



Joint Strategic Sub-Committee (Worthing)  
12 September 23

## ADUR & WORTHING COUNCILS

Key Decision [Yes/No]

Ward(s) Affected: All

### Financial Performance 2022/23 - Capital and Projects Outturn

#### Report by the Director for the Director for Digital, Sustainability & Resources

#### Executive Summary

##### 1. Purpose

- 1.1 This report outlines the financial monitoring position for the end of the 2022/23 financial year for capital schemes included in the capital programme of Worthing Borough Council. This includes progress on joint initiatives with the Council's partner Adur District Council.
- 1.2 Information is also provided in respect of capital receipts for the constituent authority.
- 1.3 The following appendices have been attached to this report:

**Appendix 1:** Worthing Borough Council Outturn Summary  
**Appendix 2:** Worthing Borough Council Sale Proceeds  
**Appendix 3:** Invest to save scheme - final position

##### 2. Recommendations

- 2.1 The Joint Strategic Sub-Committee is asked:
  - i) Note the outturn position for 2022/23

- ii) To **recommend** that Worthing Borough Council at its Council meeting on 17th October 2023:
  - (a) Note the overall capital final outturn for 2022/23.
  - (b) Agree the net carry over of General Fund Capital underspends for Worthing Borough Council as detailed in paragraph 4.3.2.
  - (c) Approve the financing of the Worthing Borough Council 2022/23 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.1 and 5.2.
  - (d) Approve the carry forward of Council resources underspends to fund budget pressures as detailed in Appendix 1 and summarised in paragraph 5.4.
- iii) To note the final projected benefit from completed invest to save scheme as outlined in Appendix 3.

### 3. CONTEXT

- 3.1 The monitoring of capital budgets has been reported to the Joint Strategic Sub-Committee three times during the year.
- 3.2 In accordance with the Council's Capital Strategy, the Joint Capital Working Group oversees the development, implementation and progress of both Council's Capital Investment Programmes.
- 3.3 Full summaries of the outturn of all the schemes in the 2022/23 Capital Investment Programmes are available from the Council's Joint Intranet and highlight:

Schemes not progressing satisfactorily or where there are financial issues	<b>Red</b>
Schemes where progress is being closely monitored	<b>Amber</b>
Schemes progressing well	<b>Green</b>
Schemes where progress is beyond officers' control	#
Schemes with financial issues	£
Schemes where progress has improved	↑
Schemes where progress has deteriorated	↓

#### 4. 2022/23 Outturn

4.1 Overall performance against the programme can be summarised as follows:

Capital Outturn - Summary of Progress:	Worthing	Status
Schemes where the Councils have experienced significant challenges or where financial issues have been identified	1	Red
Schemes where progress is being closely monitored	24	Amber
Schemes progressing well	66	Green
Schemes completed	20	
Total Schemes:	111	

#### 4.2 Successes and challenges in the 2022/23 programme

4.2.1 A number of significant schemes have been delivered this year, with real and visible impact across our area.

Again, the programme has been delivered successfully last year with less than 1% of schemes presenting any significant issues. Highlights include:

##### **Joint initiatives:**

- i) Grants for disabled adaptations were awarded to 138 households in Worthing.
- ii) WorkspacesAW, a programme of works to refurbish the Town Hall in Worthing, improve facilities in Portland House and improve our IT infrastructure began in 2020/21. The scheme has now completed and the offices are now run more efficiently. The space created is leased to the NHS in Portland House to help alleviate some pressure on revenue budgets with a saving estimated at £405,580 per year. Efficiency works were also completed to windows to reduce energy wastage and reduce the Council's carbon footprint. Appendix 3 contains details of the final position on the project.
- iii) **Information and Communications Technology - Digital Programme**

The Joint Services Digital Programme has progressed well and the following projects are close to completion in 2023/24 as the timescales have extended slightly due to the nature of IT works:

CRM System  
Ultrafast Network / Gigabit Project  
Wifi Upgrade / Network Refresh  
Cloud Migration

**Worthing Borough Council schemes:**

- i) BEIS - Carbon reduction funding. The council received £255K of grants towards the Heat Network project in 2022/23. The procurement of the delivery partner is progressing and it is anticipated that the build of the network is expected to commence in 2024. This project will bring low carbon heat to public buildings in central Worthing with the prospect of extending the network to new residential developments and existing in the Town Centre as part of the councils' commitment to be a net zero carbon area by 2045.
- ii) Buckingham Road Car Park - The Car park has almost completed its full refurbishment. The car park will re-open in 2023/24 to provide residents and tourists with an upgraded parking offer in the town centre.
- iii) Brooklands Park - the works progressed well in 2022/23 with the landscaping and play area now complete. The car park and cafe will be completed in 2023/24 to finish the project and complete the enhancement of the popular local amenity.

