



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
16 March 2022
Agenda Item 6

Key Decision : No

Ward(s) Affected: All

3rd Quarter Capital Investment Programme & Projects Monitoring 2021/22

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 2021/22 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 7.2.1 and Appendix 3.
 - ii) To approve the funding of the overspend incurred in the replacement of the HR / Payroll system as detailed in paragraph 7.1.1.

iii) To approve the increase in the Disabled Facilities Budget in line with the forecast expenditure funded from Better Care Fund Grant as detailed in paragraph 7.2.2.

iv) To approve the transfer of Disability Discrimination Adaptations Budget to fund Adur District Council's contribution to the Adur and Worthing Workspaces Project as detailed in paragraph 7.2.3.

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 7.3.1 and Appendix 4.

ii) To approve the funding of the overspend incurred in the replacement of the HR / Payroll system as detailed in paragraph 7.1.1.

iii) To approve the addition of the Worthing Public Realm Project to the 2021/22 Capital Investment Programme as detailed in paragraph 7.3.3.

iv) To approve the transfer of Disability Discrimination Adaptations Budget to the Adur and Worthing Workspaces Project as detailed in paragraph 7.3.4.

v) To note the receipt of the Pocket Parks Grant funding of £24,030 to support communities to provide new or renovated parks and approve the use of the funding to create a community garden in Beach House Park as detailed in paragraph 7.3.5.

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 2021/22 Capital Investment Programmes are prepared each quarter highlighting:

Schemes with significant challenges	Red
Schemes where progress is being closely monitored	Amber
Schemes progressing well	Green
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 2021/22 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 2021/22 was approved by the Joint Strategic Committee on 2nd March 2021.

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.

We have also commenced works on the Inner Rooms Programme with the first 4 properties decanted and the works underway to provide protected escape routes from all rooms within the properties.

The upgrade of the assistance call alarm systems and replacement door entry systems at our sheltered housing schemes in our sheltered housing schemes is now at the implementation stage.

The ground source heat pump contracts at sheltered schemes Shadwells Court and Tollbridge House, both of which have commenced, will be complete by the end of the financial year.

4.1.2 Adur Homes External Works Programme

The external capital works programme is being compiled and the following schemes are under consideration or progressing:

- The original project to undertake external works to Rocks Close and Locks Court has been reviewed and the budget has been reallocated to the wider Southwick Estate. Consultants have completed surveys of Rocks Close, Locks Court and the wider Southwick Estate and a prioritised package of interim works is to be compiled to address essential structural works required to keep the Estate in good repair for the next 10 years.
- The project to undertake external works to Bushby Close has been delayed by variations to the contract and this has extended the completion to March 2022.
- External works to Beachcroft Place are also behind the delivery programme and completion is now anticipated by March 2022.
- A programme of replacement door entry systems has been agreed and is now in progress.
- Discussions are in progress regarding the replacement of the Frazer Court roof.

4.1.3 Housing 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 be reduced 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 two sites and signed contracts and made a start on 2 new sites (55 homes). A report identifying a further 9 pipeline sites was approved by the Joint Strategic Committee in October 2020.

Albion Street Refurbishment of 2 semi-detached houses into 6 flats for temporary accommodation

The contract has been let and the construction started on site in November 2021 with completion anticipated June 2022. The costs are anticipated to be within the current budget.

Cecil Norris Development

The site has been delivered with 15 new flats in Shoreham for Social Rent. All units are now handed over and let to local residents. The Council attracted grant funding of £975,000 from Homes England funding £975,000 towards the cost of the build.

Albion Street New Build

Covid-19 had a significant impact on the timescales for the contract award. However, works are now on site with piling due for completion. Works have been delayed whilst on site due to material and labour shortages; delivery is now anticipated for January 2023.

Small Sites (Hidden Homes)

Following approval of the small sites programme to deliver 56 new homes, the Council is progressing with 7 sites, 5 of these have planning consent and the remaining planning applications are in progress. It is planned to select a contractor by March 2022 with project completion anticipated Spring / Summer 2023. Land Release Funding of £566,000 has also been secured to help unlock unviable sites.

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.

Phase 2 works have also now been completed in providing a further 8 homes for temporary accommodation.

Rowlands Road Site

The site has recently been handed over with the fit-out programme now underway to furnish the properties ahead of occupation. The site has delivered 19 good quality self contained homes. As previously documented, the scheme did overrun on budget due to programme extension, along with issues such as the discovery of unknown asbestos, additional drainage works, and structural works (among others). This was recently reported to members where an updated financial appraisal was considered and a budget virement to address the overspend was approved. Despite the cost increase the report concluded that the scheme will still provide a significant saving to the Council.

