



ADUR & WORTHING  
COUNCILS

Joint Strategic Committee  
2 March 2021  
Item 6

Key Decision : No

Ward(s) Affected: All

### 3rd Quarter Capital Investment Programme & Projects Monitoring 2020/21

Report by the Director for Digital, Sustainability and Resources

#### EXECUTIVE SUMMARY

##### 1. PURPOSE

1.1 This report updates the Joint Strategic Committee on the progress made on the 2020/21 Capital Investment Programmes for Adur District Council, Worthing Borough Council. The programmes include schemes which support the delivery of services by the Joint Services Committee.

1.2 The following appendices have been attached to this report:

**Appendix 1:** Adur District Council Capital Monitoring Summary

**Appendix 2:** Worthing Borough Council Capital Monitoring Summary

**Appendix 3:** Adur District Council Reprofiled Budgets

**Appendix 4:** Worthing Borough Council Reprofiled Budgets

##### 2. RECOMMENDATIONS

2.1 The Joint Strategic Committee is asked:

(a) **With respect to the Capital Investment Programme of Adur District Council.**

i) To note the reprofiling of the Adur District Council capital schemes as advised in paragraphs 7.1.1 and Appendix 3.

ii) To approve the increase in the Disabled Facilities Grants Budget funded from additional Communities and Local Government Better Care Fund in line with anticipated grant allocations in 2020/21 as detailed in paragraph 7.2.3.

iii) To approve the virement of £65,000 to fund the revised tender costs for the refurbishment of Fort Haven Public Conveniences as detailed in paragraph 7.2.4.

iv) To approve the addition of the decarbonisation project management budget funded by Public Sector Decarbonisation Grant to the 2021/22 Capital Investment Programme as detailed in paragraph 7.2.5.

b) **With respect to the Capital Investment Programme of Worthing Borough Council.**

i) To note the reprofiling of the Worthing Borough Council capital schemes as advised in paragraphs 7.2.1 and Appendix 4.

ii) To approve the increase in the Disabled Facilities Grants Budget funded from additional Communities and Local Government Better Care Fund in line with anticipated grant allocations in 2020/21 as detailed in paragraph 7.3.2.

iv) To approve the addition of the energy efficiency schemes funded by Public Sector Decarbonisation Grant to the 2021/22 Capital Investment Programme as detailed in paragraph 7.3.3.

### 3. CONTEXT

3.1 In accordance with the Councils' Capital Strategy, the Capital Working Group oversees the implementation and progress of both Councils' Capital Investment Programmes.

3.2 The Capital Working Group meets quarterly and monitors the programmes' progress and finance, seeking to address any problems at an early stage in order for schemes to be completed within budget and timescales. Where problems are highlighted the Group considers possible remedies including virements between schemes, reprofiling of budgets between years and the withdrawal of schemes from the programme when schemes are unable to proceed. This could be due to resourcing problems, time delays or other factors beyond the Councils' control.

3.3 Full summaries of the progress of all the schemes in the 2020/21 Capital Investment Programmes are prepared each quarter highlighting:

Schemes with significant challenges	<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	⬇

3.4 The Capital Working Group also ensures that capital schemes are approved within financial regulations.

3.5 Financial Regulations require officers to report each project on completion.

#### **4. SUCCESSES AND CHALLENGES IN THE 2020/21 CAPITAL INVESTMENT PROGRAMMES**

4.1 The following schemes are progressing well:

##### **4.1.1 Adur Homes Capital Investment Programme**

The Adur Homes Capital Investment Programme for 2020/21 was approved by the Joint Strategic Committee 9th October 2018.

Delivery of the Capital Improvement Programme continues to be shaped by guidance issued to local authorities by the Regulator of Social Housing in the aftermath of the Grenfell fire and better knowledge of our stock.

The appointment of a Fire Safety Officer has allowed us to focus on fire safety remedial works. Several fire remedial work schemes are now being implemented across our stock. This includes the front entrance fire door replacement programme which has already seen the replacement of 181 'critical' doors in tenanted properties. Engagement with leaseholders to identify and support them to bring their doors into compliance with the current legislation, has also commenced.

The upgrade of the Community Alarm Systems in our sheltered housing schemes is now at the implementation stage.

##### **4.1.2 Adur Homes External Works Programme**

The external capital works programme is being revised in light of the need to re-profile fire safety works and also critical health and safety works. However

the following is underway:

- The project to undertake external works to Rocks Close and Locks Court was tendered but due to Covid 19 restrictions the contract was not awarded and the scheme is being reviewed prior to re-tender.
- The project to undertake external works to Beachcroft Place and Bushby Close was tendered but the contract award was delayed due to Covid 19 restrictions. The contract has now been awarded and construction works are on site. Bushby Court is anticipated to complete Spring 2021 and Beachcroft Court December 2021.
- A firm has been appointed to provide programme management support.

#### **4.1.3 Adur Homes Development and Acquisition Programme**

Covid-19 has had a significant impact on all of the housing development schemes. The nationwide lockdown, site shutdowns and subsequent updated guidance on site operation and safety in a post Covid environment has impacted on supply chains, deliveries and on-site productivity. In particular the social distancing measures have meant that on-site staffing levels (site staff and site subcontractors/labour) have, in many cases, needed to reduce to 50% of normal capacity.