4.2.2 However, there were some challenges faced by the Councils. The following schemes have been identified as having financial issues at 31<sup>st</sup> March 2023:

**i) Colonnade House**

Tenders for the project were received in excess of the proposed budget due to rising cost of materials and inflation. This scheme has now been deferred to 2025/26 whilst options are being explored for the delivery of the site. Further reports with detailed proposals will be presented to members later in the financial year.

**ii) Worthing Integrated Care Centre**

A progress report was submitted in February 2023 requesting additional funding as costs had outstripped the original expectation due to unexpected additional costs associated with the new electricity substation and contaminated land works. This has been approved and the project is expected to complete late in 2023/24.

4.2.3 In addition to the above schemes which have financial issues, the following schemes have provided challenges:

**i) Grants to Registered Social Landlords for the provision of affordable housing**

Officers are in constant discussion with Registered Social Landlords regarding possible contributions to housing developments although it has again proved difficult to identify developments to fund in 2022/23.

**ii) Worthing Pier Fire Safety Sprinkler system**

The siting of the sprinkler pump has caused delays. A provision for a new building has now been proposed to house the pump and following review it is now expected that the project will complete in 2023/24.

**4.3 Worthing Borough Council Capital Outturn – All Portfolios**

4.3.1 The Worthing capital investment programme for all portfolios was originally estimated at £91,023,880. Subsequent approvals and reprofiling of budgets to and from 2023/24 produced a total current budget of £61,906,810.

4.3.2 Actual expenditure in the year totalled £57,558,700 a decrease of £4,348,110 on the revised estimate, comprising a net carry forward of £4,215,210 and a net underspend of £132,900. Individual Portfolio expenditure was as follows:

	<b>Revised Estimate £</b>	<b>Actual Outturn £</b>
<b>General Fund Other Services:</b>		
E.M. for Customer Services		
- Housing	2,099,560	1,430,890
- Other Schemes	0	0
E.M. for Climate Emergency	950,000	633,710
E.M. for Community Wellbeing	105,360	23,080
E.M. for Culture and Leisure	422,110	217,140
E.M. for Environment	3,270,630	2,293,240
E.M. for Regeneration	28,463,240	26,353,570
E.M. for Resources	26,595,910	26,607,070
<b>TOTAL</b>	<b>61,906,810</b>	<b>57,558,700</b>

4.3.3 The major scheme variations are listed in Appendix 1. In 2022/23 the Council took a conscious decision to defer capital expenditure to reduce the cost of borrowing to the Council for both last year and 2023/24.

4.3.4 The remaining usable capital receipts held at 31st March, 2023 totalled £2,026,810. To be utilised as follows:

- Ring-fenced for Coast Protection £88,800
- Ring-fenced for Affordable Housing (RTB Clawback Receipts) £1,847,000
- Ring-fenced for Empty Property grants and loans £12,190
- Ring-fenced for Disabled Facilities Grants £8,450
- Ring-fenced for the flexible use of capital receipts. £70,370

4.3.5. Proceeds from the sale of assets in 2022/23 are analysed in Appendix 2.

## 5. Issues for consideration

5.1 Worthing Borough Council capital expenditure in 2022/23 was financed as follows:-

Usable Capital Receipts	£	£
- Housing	0	
- Other General Fund	18,970	
- Flexible Use of Capital Receipts	248,550	
		267,520
Prudential Borrowing	53,747,800	
Grants and Contributions	3,442,630	
Revenue Contributions	100,750	
		57,291,180
<b>TOTAL CAPITAL FINANCED</b>		<b>57,558,700</b>

5.2 The Joint Strategic Sub-Committee is asked to recommend that the Council approve the overall financing of the capital programme and the utilisation of £267,520 usable capital receipts in the funding of the 2022/23 capital programme and the use of receipts to fund initiatives to save the Council future costs.

5.3 The Joint Sub-Committee is also asked to recommend to Worthing Borough Council to approve the Capital Flexibilities Strategy detailed below.