Ashcroft

Following JSC approval in July to progress with the demolition and design of a new building, a design team has been appointed for the site. Consultation is continuing with the existing residents and the Council have been awarded £407,000 in Land Release Fund money which will be used to enable demolition of the existing building and diversion of services where required. A planning application is expected to be submitted in late spring '22.

4.1.4 **AW Workspaces**

The project is progressing well. Contractors are on site with works expected to be completed by the year end when the Sussex Partnership NHS Foundation Trust will occupy part of Portland House. As part of this project, improvement works will be undertaken at Portland House and the 2022/23 budget has been brought forward to facilitate the works.

Overall the project is on target to deliver a saving of £365,000 (£188,000 after funding the associated debt charges).

4.1.5 **Decoy Farm - Site Development**

All remediation works have been completed and the site has been handed back to the Council.

Phase 2 of the development and the output to deliver a new business park at Decoy Farm which will create jobs and provide new employment floor space is progressing well.

Specialist consultants and an architectural team have been appointed to design the scheme, submit a planning application and tender the construction of the development. A further report is due to be considered by members once the full costs of the proposal are known.

4.1.6 **Information and Communications Technology - Digital Programme**

The Joint Services Digital Programme is progressing well and the following projects have been completed in 2021/22:

Public Website - our new Adur & Worthing website has an Excellent rating for accessibility meeting over 97% of the criteria set out in the WCAG 2.1 standard. The website design and content has been updated making it simple to use and increasing the uptake of online services such as payments.

Low Code Digital System - our low code platform has been utilised to create a number of useful applications such as Housing Repairs since its launch in 2018. During Covid it enabled Adur & Worthing to support citizens and businesses by providing a quick way to develop easy access applications and support. Subsequently grant payments and rebates could be quickly made to those in most need. We are now developing a CRM solution providing a joined up approach to enquiries and the ability for the Contact Centre to take payments over the phone, thus improving the customer experience.

A program of work to deliver the Adur & Worthing Cloud Strategy has now been completed. This has removed the reliance on the Town Hall data centre, improved our resilience and security for a number of business critical systems.

Cloud Development - the computer systems used by Housing and Planning have been migrated to our AWS Cloud Environment.

Replacement of the Environmental Health System with a new cloud hosted solution - The scheme is well progressed but some issues are still outstanding.

Migration of Revenues and Benefits System - the computer systems used to administer Council Tax, Business Rates and Housing Benefit have been migrated to a supplier managed cloud environment,

The following schemes are also on schedule to complete in 2022/23:

CRM System

Ultrafast Network / Gigabit Project

Wifi Upgrade / Network Refresh

4.2 Challenges in the 2021/22 Capital Investment Programme:

4.2.1 There has been significant reprofiling of budgets from 2021/22 to 2022/23 this financial year caused by both Brexit and Covid 19 resulting in significant supply problems for equipment and materials, and also increases in prices:

Delays have been encountered as follows:

- i) In obtaining quotes and estimates from suppliers.
- ii) In placing orders due to supplier's availability of stock.
- iv) Long lead in times for deliveries due to supply issues.

4.2.2 Shoreham Harbour Walls Coast Protection Scheme

The purchase of land from the Sussex Yacht Club was completed in 2019/20 enabling them to build a new club house and planning permission granted for a new flood wall in 2018.

A delay has been caused due to the nature of the flood defence design and officers are currently reviewing the drainage solution options to incorporate into the new flood wall that prevents inundation from the river, while also allowing groundwater to flow through to the river from the inland. Additional works may require additional resources. However, an application has been submitted to the Environmental Agency for an additional £106,000.

Adur District Council is working with West Sussex County Council and key stakeholders to agree a suitable solution to Public Rights of Ways access associated with the project.

The redundant yacht club house has been demolished and tendering is anticipated once the design solution is agreed. The main works are likely to take place in 2022/23.

5. PROGRESS OF THE ADUR DISTRICT COUNCIL 2021/22 CAPITAL INVESTMENT PROGRAMME – JANUARY 2022

- 5.1 There are 72 schemes in the 2021/22 current capital investment programme which are progressing as follows:

	Number of schemes	Percentage %
Schemes which are progressing satisfactorily or have completed	55	76.4
Schemes where progress is being closely monitored	16	22.2
Schemes with significant challenges	1	1.4

- 5.2 A summary of the financial movements of the 2021/22 Capital Investment Programme is attached as Appendix 1 to this report. A summary of the progress of all the schemes in the 2021/22 Capital Investment Programme is available from the Councils' Joint Intranet.