Whilst the above will mean an inevitable impact on programme delivery, during the past 6 months the team have still overseen the completion of one site and signed contracts and made a start on 2 new sites (27 homes). A report identifying a further 9 pipeline sites was approved by Joint Strategic Committee in October 2020.

##### Albion Street Refurbishment of 2 semi-detached house

Condition surveys have been undertaken along with asbestos removal. The build contract tender was issued in early February 2021 to undertake the conversion of 2 houses into 6 flats for temporary accommodation. Completion is anticipated in 2021/22.

##### Cecil Norris Development

Work continues on site to deliver 15 flats following a short site shutdown due to Covid-19. The site shutdown plus reduced on site workforce has had a significant impact on the project completion date with current estimates being May 2021.

##### Albion Street

Covid-19 has had a significant impact on the timescales for the contract award. However, contracts have now been signed with start on site anticipated March 2021 and completion estimated September 2022.

##### Small Sites (Hidden Homes)

Following approval of the small sites programme to deliver 56 new homes, planning applications have been submitted for 2 of the sites, with further sites to follow in March 2021.

#### Downsview Pub Site

Nine flats were completed in April 2020 as part of phase 1. All of the flats are now occupied, providing temporary accommodation to families in need.

Building contracts for phase 2 of Downview have been signed with the contractor currently on site to develop a further 8 homes for temporary accommodation. Works are due to complete in May 2021 however, the impact of the current lockdown on the supply of labour and materials is still to be quantified.

#### Rowlands Road Site

Following planning permission a contractor has been selected and contracts signed. The contractor has made a start on site to deliver a further 19 homes for temporary accommodation. Works on site are progressing well, however some time and cost impact has been felt from the discovery of more asbestos than had been identified as part of the asbestos survey. Also additional works have been identified on the structure and drainage. Due to the expanded scope of works and the impact of Covid 19 restrictions the completion date is currently forecasted for late July 2021. Overall the scheme is now expected to cost more than the original forecast but it is anticipated that the additional spend can be accommodated within the overall programme budget.

#### **4.1.4 Highdown Gardens Infrastructure Improvements**

A partial handover of the capital building works completed in December 2020. All capital building works are complete apart from the final structural reinforcement of the wheelchair lift and tethering system being implemented in January 2021.

A task and Finish group is meeting weekly to plan for the re opening of the gardens. The group includes a range of A&W councils representatives from different departments including Parks, IT, Marketing, Economy and Health & Safety. Due to the current uncertainties and restrictions around Covid 19, it was decided that the official open day will be pushed to the first two weeks of August 2021 with a series of invitations to guided tours leading to it. This will qualify as the soft launch which should be starting in April or May 2021.

The capital building works estimation remains as of 25/01/21 an overspend of £28,000. It is still well within the 10% contingency sum included in the overall budget. Final accounts will be submitted at the next quarter.

- 4.2 The following schemes are providing challenges and have been identified as having financial issues:

#### **4.2.1 Worthing Borough Council - Fire prevention works to pier, southern pavilion and amusements.**

The installation of the fire main to the whole length of the Pier and the sewerage pipe was completed in 2019/20.

However, the installation of a new sprinkler system to the buildings including the Southern Pavilion, Amusements and Pavilion Theatre are technically complex and will require a new dedicated water supply and associated pipework. The current budget is insufficient as the total cost of these works is estimated at £810,000. The possible budget pressure has previously been reported:

Current budget:	£503,040
Estimated Costs:	£810,000
Current estimated shortfall:	£306,960

Works to the Southern Pavilion are under discussion with the new tenant who is carrying out renovations and a sprinkler system for this building is being considered alongside the renovation works.

Costs for other works are being compiled and when estimates are received additional resources will be sought.

#### **4.2.2 Worthing Borough Council - Brooklands Redevelopment**

A new project manager has been appointed to the project. Progress continues looking at the design packages, contamination and procurement. The project will now be procured as a single unit rather than being divided into separate lots so that holistic decisions can be taken to keep the project moving forward and within budget.

The design team and independent Quantity Surveyors are working on a revised cost plan with the intention of preparing the tender package to go to the market in May 2021.

### **5. PROGRESS OF THE ADUR DISTRICT COUNCIL 2020/21 CAPITAL INVESTMENT PROGRAMME – FEBRUARY 2021**

- 5.1 There are 63 schemes in the 2020/21 current capital investment programme which are progressing as follows:

	Number of schemes	Percentage %
Schemes which are progressing satisfactorily or have completed	46	73.1
Schemes where progress is being closely monitored	17	26.9
Schemes with significant challenges	0	0

- 5.2 A summary of the financial movements of the 2020/21 Capital Investment Programme is attached as Appendix 1 to this report. A summary of the progress of all the schemes in the 2020/21 Capital Investment Programme is available from the Councils' Joint Intranet.

## **6. PROGRESS OF THE WORTHING BOROUGH COUNCIL 2020/21 CAPITAL INVESTMENT PROGRAMME – FEBRUARY 2021**

- 6.1 There are 95 schemes in the 2020/21 current capital investment programme which are progressing as follows:

	Number of schemes	Percentage %
Schemes which are progressing satisfactorily or have completed	71	74.7
Schemes where progress is being closely monitored	24	25.3
Schemes with significant challenges	0	0

- 6.2 A summary of the financial movements of the 2020/21 Capital Investment Programme is attached as Appendix 2 to this report. A summary of the progress of all the schemes in the 2020/21 Capital Investment Programme is available from the Councils' Joint Intranet.