Project	Worthing Borough Council					Nature of expenditure
	Overall annual saving generated £	Annual saving %	Annual saving £	Financial year	Amount of capital receipts used £	
2022/23 savings programme						
- Accommodation project NWOW phase 2	210,000	60	126,000	2022/23	8,760	Project management, removal and minor works costs
- Asset disposal programme	600,000	100	600,000	2022/23	0	Costs associated with the sales of assets
- Digital rapid improvement programme	177,640	60	106,580	2022/23 Estimate	8,870	Digital developers and project manager
- Organisational redesign	250,000	60	150,000	2022/23	205,510	HR support and delivery manager (who will also support the digital improvement programme). Associated Statutory departure costs
- Service redesign	400,000	60	240,000	2022/23	14,970	Departure costs

- 5.4 Approval is requested to carry over to 2023/24 and bring forward from 2022/23 certain budgeted expenditure where spending patterns have changed since the 3rd Quarter Monitoring, as detailed in Appendix 1.

	<b>Carried Forward To 2023/24 £</b>
Executive Member for Citizen Service	677,190
Executive Member for Climate Emergency	344,610
Executive Member for Community Wellbeing	83,360
Executive Member for Culture & Leisure	170,580
Executive Member for Environment	1,007,260
Executive Member for Regeneration	2,307,000
Executive Member for Resources	519,320
<b>TOTAL CARRIED FORWARD TO 2022/23</b>	<b>5,099,320</b>

	<b>Brought Forward to 2022/23 £</b>
Executive Member for Community Wellbeing	1,090
Executive Member for Environment	5,000
Executive Member for Regeneration	190,690
Executive Member for Resources	687,330
<b>TOTAL BROUGHT FORWARD TO 2022/23</b>	<b>84,110</b>
<b>NET CARRIED FORWARD TO 2022/23</b>	<b>4,215,210</b>

- 5.5 The significant budget variations and budget reprofiles in the 2022/23 capital investment programme have been detailed in Appendix 2.

## 6. Engagement and communication

- 6.1 The purpose of this report is to communicate with stakeholders on the outturn of the Worthing Borough Council 2022/23 Capital Investment Programme. Officers of the Council have been consulted on the progress of the schemes which they are responsible for delivering. The overall progress of the programme have been considered by the Capital Working Group



## **7. Legal implications**

- 7.1 Local Authorities have a statutory duty under section 28 of the Local Government Act 2003, to monitor their income and expenditure against their budget, and be ready to take action if overspends or shortfalls in income emerge.
- 7.2 Section 151 of the Local Government Act 1972 requires the Councils to make arrangements for the proper administration of their financial affairs.
- 7.3 In February 2021, the Secretary of State announced the continuation of the capital receipts flexibility programme for a further three years, to give local authorities the continued freedom to use capital receipts from the sale of their own assets (excluding Right to Buy receipts) to help fund the revenue costs of transformation projects and release savings.

Accordingly the Secretary of State for Housing & Communities issued a direction under sections 16(2)(b) and 20 of the Local Government Act 2003 that local treat as capital expenditure, expenditure which:

- i. is incurred by the Authorities that is designed to generate ongoing revenue savings in the delivery of public services and/or transform service delivery to reduce costs and/or transform service delivery in a way that reduces costs or demand for services in future years for any of the public sector delivery partners; and
- ii. is properly incurred by the Authorities for the financial years that begin on 1 April 2022, 1 April 2023 and 1 April 2024.
- iii. is not incurred with respect to redundancy payments, except where such redundancy costs are necessarily incurred and limited to the amounts available as statutory redundancy payments.

Legal Officer: Joanne Lee

Date: 21/08/2023

### **Background Papers**

- Investing in our Places - Capital Programme 2022/23 to 2024/25 Report to the Joint Strategic Committee dated 7th December 2021
- Investing for our future - Capital Strategy 2022/25 - Report to the Joint Strategic Committee dated 13th July 2021.
- Reinvigorating Right to Buy and One for One Replacement - Information for Local Authorities - DCLG

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5937/2102589.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5937/2102589.pdf)

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# **SUSTAINABILITY AND RISK ASSESSMENT**

## **1. ECONOMIC**

- The capital programme prioritisation model awards points for capital project proposals that impact positively on the economic development of our places or the economic participation of our communities.

## **2. SOCIAL**

### **2.1 Social Value**

- The capital programme prioritisation model awards points for capital project proposals that impact positively on our communities.

### **2.2 Equality Issues**

- The capital programme prioritisation model awards points for capital project proposals that address DDA requirements and reduce inequalities.