6. PROGRESS OF THE WORTHING BOROUGH COUNCIL 2021/22 CAPITAL INVESTMENT PROGRAMME – JANUARY 2022

- 6.1 There are 104 schemes in the 2021/22 current capital investment programme which are progressing as follows:

	Number of schemes	Percentage %
Schemes which are progressing satisfactorily or have completed	78	75.0
Schemes where progress is being closely monitored	25	24.0
Schemes with significant challenges or financial issues	1	1.0

- 6.2 A summary of the financial movements of the 2021/22 Capital Investment Programme is attached as Appendix 2 to this report. A summary of the progress of all the schemes in the 2021/22 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 Information and Communications Technology - HR / Payroll System Replacement

The replacement of the HR / Payroll System completed in 2020/21 and was implemented in February 2021. Additional modules have been progressed in 2021/22 some of which required more resource input than originally planned resulting in an overspend of £18,780 (Adur Partnership Share £8,823 and Worthing Partnership Share £9,957).

The overspend can be accommodated from underspends in the overall Adur District Council and Worthing Borough Council 2021/22 Capital Investment Programmes.

7.2 Adur District Council

7.2.1 Budgets totalling £64,612,060 have been reprofiled to and from 2022/23 and future years, where the original project plan has changed and the schemes are not expected to complete in 2021/22. A list of schemes reprofiled is attached as Appendix 3 to this report.

7.2.2 Disabled Facilities Grants

The 2021/22 Adur District Council Capital Investment Programme included an original budget provision of £375,000 for the provision of Disabled Facilities Grants. This was subsequently increased to £650,000 in line with anticipated expenditure. These grants are funded from an annual grant from the Department of Levelling Up, Housing and Communities Better Care Fund (BCF).

2021/22 expenditure to date on Disabled Facilities Grants is £569,470 and the forecast spend is £731,000 which exceeds the current budget by £81,000. The Council has received grant funding of £704,223 in 2021/22. In addition, the BCF grant received by the Council in recent years has exceeded the grants made and a balance of £534,391 is currently held by the Council from previous years grant allocations.

It is recommended that the 2021/22 Disabled Facilities Grant is increased by £81,000 in line with the forecast spend funded by BCF Grant received in previous years.

7.2.3 Adur and Worthing Workspaces Project - Disability Discrimination Act Improvements

An accessibility Audit was carried out at Portland House and Worthing Town Hall in 2020/21. This audit identified a range of improvements that considered the requirements of the Equalities Act and that would make accessing our

services easier for people with disabilities. This work forms part of the Equalities and Inclusion Action Plan where we have agreed to prioritise our main customer facing buildings.

The works will be carried out as part of the Adur Worthing Workspaces Project whilst contractors are on site and other building works are going on. Adur District Council is contributing 40% of the costs and the Disability Discrimination Act (DDA) Budget is appropriate for Adur District Council's share of these costs. The total cost of the works is estimated at £57,940.

Both Adur District Council and Worthing Borough Council have uncommitted DDA Budget and it is proposed to vire budget of £34,760 from the Worthing Borough Council DDA Budget and £23,180 from the Adur District Council DDA Budget to the Adur and Worthing Workspaces Budget which is fully committed with the works approved in the original budget.

Split of costs:

Town Hall:	£30,000
Portland House:	£27,940
Total Costs:	£57,940

7.3 Worthing Borough Council

7.3.1 Budgets totalling £57,771,000 have been reprofiled to 2022/23 and future years where the original project plan has changed and the schemes are unable to complete in 2021/22. A list of schemes reprofiled is attached as Appendix 4 to this report.

7.3.2 The following amendments to the Worthing Borough Council 2021/22 Capital Investment Programme are recommended:

7.3.3 Montague Street Shops - Refurbishment

The Council received Local Enterprise Partnership (LEP) funding to support the Teville Gate Car Park Redevelopment in 2017/18. However, due to effective scheme management and tendering the scheme underspend by £889,100. These resources were subsequently transferred to two Worthing Public Realm Projects as approved by the LEP:

- i) Railway Approach Improvements (£357,500)
- ii) Teville Gate Development (£531,600)

The LEP have agreed that £100,000 of the funding allocated to the Teville Gate Development project can be transferred to the Worthing Public Realm project in 2021/22. The overall Teville Gate project currently has an underspend of £368,000.