## **7. ISSUES FOR CONSIDERATION**

### **7.1 Adur and Worthing Joint Service Schemes**

- 7.1.1 The following Adur District Council and Worthing Borough Council Joint Services 2020/21 scheme has financial issues:

- 7.1.2 Following the approval by the Joint Strategic Committee November 2018 to change to alternate weekly collections of refuse and recycling, the increase in demand for larger refuse and recycling bins created a joint Adur District and Worthing Borough Council overspend in both 2018/19 and 2019/20.

The increased demand for larger bins has continued in 2020/21. The Adur District and Worthing Borough Councils' Original 2020/21 Capital Investment Programmes included a joint budget of £50,000 for the purchase of new wheeled bins and this was increased to £74,858 in September 2020.

It has been necessary to place further orders to meet the demand for bins and additional funding of £37,000 is now required. It is proposed to fund the Adur District Council's share of the overspend of £13,470 from the contingency budget and the Worthing Borough Council's share of the overspend of £23,530 from the underspend on the Crematorium replacement signage scheme where the works have completed and there is an underspend of £25,000.

### **7.2 Adur District Council**

- 7.2.1 Budgets totalling £60,883,950 have been reprofiled to 2021/22 and future years, where the original project plan has changed and the schemes are not

expected to complete in 2020/21. A list of schemes reprofiled is attached as Appendix 3 to this report.

7.2.2 The following amendments to the Adur District Council 2020/21 Capital Investment Programme are recommended:

**7.2.3 Increase in Disabled Facilities Grants Budget**

The 2021/22 Adur District Council Capital Investment Programme includes a budget provision of £350,000 for the provision of Disabled Facilities Grants. The scheme is 100% funded from the Communities and Local Government Better Care Fund. The spend to date is £441,041 and the forecast spend for 2020/21 is £540,000.

In previous years the Council has received more grant funding than grants allocated and has been able to carry forward this grant for use in future years.

It is recommended that the 2020/21 budget is increased by £99,000 to £540,000, funded from grant funding received in previous years.

**7.2.4 Public Conveniences - Fort Haven Site Refurbishment**

As part of the public conveniences rolling programme of upgrades and improvements the Fort Haven site was surveyed and identified as a site for refurbishment and an original provision of £25,000 was included in the Capital Investment Programme for these works. The refurbishment works were found to be more extensive than first envisaged and a further £45,000 was added to the budget giving a revised budget of £70,000.

However, tenders have now been received and the total cost is now estimated at £135,000 as a result of alterations to the scope of the project to include CCTV and renewal of the electrical distribution system. In addition increased demand within the construction industry is resulting in higher costs.

It is proposed to vire £50,000 from the unallocated Public Conveniences rolling improvement programme budget and £15,000 from the 2020/21 the contingency budget and underspends in the 2020/21 Capital Investment Programme to fund the estimated shortfall in the current budget.

**7.2.5 Public Sector Decarbonisation Scheme Grant Funding**

Adur District Council have been successful in an additional bid to the Public Sector Decarbonisation Scheme and have been awarded a grant of £151,410 to appoint external project managers to oversee the procurement, design & build of the 3 large heat pump projects for Adur District Council. (2 for Adur Homes and 1 at the Shoreham Centre).

This is in addition to the earlier successful bid for £2,163,150 reported to the Joint Strategic Committee on 9th February 2021 (£466,000 for Adur General Fund and £1,697,150 for Adur Homes).

### **7.3 Worthing Borough Council**

7.3.1 Budgets totalling £59,713,970 have been reprofiled to 2021/22 and future years where the original project plan has changed and the schemes are unable to complete in 2020/21. A list of schemes reprofiled is attached as Appendix 4 to this report.

#### **7.3.2 Increase in Disabled Facilities Grants Budget**

The 2021/22 Worthing Borough Council Capital Investment Programme includes a budget provision of £750,000 for the provision of Disabled Facilities Grants. The scheme is 100% funded from the Communities and Local Government Better Care Fund. The spend to date is £929,577 and the forecast spend for 2020/21 is £1.2m.

In previous years the Council has received more grant funding than grants allocated and has been able to carry forward this grant for use in future years.

It is recommended that the 2020/21 budget is increased by £450,000 to £1.2m, funded from grant funding received in previous years.

#### **7.3.3 Public Sector Decarbonisation Scheme Grant Funding**

Worthing Borough Council have been successful in an additional bid to the Public Sector Decarbonisation Scheme and have been awarded a grant of £485,000. This is in addition to the earlier successful bid for £103,850 reported to the Joint Strategic Committee on 9th February 2021.

The grant funding will be used for the installation of various energy efficiency technologies as follows:

Portland House Triple Glazing:	£287,000
Worthing Town Hall / Portland House LED Lighting:	£62,000
Heating, Fabric Efficiency Improvements and Heat Metering at Worthing Town Hall, Assembly Hall and Portland House:	£136,000
<b>Total:</b>	<b>£485,000</b>

The works are due to start in summer 2021 and the LED lighting and heating schemes are anticipated to complete in the Autumn. However the Portland House glazing scheme is a significant project and will require liaison with the new Tenant and therefore timescales are unknown at this time.