## **3. Environmental**

- The management, custodianship and protection of our natural resources are considered when capital schemes are assessed for inclusion in the Council's Capital Investment Programme.


## **4. Governance**

- The Council's priorities, specific action plans, strategies or policies are considered when capital schemes are assessed for inclusion in the Council's Capital Investment Programme.
- The Council's reputation or relationship with our partners or community is taken into account when capital schemes are assessed for inclusion in the Council's Capital Investment Programme.
- Resourcing, risk management (including health and safety) and the governance of either Council are fully considered during the preparation of the Council's Capital Investment Programme.


APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - CITIZEN SERVICES  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>Housing</b> <b>Acquisition and development of temporary accommodation for the homeless</b> Victoria Road Development - Phase 1 planning and procuring		440,000	116,576	(323,424)	323,420
<b>Disabled Facilities Grants</b> These grants are mandatory and the Council has to approve all eligible grants. All approvals are for 12 months and works can be undertaken at any time in this period. The Council has received sufficient Better Care Grant to fund all 2022/23 expenditure and c/f requested for outstanding commitments at 31 March 2023.		1,451,810	1,245,335	(206,476)	206,470
<b>Empty Property Grants and Loans to bring empty properties back into use</b> One landlord grant in progress. Future grants: i) A grant for £82,000 being processed. ii) Grants to bring a building containing 21 flats back into use.		126,040	22,650	(103,390)	103,390
<b>Home Repair Assistance Grants</b> The scheme is demand led; grant approvals are for 3 - 12 months and can be taken up at any time in this period. Carry forward of £21,710 budget requested to fund outstanding commitments at 31 March 2022.		81,710	37,796	(43,914)	43,910
<b>Completed schemes and Miscellaneous Minor Variations</b>		-	8,530	8,530	-
<b>TOTAL - CITIZEN SERVICES</b>		<b>2,099,560</b>	<b>1,430,887</b>	<b>(668,673)</b>	<b>677,190</b>


**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - Climate Emergency  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>Worthing Heat Network</b> Report to submitted to JSC prior to award of Heat Supply and Connection Agreements. Loan to be given to Pinnacle Power along with an on-grant of £3.1m. Contract expected to be concluded by Sept 23. Expected spend of grant and 2/3 of grant in 23/24. Additional Funding awarded for enabling works part funded by a Public Sector Decarbonisation grant		950,000	615,384	(334,616)	334,610
<b>Completed schemes and Miscellaneous Minor Variations</b>		-	18,331	18,331	-
<b>TOTAL - CLIMATE EMERGENCY</b>		<b>950,000</b>	<b>633,715</b>	<b>(316,286)</b>	<b>334,610</b>


**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - COMMUNITY WELLBEING  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>High Street Accessible Toilets</b> Planning phase now complete and tenders are received. Works due to start in 2023/24.		50,000	10,100	(39,900)	39,900
<b>Completed schemes and Miscellaneous Minor Variations</b>		55,360	12,983	(42,377)	42,370
<b>TOTAL - COMMUNITY WELLBEING</b>		<b>105,360</b>	<b>23,083</b>	<b>(82,277)</b>	<b>82,270</b>


**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - CULTURE & LEISURE  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>Church House Grounds Pavilion</b> Refurbishment of the pavilion and toilet block with a contribution from the Bowls Club. Completion due autumn 2023		100,000	12,774	(87,226)	87,220
<b>Worthing Cultural Buildings</b>  a) Assembly Hall - Solar PV b) Connaught Theatre - Ventilation System c) Museum - Structural and Condition surveys d) Museum - Display Cases e) Richmond Room - Renewal of Partition Wall		141,400	56,948	(84,452)	83,360
<b>Completed schemes and Miscellaneous Minor Variations</b>		180,710	147,420	(33,290)	-
<b>TOTAL - CULTURE &amp; LEISURE</b>		<b>422,110</b>	<b>217,141</b>	<b>(204,969)</b>	<b>170,580</b>

APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - ENVIRONMENT  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS


 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<b>Brooklands Park Redevelopment</b> Works have completed on site with path works, integrating the old golf course into the wider park and play area. Works are currently in progress for the café with completion expected in 2023/24. Additional parking was also created while café works are underway at the old go kart track.		2,453,050	1,868,222	(584,828)	577,250
<b>Durrington Cemetery</b>  Improvement works to the chapel and drainage works. Works delayed due to resource issues and focus on other projects potentially until 2024/25.		91,570	-	(91,570)	91,570
<b>Parks and Open Spaces</b> <b>Grounds Maintenance Equipment and Vehicles</b> Purchase of equipment and vehicles for the parks team.		174,970	110,480	(64,490)	64,480
<b>Landscaping</b> a) Sustainable Landscaping - bulb planting complete b) Landscape Adaptions - Rain gardens, wild flower planting, rewilding and habitat creation		95,000	51,462	(43,538)	45,000
<b>Play Area Improvements</b>  a) Replacement Play Equipment and Fitness Equipment b) Replacement Surfaces and Fencing		268,530	103,684	(164,846)	157,270
<b>Completed schemes and Miscellaneous Minor Variations</b>		187,510	159,389	(28,121)	66,690
<b>TOTAL - ENVIRONMENT</b>		3,270,630	2,293,236	(977,394)	1,002,260

**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - REGENERATION  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**


 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under-spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>Car Parks</b> <b>Buckingham Road MSCP Refurbishment</b> Works on site. Completion anticipated 2023/24. Replacement equipment, cameras and barriers also being installed.	█	2,080,130	1,825,015	(255,115)	255,110
<b>Grafton MSCP Structural Works</b> Preliminary works under taken. Consideration of options going forward is ongoing.		120,000	4,803	(115,197)	115,190
<b>Coast Protection Works</b> Strategic monitoring project for the South East - Partnership scheme administered by New Forest District Council	█	106,430	20,835	(85,595)	-
<b>Colonnade House Digital Hub</b> Initial tenders were received in excess of current budget. Scheme deferred to 2025/26 whilst options under consideration. Options are being considered to be taken forward		10,320	11,838	1,518	(1,520)
<b>Decoy Farm</b> Current phase of development complete. Options being assessed for go forward strategy.	█	590,450	692,078	101,628	-
<b>Foreshore</b> <b>Fire prevention works to pier, southern pavilion and seafront amusements</b> Discussions in progress regarding the siting of the sprinkler pump. Additional resources awarded for 2023/24 for the provision of a new building to house the pump for the sprinkler system.		130,000	143,600	13,600	(13,600)
<b>Worthing Pier Timber decking and structures</b> Works to be programmed during low tide periods to maximise the time available in tidal windows to complete by March 24 with new term maintenance contractor.	█	322,600	19700	(302,900)	302,900
<b>Montague Street Improvements</b> Design work to commence in Autumn 2023.		100,000	62,800	(37,200)	37,200
<b>Portland Road Improvements Scheme</b> Scheme is led by West Sussex County Council in partnership with Worthing Borough Council. Main works complete. Ancillary works to complete in 23/24.	█	1,410,720	532,448	(878,272)	878,270




**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - REGENERATION  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>Teville Gate Development</b> The purchase of the Teville Gate site has completed. Groundworks, including the reinstatement of the north-south footpath across the site has also completed. Further works anticipated to the site.		210,030	204,489	(5,541)	5,540
<b>Union Place Development</b> Planning permission granted. Preferred development partner agreed and the scheme is to progress by way of a Joint Venture Partnership between the organisations.		582,210	-	(582,210)	582,210
<b>Worthing Integrated Care Centre</b> <i>Development of a Care Centre on Worthing Town Hall Car Park</i> Progress report to be submitted to JSC February 2023, additional funds granted from the SPF Practical completion estimated May 2024		22,637,170	22,812,746	175,576	(175,570)
<b>Worthing Town Centre</b> <i>Enhancements of public spaces and the improvement of facilities within the Town Centre, including secondary shopping areas</i> Electricity hook-ups along the promenade at a select number of positions to help facilitate existing concessional businesses and move away from individual generator use.		96,290	0	(96,290)	96,290
<b>Completed schemes and Miscellaneous Minor Variations</b>		66,890	23,215	(43,675)	34,290
<b>TOTAL - REGENERATION</b>		28,463,240	26,353,565	(2,109,675)	2,116,310

