and net revenue budgets 2002/03 (£000)			
2.1.1	General Fund		
	Gross expenditure	£44,823	Net expenditure by service:
	Income	<u>£30,548</u>	Cultural services
	Net Expenditure	<u>£14,275</u>	£7,813
			Environmental services
			£5,557
			Housing
			£2,086
			Planning
			£1,239
			Corporate
			£1,215

		Tax collection	£1,036
		Highways	£ 492
		Others	<u>(£5,163)</u>
			<u>£14,275</u>
2.1.2 Housing Revenue Account			
Income		Expenditure	
Rents	£10,765	Repairs and Maintenance	£2,554
Charges for services	£ 1,034	Supervision and Management	£2,940
Government grant	<u>£ 6,988</u>	Rent rebates	£6,400
	<u>£18,787</u>	Capital financing	£6,691
		Other	<u>£ 202</u>
			<u>£18,787</u>

2.2 Fixed Assets

The Council's fixed assets at 31 March 2001 classified in accordance with Accounting Code of Practice requirements, comprised:

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Council dwellings		Operational buildings	
Houses	2,075	Cemeteries	2
Flats	2,070	Crematorium	1
		Town Hall	1
Operational Equipment		Other Offices	3
Dotto Road Train	1	Public Conveniences	27
Lifeline Units	1,213	Coach and Lorry Park	1
		Off-Street Car Parks	8
Infrastructure Assets		Theatres	4
Seafront Groynes	94	Devonshire Park International Tennis Centre	1
Promenade (miles)	3.5	Dual Use Sports Centres	2

Non-Operational Assets		Swimming Pools	2
Seafront Chalets (Holywell)	69	Art Gallery	1
Farms	4	Museums	2
Cafes	4	Tourist Information Centre	1
Community Centres	5	Bandstand	1
		Treasure Island	1
Community Assets			
Parks and Open spaces (acres)	179		
Allotments (acres)	39		
Downland (acres)	4,100		

2.3 5 Year capital programme

The agreed programme over the next five years and the capital receipts required to fund the programme are as follows:-

	2002/03	2003/04	2004/05	2005/06	2006/07
	£000	£000	£000	£000	£000

Total	6,679	7,967	6,937	6,087	6,087
programme					
Capital	2,544	2,292	1,962	2,112	2,112
Receipts					

A breakdown of the programme is provided at section 5.10 of the Asset Management Plan.

2.4 Unsupported borrowing.

The Council is supportive of the proposals for changing the capital finance regime. The new regime may provide opportunities for the Council to invest in its trading operations, with capital repayments funded from increased revenues. The Council will consider this route alongside other procurement options for these services. The Council awaits confirmation of the extent to which the new regime will, in practice, enable borrowing to be funded within the Housing Revenue Account to finance improvements needed to meet the Decent Homes target.