Approval is requested to add the grant funding and the new projects to the 2021/22 Capital Investment Programme.

## **8. ENGAGEMENT AND COMMUNICATION**

- 8.1 The purpose of this report is to communicate with stakeholders on the progress of the Adur District Council and Worthing Borough Council 2020/21 Capital Investment Programmes. Officers of the Council have been consulted with on the progress of the schemes which they are responsible for delivering.
- 8.2 Specific schemes are subject to public consultation (e.g new playgrounds) to ensure that they meet community needs.

## **9. FINANCIAL IMPLICATIONS**

- 9.1 There are no unbudgeted financial implications arising from this report as the Adur District Council and Worthing Borough Council original 2020/21 Capital Investment Programmes were approved by the Councils in December 2019. Subsequent changes have been reported to and approved by the Joint Strategic Committee. The issues considered in this report can be funded from within existing resources or through external funding.

## **10. LEGAL IMPLICATIONS**

- 10.1 Section 28 Local Government Act 2003, as amended by the Localism Act 2011, provides that where in relation to a financial year, a Local Authority has made the calculations required by section 43 Local Government Finance Act 1992, it must review them from time to time during the year. If it appears that there has been a deterioration in its financial position it must take such action, if any, as it considers is necessary to deal with the situation.
- 10.2 Section 151 of the Local Government Act 1972 requires the Councils to make arrangements for the proper administration of their financial affairs.

### **Background Papers**

- Capital Investment Programme 2019/20 – 2021/22 Adur District Council, Worthing Borough Council and Joint Committee
- Capital Strategy 2019/22.
- Enabling the Digital Future for Adur & Worthing: Extending Ultrafast - Report to the Joint Strategic Committee dated 2nd April 2019.

### **Officer Contact Details:-**

Sarah Gobey  
Chief Financial Officer  
01903 221233  
[sarah.gobey@adur-worthing.gov.uk](mailto:sarah.gobey@adur-worthing.gov.uk)

# **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 Councils' Capital Investment Programme.

## **4. GOVERNANCE**

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

## CAPITAL MONITORING SUMMARY 2020/21 3rd Quarter

Executive Portfolios	(1) Total ADC Scheme Budgets £	(2) Previous Years' Spend £	(3) 2020/21 Original Budget £	(4) Net budget b/f from 2019/20 £	(5) Approved Changes to Original Budget £	(6) 2020/21 Budget Reprofiles to and from 2021/22 £	(7) 2020/21 Current Budget £	(8) 2020/21 Spend to Date £	(9) Spend % of Current Budget
Customer Services	77,242,490	2,464,180	10,331,900	2,950,680	20,252,570	(13,899,790)	19,635,360	10,840,199	55.21%
Environment	6,386,560	1,081,990	621,650	419,990	841,390	(717,100)	1,165,930	935,641	80.25%
Health and Wellbeing	641,260	25,050	33,600	30,360	334,250	(341,050)	57,160	30,693	53.70%
Regeneration	6,549,250	3,588,190	134,630	768,680	1,825,350	(1,619,000)	1,109,660	128,212	11.55%
Resources	87,637,330	38,270,960	50,308,670	6,578,720	(11,310,820)	(44,307,010)	1,269,560	317,257	24.99%
<b>TOTALS</b>	<b>178,456,890</b>	<b>45,430,370</b>	<b>61,430,450</b>	<b>10,748,430</b>	<b>11,942,740</b>	<b>(60,883,950)</b>	<b>23,237,670</b>	<b>12,252,002</b>	<b>52.72%</b>

### Financing of 2020/21 Programme:

<b>Adur Homes Capital Programme:</b>	<b>£'000</b>
Capital Receipts:	1,242
Major Repairs Reserve:	3,900
Homes England:	
S106 Receipts:	
New Development Reserve:	1,640
Prudential Borrowing:	2,694
	<b>9,476</b>

<b>General Fund Capital Programme:</b>	<b>£'000</b>
Prudential Borrowing:	3,491
Capital Receipts:	6
Government Grants:	9,963
Revenue Reserves and Contributions	93
S106 Receipts	109
Other Contributions	100
	<b>13,762</b>

### Summary of Progress:

Schemes with significant challenges:	0
Schemes where progress is being closely monitored:	17
Schemes progressing well or completed:	46
<b>Total Schemes:</b>	<b>63</b>