The grant is now fully committed so no further funding will be released.

As part of the Worthing Public Realm project the Council has agreed to reimburse the lessee of one of our Montague Street Shops for refurbishment works costing £100,000 and this scheme needs to be added to the 2021/22 Capital Investment Programme.

7.3.4 Adur and Worthing Workspaces Project - Disability Discrimination Act Improvements

An accessibility Audit was carried out at Portland House and Worthing Town Hall in 2020/21. This audit identified a range of improvements that considered the requirements of the Equalities Act and that would make accessing our services easier for people with disabilities. This work forms part of the Equalities and Inclusion Action Plan where we have agreed to prioritise our main customer facing buildings.

The works will be carried out as part of the Adur Worthing Workspaces Project whilst contractors are on site and other building works are going on. The Disability Discrimination Act (DDA) Budget is appropriate for these improvements. The total cost of the works is estimated at £57,940.

Both Adur District Council and Worthing Borough Council have uncommitted DDA Budget and it is proposed to vire budget of £34,760 from the Worthing Borough Council DDA Budget and £23,180 from the Adur District Council DDA Budget to the Adur and Worthing Workspaces Budget which is fully committed with the works approved in the original budget.

Split of costs:

Town Hall:	£30,000
Portland House:	£27,940
Total Costs:	£57,940

7.3.5 Beach House Park - Creation of BugCycle Community Garden

The Council has received a Pocket Parks Grant of £24,030 to support communities to provide new or renovated parks and the grant has been used to refurbish the BugCycle Community Garden in Beach House Park for all to enjoy.

Creative Waves have worked with the local community and the Council's Park Rangers to create a wildlife friendly space with sustainable, low maintenance planting built with recycled and repurposed materials.

Retrospective approval is requested to add the grant and the Beach House Park Community Garden Project 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 2021/22

Capital Investment Programmes. Officers of the Council have been consulted 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 2021/22 Capital Investment Programmes were approved by the Councils in December 2020. 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 2021/22 – 2023/24 Adur District Council, Worthing Borough Council and Joint Committee
- Capital Strategy 2022/25.
- Enabling the Digital Future for Adur & Worthing: Extending Ultrafast - Report to the Joint Strategic Committee dated 2nd April 2019.

Officer Contact Details:-

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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 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 either Council are fully considered during the preparation of the Councils' Capital Investment Programmes.

CAPITAL MONITORING SUMMARY 2021/22 **3rd Quarter**

Executive Portfolios	(1) Total ADC Scheme Budgets £	(2) Previous Years' Spend £	(3) 2021/22 Original Budget £	(4) Net budget b/f from 2020/21 £	(5) Approved Changes to Original Budget £	(6) 2021/22 Budget Reprofiles to and from 2022/23 £	(7) 2021/22 Current Budget £	(8) 2021/22 Spend to Date £	(9) Spend % of Current Budget
Customer Services	71,696,090	6,644,470	30,141,390	3,426,730	(1,097,000)	(15,916,170)	16,554,950	5,629,831	34.01%
Environment	6,299,940	680,650	2,667,160	37,040	176,370	(1,281,850)	1,598,720	1,363,133	85.26%
Health and Wellbeing	653,260	25,050	412,050	23,160	(30,000)	(394,780)	10,430	4,360	41.80%
Regeneration	7,087,640	3,840,930	1,751,400	955,200	119,680	(2,431,170)	395,110	210,298	53.23%
Resources	132,436,800	83,171,200	45,958,230	(266,910)	968,220	(44,588,090)	2,071,450	740,323	35.74%
TOTALS	218,173,730	94,362,300	80,930,230	4,175,220	137,270	(64,612,060)	20,630,660	7,947,945	38.52%

Financing of 2021/22 Programme:

Adur Homes Capital Programme:	£'000
Capital Receipts:	500
Major Repairs Reserve:	3,900
Capital Grants:	2,717
Prudential Borrowing:	7,849
	14,966

General Fund Capital Programme:	£'000
Prudential Borrowing:	2,998
Capital Receipts:	1,048
Government Grants:	1,302
Revenue Reserves and Contributions	209
S106 Receipts	108
Other Contributions	
	5,665

Summary of Progress:

Schemes with significant challenges:	1
Schemes where progress is being closely monitored:	16
Schemes progressing well or completed:	55
Total Schemes:	72

(1) SCHEME (Responsible Officer)	(2) Total ADC Scheme Budget	(3) 2021/22 Original Budget	(4) Budget Reprofiles to and from 2022/23 and Future Years	(5) 2021/22 Current Budget	(6) 2021/22 Spend to Date	(7) Anticipate d Completi on Date (C) / Approval Report(D)/ P.I.D.(P)	(8) 2021/22 Anticipated (Underspend) /Overspend (Council Resources)	(9) COMMENTS AND PROGRESS	(10) Status
1 HR and Payroll System - Replacement (Partnership scheme with Worthing Borough Council. Total cost £200,000)	94,000	14,240	-	14,240	23,063	Jun 21 17/08/20 (P)	8,823	The replacement was completed in 2020/21 and was implemented February 2021. Additional modules have been progressed in 2021/22 some of which required more resource input than originally planned resulting in a Joint overspend of £18,780.10 (Adur Partnership Share £8,822.95). The overspend can be accommodated from underspends in the overall Adur District Council and Worthing Borough Council 2021/22 Capital Investment Programmes.	£
TOTAL:	94,000	14,240	-	14,240	23,063.00		8,823		

RESPONSIBLE OFFICERS: Sarah Gobey Chief Financial Officer

CAPITAL MONITORING SUMMARY 2021/22
3rd Quarter

Executive Portfolios	(1) Total WBC Scheme Budgets £	(2) Previous Years' Spend £	(3) 2021/22 Original Budget £	(4) Net Budget b/f from 2020/21 £	(5) Approved Changes to Original Budget £	(6) 2021/22 Budget Reprofiled to and (from) 2022/23 £	(7) 2021/22 Current Budget £	(8) 2021/22 Spend to Date £	(9) Spend % of Current Budget
Customer Services	18,865,110	6,469,590	7,029,580	187,470	51,080	(2,511,920)	4,756,210	3,035,306	63.82%
Digital and Environment Services	12,948,280	1,106,520	5,102,250	1,473,870	337,240	(3,567,380)	3,345,980	2,229,840	66.64%
Health and Wellbeing	492,070	-	140,000	10,070	-	(88,000)	62,070	52,218	84.13%
Regeneration	64,733,410	8,203,400	7,283,350	648,270	22,986,770	(8,065,300)	22,853,090	17,957,350	78.58%
Resources	137,565,450	84,594,130	50,977,640	(3,969,680)	(140,340)	(43,538,400)	3,329,220	594,594	17.86%
TOTALS	234,604,320	100,373,640	70,532,820	(1,650,000)	23,234,750	(57,771,000)	34,346,570	23,869,308	69.50%

Financing of 2021/22 Programme:

	£'000
Borrowing:	27359
Capital Receipts:	229
Revenue Contributions and Reserves:	480
Government Grants:	2308
S106 Receipts	687
Other Contributions:	3,283
	<u>34,346</u>

Capital Monitoring - Summary of Progress:

Schemes with significant challenges:	1
Schemes where progress is being closely monitored:	25
Schemes which are progressing satisfactorily or have completed:	78
Total Schemes:	<u>104</u>

(1) SCHEME (Responsible Officer)	(2) Total WBC Scheme Budget £	(3) Previous Years' Spend £	(4) 2021/22 Original Budget £	(5) Budget Reprofiles to and from 2022/23 and Future Years £	(6) 2021/22 Current Budget £	(7) 2021/22 Spend to Date £	(8) Anticipated Completion Date (C) / Approval Report(D)/ P.I.D.(P)	(9) 2021/22 Anticipated (Underspend) /Overspend (Council Resources) £	(10) COMMENTS AND PROGRESS <input checked="" type="checkbox"/> Progress Beyond Council's Control £ Schemes with financial issues ^ Scheme Progress Improved v Scheme Progress Deteriorated	(11) Status £
1 HR and Payroll System - Replacement (Partnership scheme with Worthing Borough Council. Total cost £200,000)	106,000	-	16,050	-	16,050	26,007	Jun-21 17/08/20 (P)	9,957	The replacement was completed in 2020/21 and was implemented February 2021. Additional modules have been progressed in 2021/22 some of which required more resource input than originally planned resulting in a Joint overspend of £18,780.10 (Worthing Partnership Share £9,957.15). The overspend can be accommodated from underspends in the overall Adur District Council and Worthing Borough Council 2021/22 Capital Investment Programmes.	£
TOTAL:	106,000	-	16,050	-	16,050	26,007.00		9,960		