**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - RESOURCES  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<b>Administration Buildings</b> <i>Commerce Way</i> Female showers - Work under way to be completed early 2023/24 Refurbishment of offices - Complete		62,500	50,521	(11,979)	11,970
<b>Cannon House Refurbishment</b> Refurbishment works were approved to refit the building for letting for office space and the works completed April 2022.		232,470	228,044	(4,426)	-
<b>Adur and Worthing Workspaces Project</b> <b>Town Hall - Refurbishment and Furniture</b> Works commenced on site October 2021 and are completed.		526,830	579,220	52,390	-
<b>Portland House - Replacement of windows, balconies, asbestos removal and fire safety works</b> Works are progressing along side the Town Hall refurbishment.		616,870	663,853	46,983	-
<b>Portland House Building Management system replacement</b> Design completed. BMS upgrades prep work needed for the heat network.		75,000	12,542	(62,458)	62,450
<b>Portland House Refurbishment</b> Refurbishment complete and council staff relocated to Town Hall, NHS staff allocated to excess areas.		300,000	250,509	(49,491)	49,490
<b>Information and Communications Technology</b> <b>Digital Strategy</b> i) Corporate ICT hardware and infrastructure replacement programme - Complete. ii) Environmental Health System - Invoice to be received 2023/24 iii) Google migration - Servers moved the cloud, further migration to continue in iv) Cloud hosting environments set up. Complete. v) COSSH Management System - To be purchased in 2023/24.		285,340	183,500	(101,840)	101,830

**APPENDIX 1 - WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2022/23 - RESOURCES  
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2022/23 Current Budget £	2022/23 Spend £	2022/23 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<p><b>Extension of Ultrafast Fibre Network</b>                      Fibre rollout to homes continues to be delivered but the progress to Adur and Worthing sites (including Public Sector Network sites) is slower than expected due to City Fibre delays in planning routes and then obtaining the appropriate permits and The Fibre Exchange is waiting on a 2nd backhaul circuit to provide resilience. There are also delays to procurement of firewalls due to global supply chain issues for network components. This has resulted in an underspend on the forecast spend for 2022/23 and request for carry forward of budget to complete the project. Timescales are now extended and the project is expected to complete June 2023.</p>		303,530	146,605	(156,925)	156,930
<p><b>Network Refresh Project</b>                      This is a very complex programme of work with a number of dependencies on other projects and involving multiple suppliers.                       Equipment purchased in 2021/22 and installed 2022/23. Council wifi connection changed to the Gigabit. Project close to completion and will be completed in 2023/24</p>		114,750	108,730	(6,020)	6,020
<p><b>Strategic Property Investment Fund</b>                      Southern House and Caravan Club Acquisition</p>		23,650,000	24,072,225	422,225	(422,230)
<p><b>Flexible Powers Funding for revenue expenditure</b>                      Breakdown as listed in the report and to be finance by capital receipts</p>		-	248,550	248,550	(238,110)
<p><b>Completed schemes and Miscellaneous Minor Variations</b></p>		428,620	62,773	(365,847)	103,640
<b>TOTAL - Resources</b>		26,595,910	26,607,073	11,163	(168,010)
<b>TOTALS - ALL EXECUTIVES</b>		61,906,810	57,558,700	(4,348,110)	4,215,210



WORTHING BOROUGH  
COUNCIL

FINAL ACCOUNTS 2022/23

Analysis of Capital Receipts

	£	£
<b>A. GENERAL FUND</b>		
<b>1. Equipment Sales:</b>		
Sale of Equipment and Vehicles	24,474	
		24,474
<b>B. HOUSING RECEIPTS (RINGFENCED)</b>		
<b>2. Worthing Homes:</b>		
Right to Buy Receipts	352,803	
<b>3. Housing Grant Repayments:</b>		
Housing Renewal Assistance	2,350	
<b>TOTAL CAPITAL RECEIPTS</b>		355,153
		<b>379,627</b>

### Invest to save schemes - Completed schemes

The Joint Strategic Committee approved an invest to save scheme to release space at Portland House which would then be rented to NHS partners enabling the Council to reduce its accommodation footprint and associated costs.

Phase 1 of the refurbishment project completed in January 2023, this was then extended to phase 2 which created additional space for our partners.

As part of the overall project the Council also undertook a number of energy efficiency measures designed to improve the carbon footprint of both buildings. These were part-funded by a grant from the Public Sector Decarbonisation Fund.

Overall the refurbishment cost £3.1m

	£
Total cost	3,120,400
Funded from:	
Grants	198,000
Contribution from tenant	234,000
Capital receipts	146,570
Borrowing	2,541,830

The investment generated a net savings of £405,580 which was marginally more than the original amount expected of £365,000.

	£
Rental income	281,290
Net saving in building costs	304,800
Overall saving in accommodation costs	586,090
Less: Financing costs	-170,510
Less: Room booking system	-10,000
Net annual saving	405,580

The saving was allocated as follows between the two Councils:

- Adur £162,230
- Worthing £243,350