(1) <b>SCHEME</b> (Responsible Officer)	(2) <b>Total ADC Scheme Budget</b>	(3) <b>Previous Years' Spend</b>	(4) <b>2020/21 Original Budget</b>	(5) <b>Budget Reprofiles to and from 2021/22 and Future Years</b>	(6) <b>2020/21 Current Budget</b>	(7) <b>2020/21 Spend to Date</b>	(8) <b>Anticipated Completion Date (C) / Approval Report(D)/ P.I.D.(P)</b>	(9) <b>2020/21 Anticipated (Underspend) /Overspend (Council Resources)</b>	(10) <b>COMMENTS AND PROGRESS</b>	(11) <b>Status</b>
	£	£	£	£	£	£			<input checked="" type="checkbox"/> <b>Progress Beyond Council's Control</b> £ <b>Schemes with financial issues</b> ▲ <b>Scheme Progress Improved</b> ▼ <b>Scheme Progress Deteriorated</b>	
<b><i>Refuse and Recycling Service</i></b> 1 Provision of wheeled bins (Partnership Scheme with Worthing Borough Council. Total Budget £74,860) (TP)	27,250	-	18,200	-	27,250	32,778	Mar-21 02/01/20 (P)	13,408	The current demand has remained high. The current joint overspend was originally estimated at £24,858 and additional funding was allocated.  A further joint overspend of £37,000 is anticipated. It is proposed to fund Adur District Council's share from the 2020/21 Capital Investment Programme contingency.	£
<b><i>Public Conveniences</i></b> 2 Fort Haven Site Refurbishment (KS)	70,000	-	-	60,000	10,000	5,422	PID Submitted	65,000	The refurbishment works were found to be more extensive than first envisaged and a further £45,000 was added to the budget.  However, tenders have now been received and the total cost is estimated at £135,000.  It is proposed to vire £50,000 from the 2020/21 Public Conveniences rolling improvement programme budget and £15,000 from 2020/21 contingency and underspends in the 2020/21 Capital Investment Programme to fund the estimated shortfall in the current budget.	£

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
SCHEME (Responsible Officer)	Total ADC Scheme Budget	Previous Years' Spend	2020/21 Original Budget	Budget Reprofiles to and from 2021/22 and Future Years	2020/21 Current Budget	2020/21 Spend to Date	Anticipated Completion Date (C) / Approval Report(D)/ P.I.D.(P)	2020/21 Anticipated (Underspend) /Overspend (Council Resources)	COMMENTS AND PROGRESS Status	
	£	£	£	£	£	£		£	<input checked="" type="checkbox"/> Progress Beyond Council's Control £ Schemes with financial issues ^ Scheme Progress Improved v Scheme Progress Deteriorated	
<b>TOTAL:</b>	<b>97,250</b>	<b>-</b>	<b>18,200</b>	<b>60,000</b>	<b>37,250</b>	<b>38,200.33</b>		<b>78,410</b>		

**RESPONSIBLE OFFICERS:** Tony Patching      Head of Waste Management and Cleansing  
 Kevin Smith      Principal Building Surveyor

**CAPITAL MONITORING SUMMARY 2020/21**
**3rd Quarter**

Executive Portfolios	(1) Total WBC Scheme Budgets  £	(2) Previous Years' Spend  £	(3) 2020/21 Original Budget  £	(4) Net Budget b/f from 2019/20  £	(5) Approved Changes to Original Budget  £	(6) 2020/21 Budget Reprofiled to and (from) 2021/22  £	(7) 2020/21 Current Budget  £	(8) 2020/21 Spend to Date  £	(9) Spend % of Current Budget
Customer Services	20,331,720	4,733,630	4,178,600	764,230	1,917,390	(4,227,370)	2,632,850	2,215,506	84.15%
Digital and Environment Services	12,748,380	697,530	1,325,950	1,034,600	5,552,040	(3,364,040)	4,548,550	1,701,683	37.41%
Health and Wellbeing	786,830	5,080	50,400	69,350	60,000	(90,000)	89,750	56,633	63.10%
Regeneration	22,629,570	2,649,510	3,935,900	145,350	6,811,700	(3,274,350)	7,618,600	2,169,477	28.48%
Resources	50,752,010	81,910	50,576,130	(409,200)	(507,290)	(48,758,210)	901,430	4,781,292	530.41%
<b>TOTALS</b>	<b>107,248,510</b>	<b>8,167,660</b>	<b>60,066,980</b>	<b>1,604,330</b>	<b>13,833,840</b>	<b>(59,713,970)</b>	<b>15,791,180</b>	<b>10,924,591</b>	<b>69.18%</b>

**Financing of 2020/21 Programme:**

	<b>£'000</b>
Borrowing:	6019
Capital Receipts:	1730
Revenue Contributions and Reserves:	457
Government Grants:	6052
S106 Receipts	284
Other Contributions:	1,249
	<b>15,791</b>

**Capital Monitoring - Summary of Progress:**

Schemes with significant challenges:	-
Schemes where progress is being closely monitored:	24
Schemes which are progressing satisfactorily or have completed:	71
<b>Total Schemes:</b>	<b>95</b>

WORTHING BOROUGH COUNCIL - 3RD QUARTER CAPITAL MONITORING SUMMA

APPENDIX 2

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
SCHEME (Responsible Officer)	Total WBC Scheme Budget	Previous Years' Spend	2020/21 Original Budget	Budget Reprofiles to and from 2021/22 and Future Years	2020/21 Current Budget	2020/21 Spend to Date	Anticipated Completion Date (C) / Approval Report(D)/ P.I.D.(P)	2020/21 Anticipated (Underspend) /Overspend (Council Resources)	COMMENTS AND PROGRESS	Status
	£	£	£	£	£	£		£	<input checked="" type="checkbox"/> Progress Beyond Council's Control £ Schemes with financial issues ▲ Scheme Progress Improved ▼ Scheme Progress Deteriorated	
<b>Refuse and Recycling Service</b> 1 Provision of wheeled bins (Partnership Scheme with Adur District Council. Total Budget £74,860) (TP)	47,610	-	31,800	-	47,610	57,272	Mar-21 02/01/20 (P)	23,430	The current demand has remained high. The current joint overspend was originally estimated at £24,858 and additional funding was allocated.  A further joint overspend of £37,000 is anticipated. It is proposed to fund Worthing Borough Council's share from the 2020/21 Capital Investment Programme contingency.	£
<b>TOTAL:</b>	<b>47,610</b>	<b>-</b>	<b>31,800</b>	<b>0</b>	<b>47,610</b>	<b>57,272.01</b>		<b>23,430</b>		