RESPONSIBLE OFFICERS: Sarah Gobey

Chief Financial Officer



ADUR DISTRICT
COUNCIL

ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Adur Homes Capital Investment Programme	300,000	External Works Programme: Works proposed in 2022/23 i) Frazor Court roof replacement £200,000 currently out to tender and works anticipated Summer 2022. ii) Buci Court roof works £100,000.
	1,954,900	i) External works to Rocks Close and Locks Court. The current proposal is that the budgets for Rocks Close and Locks Court be re-assigned to the wider Southwick Area and a package of interim works be drawn up to address essential works required. Consultants to be appointed to review surveys and draw up a prioritised list of works to be undertaken asap.
	200,000	Fire Safety Works : i) Fire door replacements. Works have commenced with contractors expediting works but works are currently one month behind schedule, with completion anticipated April 2022. Budget reprofiled in line with anticipated expenditure.
	470,000	ii) Inner Rooms. Three year programme in progress. Budget reprofiled in line with anticipated expenditure.
	90,000	iii) Sheltered accommodation - Community alarm upgrades. Budget reprofiled due to lead in times for obtaining quotes, placing orders and deliveries.
	428,000	HRA Development Programme Contingency / Purchase of Properties. One property has been purchased in 2021/22. Remaining budget reprofiled to 2022/23.
Adur Homes - Carbon Reduction scheme (Invest to save scheme)	100,000	New schemes under consideration.
Adur Homes - Development and Acquisition Programme	6,000,000	Budget profiled for the following developments to continue in 2022/23: Albion Street Redevelopment. Works delayed due to material shortages. Anticipated completion January 2023.
	1,000,000	iii) Small sites programme (Hidden homes). It is planned to select a contractor by March 2022, with project completion anticipated Summer 2023.

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

Scheme	Reprofiled Budgets	Reason
Affordable Housing Programme 2021/22 - Unallocated budget	2,789,800	One grant for £720,000 has been approved to the Hyde Group for the provision of 14 rented units. Full budget reprofiled to 2022/23 due to lead in times and pandemic delays.
Asbestos Surveys and Remediation Works	60,000	Programme of asbestos surveys is continuing and the budget has been profiled in line with anticipated expenditure.
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 other options are being considered.
Buckingham Park - Replacement fencing, resurfacing of footpaths and landscaping to improve access	30,000	In progress: Noticeboards and fencing replaced. Some works have been delayed by lead in times for deliveries and budget has been reprofiled in line with anticipated expenditure.
Buckingham Park - Hard standing area and recreational equipment	20,000	In progress. Some works have been delayed by lead in times for deliveries and budget has been reprofiled in line with anticipated expenditure.
Building Services - Replacement Vehicles	48,000	Vehicles out for pricing. Delivery anticipated 2022/23.
Coast Protection Works - Shoreham Western Harbour Arm	2,153,030	Officers are currently looking at the most cost effective drainage solution to incorporate into the new flood wall. This piece of work is required to mitigate against any potential build up of drainage and surface water forming on the northern side of the flood wall and to identify if there will be any impacts on the adjoining land. Tendering will follow the design solution with work anticipated 2022/23.
Community Alarm Service - Replacement equipment	30,000	Programme of purchases to continue in 2022/23.



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ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Corporate Buildings - Condition Surveys	51,100	Programme of works being drawn up by the Council to outsource to a new supplier. Budget reprofiled in line with anticipated expenditure.
Disability Discrimination Act Improvements to Council Buildings	13,780	Access audits to be undertaken to identify works to be undertaken in 2022/23.
Office Equipment - Replacement of Council Chamber Microphone System	14,100	Budget reprofiled to 2022/23 due to procurement lead in times.
Eastbrook Community Centre - Provision of Multi Use Games Area and building fabric repairs	286,000	The budget includes the provision of a new Multi Games Area and this might not be required. Meetings have been held with the tenants and some building works have been identified and specification are being considered.
Fire Risk Assessments - Remedial works identified from Fire Risk Assessment Surveys	12,500	PID to be submitted for works to be undertaken in 2022/23.
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 to future years.
Adur Town Centre Public Space Improvements	12,000 82,740	Sompting Public Space Improvements Phase 2 (signs). The scheme has been delayed by WSCC licensing and the works are likely to be undertaken in 2022/23. Southwick Square Improvement Scheme. Designs being reworked for works to be undertaken in 2022/23.
Fishersgate Recreation Ground - Resurfacing of car park	140,000	Scheme to be undertaken alongside the Community Centre external redevelopment scheme. Awaiting confirmation of programme delivery for the community centre works.
Carbon reduction, Heating and Energy Efficiency Schemes - Shadwells Court GSHP	100,000	Work ongoing. Completion due June 2022
Housing - Empty property grants and loans to bring properties back into use.	63,000	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 in 2021/22. Budget reprofiled to 2022/23 and 2023/24.