RESPONSIBLE OFFICERS: Tony Patching Head of Waste Management and Cleansing



# **ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Admin Buildings - Contribution to refurbishment of admin buildings for new ways of working	347,140	Scheme approved by the Joint Strategic Committee 1st December 2020 and profiled in line with anticipated expenditure.
Adur Homes Capital Investment Programme	<p>1,955,000</p> <p>800,000</p> <p>1,878,050</p> <p>4,000,000</p>	<p><b>External Works Programme:</b></p> <p>i) External works to Rocks Close and Locks Court. The works have been tendered but due to Covid 19 restrictions the contract was not awarded and will need to be retendered. Start on site now anticipated Spring 2021 with completion Summer 2021.</p> <p>ii) Bushby and Beachcroft Court replacement doors, porches and screens. Works have been delayed by Covid 19 but have started on site and are Bushby Court works are now anticipated to complete Spring 2021. The works at Beachcroft are estimated to complete December 2021.</p> <p><b>Fire Safety Works:</b></p> <p>Contract work has been delayed by Covid 19 restrictions and budgets have been reprofiled to 2020/21 in line with anticipated expenditure.</p> <p><b>HRA Development Programme</b></p> <p>Covid-19 has had a significant impact on the housing development programme and expenditure has been reprofiled in line with anticipated scheme profiles.</p>
Affordable Housing Programme 2020/21 - Unallocated budget	2,069,800	One grant for £720,000 has been approved to the Hyde Group for the provision of 14 rented units. Remaining budget reprofiled to 2021/22 due to likely lead in times for any further grants identified.
Allotment Improvements	16,800	Transfer of budget to bowling greens watering systems to be considered in 2021/22.
Asbestos Surveys and Remediation Works	20,000	Programme of asbestos surveys is continuing and the budget has been profiled in line with anticipated expenditure.



**ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Buckingham Park - Contribution to a replacement pavilion	172,000	The Joint Strategic Committee has agreed in principle £150,000 S106 receipts and £38,800 capital resources to be used as match funding to help secure funding towards replacement of the pavilion at Buckingham Park. The Rugby Club have revised the designs for the new pavilion but external funding is still required and being sought. Significant repairs have now been identified from a recent condition survey and the management of all the buildings in the Park are now being considered.
Coast Protection Works - Shoreham Western Harbour Arm	1,500,000	The pandemic has impacted on the development of the scheme. Sussex Yacht Club had originally scheduled to move into their new yacht club in May 2020. They are now scheduled to decant into their new premises in March 2021. Following this the Council will be in a position to demolish the redundant yacht club and commence the construction of a new flood defence wall and cycle path.
Corporate Buildings - Condition Surveys	26,100	Discussions in progress with Brighton and Hove Council regarding future surveys. Budget reprofiled whilst works agreed.
Office Equipment - Replacement of Council Chamber Microphone System	14,100	The Digital Team are considering alternative technologies and solutions. Replacement anticipated in 2021/22.
Eastbrook Community Centre - Provision of Multi Use Games Area and building fabric repairs	321,050	Awaiting agreement of lease with the new tenants and their use of the building and external areas. The proposed tenant has changed from when the original PID was submitted. The original PID included the provision of a new Multi Games Area and improvements to the fabric of the building, but before the works can proceed Officers need to understand how the new tenant intends to use the space and whether they are able to bid for external funding.
Foreshore Management - Kingston Beach Area Improvements	20,000	Environmental improvements in the Kingston Beach Area are to be undertaken following the completion of coast protection works in the area. Budget profiled in 2021/22.



# **ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Adur Town Centre Public Space Improvements	34,000	<p>i) £24,000 reprofiled for public space improvements at Southwick Square. Some of the electrical works to enable lighting at public events has been completed. Consultants are assisting officers with the re-design for the central public area, and it is now a much larger project than first envisaged.</p> <p>ii) £10,000 reprofiled for Sompting and Lancing Dog Agility Park. The works have been delayed by Covid 19 restrictions and will be undertaken in 2021/22.</p>
Fishersgate Recreation Ground - Resurfacing of car park	140,000	Scheme under consideration and may be undertaken alongside the Community Centre MUGA / paving scheme. The scheme is awaiting confirmation of the programme delivery for the Community Centre MUGA in order not to run for heavy construction plant on newly completed car park works.
Housing Renewal Assistance - Discretionary Grants	15,000	This scheme is demand led: grant approvals are for 3 - 12 months and can be taken up at any time in this period. Budget of £15,000 has been reprofiled to fund predicted outstanding commitments.
Housing - Empty property grants and loans to bring properties back into use.	42,000	A list of all the empty properties in Adur and Worthing has been compiled which advises if any properties require grants or loans. No properties have been identified to date.
Housing Development (General Fund) - Acquisition and development of emergency and temporary accommodation for the homeless	2,239,940	The Council is actively reviewing options to acquire land with Adur for the development of temporary and emergency accommodation and the budget has been reprofiled due to likely timescales.
Housing Development (General Fund) - Refurbishment of 2 properties in Albion Street to provide 6 flats for temporary accommodation for the homeless	900,000	The scheme has been delayed by Covid 19 restrictions. However, condition surveys have been undertaken along with asbestos removal. The build contract tender is due to be issued in early February to undertake the conversion of the two homes in 2021/22.



**ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Information and Technology - Digital Strategy (Partnership Scheme with Worthing Borough Council)	133,950  47,300	i) Approval received for the funding of the revenues and benefits licence and set up costs to be funded from the Digital Strategy Budget. £133,950 has been reprofiled in 2021/22 in line with anticipated spend.  ii) Approval received for the funding of the licence for a low code digital platform, £59,870 profiled in 2020/21 and £47,300 funded in 2021/22.
Information and Technology - Extending Ultrafast Fibre Network	250,000	The scheme is progressing well. The budget has been profiled in line with anticipated expenditure profiles.
Lancing Leisure Centre - External cladding replacement	50,000	Budget reprofiled in line with anticipated expenditure.
Parks - Replacement signage	20,000	Scheme delayed by Covid 19 delivery problems, installation anticipated in 2021/22.
Parks and Open Spaces - Replacement of trees affected by Ash Dieback	-40,000	Budget b/f from 2021/22 to fund anticipated expenditure in 2020/21.
Shoreham Harbour Projects (Externally funded by the Central Government Growth Point Programme)	85,000	The Shoreham Harbour Project Board have approved the following contributions:  i) £70,000 towards green infrastructure projects in the Shoreham Harbour area. Spend anticipated in 2021/22.
Play Area Improvements	100,000	The replacement equipment at Adur Recreation Ground and Lancing Manor Recreation Ground has now completed. The underspend is recommended to be carried forward for further improvements at other play area sites.
Play Area Improvements - Sompting Recreation Ground	95,800	Designs are in progress for installation in 2021/22.
Public Conveniences - Refurbishments	110,000	Fort Haven Public Convenience refurbishment anticipated to complete early in 2021/22. Further priorities to be agreed with Executive Member.



**ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Southwick Recreation Ground - Resurfacing of hard surfaces	32,500	Scheme on hold awaiting a strategic review of the property. As the timescales for the works are uncertain the budget has been reprofiled to 2021/22.
Strategic Property Investments - Investments in commercial property to generate income	43,488,420	Officers are actively looking for properties to purchase but there are few suitable properties available at the current time.
<b>Total Reprofiled Budgets:</b>	<b>60,883,950</b>	



WORTHING BOROUGH  
COUNCIL

**WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Admin Buildings - Improvement works	1,190,860	Improvements to admin buildings to facilitate new ways of working profiled in line with anticipated expenditure.  i) Portland House - Asbestos removal and fire safety works.  ii) Portland House - Replacement of boiler and heating upgrade.  iii) Portland House - Replacement of building management system.  iv) Town Hall - Refurbishment for new ways of working.
Affordable Housing (Partnership Schemes with Registered Social Landlords) Unallocated Budget	1,831,900	The Council has not received any requests from Registered Social Landlords for grants to date. Budget reprofiled to 2021/22 due to likely timescales for any grants requested.
Acquisition and development of emergency, interim or temporary accommodation for the homeless (Invest to Save Scheme)	1,000,000  1,000,000	Downsview Site: Phase 2 works are on site. The timber frame is now installed with roof and window installations due to commence. The site is due to complete May 2021.  Rowlands Road Site: The refurbishment of the building has encountered some difficulties in terms of extra works required. Specifically additional expense from asbestos removal, additional structural/bracing amendments and drainage requirements. Due to the expanded scope of works and impact of Covid 19 restrictions the handover date is currently forecast for July 2021.
Asbestos Management and Removal from Corporate Buildings	60,000	Asbestos surveys are in progress and are being reviewed for any remediation works. Additional funding may be required for Worthing Town Hall in 2021/22.
Boundary Signs - Replacement of existing boundary signs on main entry routes into Worthing and additional signs on the A27	22,000	Replacement of boundary signs on hold. Officers are currently considering transferring remaining budget to other schemes.