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

Scheme	Reprofiled Budgets	Reason
Housing Development (General Fund) - Acquisition and development of emergency and temporary accommodation for the homeless	2,142,470	i) The Council is actively reviewing options to acquire land with Adur for the development of temporary and emergency accommodation and the unallocated budget has been reprofiled due to likely timescales.
	200,000	ii) Albion Street - Refurbishment of 2 semi-detached houses. The contract has been let and start on site commenced October 2021 with completion due June 2022.
Information and Technology - Digital Strategy (Partnership Scheme with Worthing Borough Council)	-15,870	Budget b/f from 2022/23 to fund the following projects in 2021/22: i) CRM System ii) Cloud Development
Infrastructure Improvements to the Council's Parks	15,000	Budget reprofiled to 2022/23 due to lead in times for obtaining quotes, placing orders and deliveries.
Information and Technology - Extending Ultrafast Fibre Network	282,000	The scheme is progressing well. Installations of fibre connections to continue in 2022/23 with completion anticipated March 2023.
Lancing Leisure Centre - External cladding replacement	50,000	The external cladding, roof and glazing are now to be let as one contract. Works out to tender to be undertaken in 2022/23.
Renewal of flat roof and replacement entrance hall glazing	195,000	
Leisure Centres - DDA accessible entrance doors for Southwick Leisure Centre, Lancing Manor Leisure Centre and Wadurs Swimming Pool	33,600	Specifications being compiled prior to works commencing in the Spring 2022.
Larkfield Playing Field Drainage - Realignment of ditch and stabilization of banks	38,400	Works programmed for prior to / or following the nesting birds season and is dependant on weather. Budget profiled in line with anticipated expenditure.
Lancing Manor Leisure Centre Car Park - Vehicle access reconstruction of main entrance and vehicle restriction barriers to the grounds and car park	-25,000	Following recent incursions on to the site, the 2022/23 budget of £25,000 has been brought forward to 2021/22 to expedite the works to prevent further access breaches.

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ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Leased out properties - Condition Surveys	75,630	Programme of works being drawn up by the Council to outsource to a new supplier. Budget reprofiled to 2022/23.
Parks and Open Spaces - Replacement of trees affected by Ash Dieback	40,020	Budget reprofiled due to lead in times for obtaining quotes, placing orders and deliveries.
Play area improvements - Replacement equipment at: Larkfield, Lancing Manor, Middle Road, Mile Oak and Halewick Lane	240,000	Programme of works delayed by three month lead in times for quotes and lead in times for delivery 12 - 18 weeks.
Public Conveniences - Refurbishments	10,000	Sites identified for works in 2022/23.
Carbon Reduction Schemes - Shoreham Centre installation of Air source heat pump	100,000	Electricity work station work delayed start which is now due to complete April 2022. Budget reprofiled in line with anticipated expenditure.
Shoreham Harbour Projects (Externally funded by the Central Government Growth Point Programme)	145,000	Projects approved by the Shoreham Harbour Project Board. Budget profiled in line with anticipated grant expenditure.
Sompting Recreation Ground - Enlarge play area and replace equipment	90,000	Contract awarded. Start on site estimated March / April 2022 with a 6 week construction period.
Southlands Hospital Play Area - Land adoption and new equipment	17,450	Original estimates out of date. New quotes will need to be obtained.
Southwick Community Centre - Replacement of café windows	35,000	Works to be undertaken in 2022/23.
Southwick Football Ground - Rectification of building defects to buildings, floodlighting and boundary walling	50,000	First grant to Southwick FC awaiting invoice. Additional grant funding profiled in 2022/23.
Street Cleansing/ Refuse/ Recycling Service - Replacement Vehicles	134,580	Vehicles out for specification. Delivery 2022/23.
Sustainable Landscaping - Bulb planting areas along major gateways	30,000	Budget reprofiled due to lead in times for obtaining quotes, placing orders and deliveries.