WORTHING BOROUGH  
COUNCIL

**WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Brooklands Park Redevelopment	1,300,000	A new project manager has been appointed. Progress continues looking at the design packages, contamination and procurement. The project will now be procured as a single unit rather than being divided into lots so that holistic decisions can be taken to keep the project moving forward and within budget. The design team and independent QS are working on a revised cost plan with the intention of preparing the tender package to go to the market in May 2021.
Car Parks - Buckingham Road MSCP Refurbishment	1,500,000	Construction is anticipated to commence on site March 2021 and will continue in 2021/22. The budget has been reprofiled in line with anticipated expenditure.
Corporate Buildings - Condition Surveys	123,790	Discussions in progress with Brighton and Hove Council regarding future surveys. Budget reprofiled whilst works agreed.
Connaught Theatre and Studio (Ritz) - Installation of air conditioning	226,280	Additional funding approved December 2020 for a combined ventilation scheme for the Connaught Theatre and Ritz Studio. Works to be tendered for installation in 2021/22.
Disability Discrimination Act Improvements - Rolling programme	30,000	Provision of DDA access doors at the Crematorium Muntham Chapel have been delayed by 12 weeks due to the discovery of asbestos and other works being considered.
Durrington Cemetery Improvements i) Lighting, hearing loop upgrades and a music system ii) Catafalque	92,400	Discussions in progress regarding the scope of works. Additional funding may be required for damp works
Foreshore - Purchase and installation of 32 new beach huts between Esplanade Court and Clarence Court	285,800	Planning approval received for 8 huts which have been installed. Other sites are being considered but will need planning approval and due to lead in times the budget has been reprofiled to 2021/22.



WORTHING BOROUGH  
COUNCIL

**WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Foreshore - Fire Prevention Works to Pier, Southern Pavilion and Seafront Amusements	383,040	A new sprinkler system for the seafront buildings requires a new dedicated water supply and pipework is estimated to cost £810,000, shortfall of approximately £300,000. Works to the Southern Pavilion are under discussion with the new tenant who is carrying out renovation works. Costs for other works are being compiled and when estimates are completed additional resources will be sought.
Housing - Empty Property Grants to bring empty houses back into use	65,000	A list of all the empty properties in Adur and Worthing has been compiled. Only one small grant has been identified and the remaining budget has been reprofiled to 2020/21 for future grants or loans that may arise.
Information and Technology - Extending Ultrafast Fibre Network	300,000	The scheme is progressing well. The budget has been profiled in line with anticipated expenditure profiles.
Information and Technology - Digital Strategy (Partnership Scheme with Worthing Borough Council)	151,050	Approval received for the funding of the revenues and benefits licence and set up costs to be funded from the Digital Strategy Budget. £133,950 reprofiled in 2021/22 in line with anticipated spend.
	53,330	Approval received for the funding of the licence for a low code digital platform, £59,870 profiled in 2020/21 and £47,300 funded in 2021/22.
Museum and Art Gallery - Redevelopment "Let the Light In Project"	89,190	The museum development project "Let the Light In" is ongoing. The application to the Heritage Lottery is to be resubmitted and if successful works are estimated to commence on site May 2024.
Office Equipment - New microphone system	15,900	The Digital Team are considering alternative technologies and solutions. Replacement anticipated in 2021/22.
Pavilion Theatre - Drains realignment, relining and refurbishment	15,000	Works are anticipated to commence on site February 2021, and complete early in 2021/22. The budget has been profiled in line with anticipated expenditure.
Parks and Open Spaces - Replacement of trees affected by Ash Dieback	-40,000	Budget b/f from 2021/22 to fund anticipated expenditure in 2020/21.



WORTHING BOROUGH  
COUNCIL

**WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Play Area Improvements - Palatine Park	100,800	Scheme to be linked in with the provision of an artificial pitch at Palatine Park. Installation now estimated Winter 2021/22.
Public Conveniences - Broadwater Green Pavilion Refurbishment	89,600	Contribution to Broadwater Cricket Club to be used as match funding for a total refurbishment of the pavilion including the refurbishment of the public toilet block. Timescales for works dependent on successful funding bids.
Public Conveniences - Rolling programme of upgrades and improvements	200,000	Sites to be agreed with Executive Member. Budget profiled in line with anticipated expenditure.
Public Conveniences - Church House Ground Pavilion Refurbishment	150,000	Contribution to Bowls Club to be used as match funding for a total refurbishment of the pavilion including the refurbishment of the public toilet block. Timescales for works dependent on successful funding bids.
Hillbarn / Rotary Recreation Ground - Contribution to new changing rooms / building	13,320	Contribution to Chippendale Cricket Club anticipated in 2021/22.
Palatine Park - Provision of an artificial football pitch	916,540	The Football Foundation has approved a capital grant offer of 62% of a total project cost of £916,540 to Worthing Borough Council and Worthing Town Football club Limited. Planning Permission has been granted and tendering completed. Works anticipated in 2021/22.
Splashpoint Leisure Centre - Flume replacement	37,000	Orders to be placed for installation early in 2021/22.
Strategic Property Investments - Investments in commercial property to generate income	47,427,660	Officers are actively looking for properties to purchase but there are few suitable properties available at the current time.
Time for Worthing Website	10,000	Payment structure anticipated 50% at start on scheme and 50% at the end of the project in April 2021.



WORTHING BOROUGH  
COUNCIL

**WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS**

Scheme	Reprofiled Budgets	Reason
Union Place Site - Development (Externally financed)	573,510	The Council has agreed to enter into a land pooling agreement for the site with partners for the development of approx 200 homes and commercial property. The partners have prepared a development strategy for this site which has been approved by JSC. Budget ring-fenced for WBC costs in the event of the Council buying back the car park.
Worthing Coast Protection Scheme	500,000	A revised approach to the scheme delivery is being undertaken following a review of the OBC by the Environment Agency lead, possibly undertaking works to last 10 years and looking at a larger CPW scheme in 10 years' time.
<b>Total Reprofiled Budgets:</b>	<b>59,713,970</b>	