ADUR DISTRICT
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Scheme	Reprofiled Budgets	Reason
Carbon Reduction Schemes General Provision (Invest to Save Scheme)	580,210	The Council has secured external funding from the Public Sector Decarbonisation Fund which requires Council match funding rather than Invest to Save funding. Budget reprofiled.
Strategic Property Investments - Investments in property for regeneration or service delivery	43,488,420	No investments identified to date.
Transport Workshop - Replacement HGV Vehicle Lifts	19,200	Procurement nearing completion. Budget reprofiled due to lead in times.
Total Reprofiled Budgets:	64,612,060	



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

Scheme	Reprofiled Budgets	Reason
Admin Buildings - Improvement works to facilitate new ways of working profiled in line with anticipated expenditure.		
ii) Portland House - Replacement of boiler and heating upgrade.	148,000	Consultants considering work specification.
iii) Portland House - Replacement of building management system.	175,000	Out to tender, works will run into next year.
Affordable Housing (Partnership Schemes with Registered Social Landlords) Unallocated Budget	906,000	No grants requested 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)	1,101,520	Budget reprofiled to 2022/23 for use in future projects.
Asbestos Management and Removal from Council Buildings	80,000	Surveys in progress.
Assembly Hall - Refurbishment of public convenience	151,400	Scheme reprofiled to 2022/23 to enable scope and costs of scheme to be reviewed in line with available funding.
Boundary Signs - Replacement of existing boundary signs on main entry routes into Worthing and additional signs on the A27	22,000	Initial design work undertaken to ascertain whether upgrade to be undertaken. If works are to be undertaken likely timescales 2022/23. Budget reprofiled.
Bourne Close and Northbrook Recreation Ground	25,000	Scheme added to Capital Investment December 2021. Works anticipated 2022/23.
Broadwater Parish Rooms - Replacement of electrics and heating system	-32,000	Budget has been bought forward from 2022/23 to enable fire safety issues with the electrics to be addressed in 2021/22.
Brooklands Park Redevelopment	2,000,000	Works have commenced on site. Anticipated completion January 2023
MSCPs - Replacement of High Street and Buckingham Road payment equipment and entry / exit barriers with automatic number plate recognition	98,000	Only end of life equipment to be replaced in 2021/22. Remaining budget reprofiled and added to new PID to replace all equipment in 2023/24.



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WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Buckingham Road MSCP - Refurbishment	1,200,000	Programme of works due to commence March 2022 with completion due July 2022.
Colonnade House - Extension of Digital Hub	-30,000	New planning permission submitted. Works estimated in 2022/23.
Corporate Buildings - Admin Buildings and Assembly Hall - Heating and air conditioning, doors and windows	100,000	Approval to be requested to transfer this budget to the Portland House refurbishment scheme once full costs are known.
Corporate Buildings - Condition Surveys	158,790	Programme of works being drawn up by the Council for outsourcing to a new supplier in 2022/23.
Connaught Theatre and Studio (Ritz) - Installation of air conditioning	50,000	Main works completed 2021/22. Works to shroud the plant on the roof being discussed with Planning. Works anticipated to complete May 2022.
Connaught Theatre and Studio (Ritz) - Renewal of slate roof	150,000	PID to be submitted for works 2022/23.
Connaught Theatre and Studio (Ritz) - Replacement Windows	85,000	PID to be submitted for works 2022/23.
Disability Discrimination Act Improvements - Rolling programme	40,000	Works at Durrington Cemetery Public Conveniences under consideration for works in 2022/23.
Durrington Cemetery Improvements i) Lighting, hearing loop upgrades and a music system ii) Catafalque	92,400	PID approved for a new drainage system to be undertaken in 2022/23.
Beach Office - Adaptation to include a Visitor Information Centre	30,000	Budget profiled in line with anticipated expenditure.
Fire Risk Assessment Works	12,500	PID to be submitted for surveys in 2022/23.
Foreshore - Purchase and installation of new beach huts	285,800	Planning approval to be submitted in May 2022 for private and rental huts which will be followed by an Invest to Save Approval Report.



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WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Foreshore - Fire Prevention Works to Pier, Southern Pavilion and Seafront Amusements	500,000	Consultant working on tender for works to be undertaken in 2022/23.
Foreshore - Parade lighting columns	10,000	First tranche of inspections completed in 2021/22. Second inspection to be completed after winter period. Budget reprofiled in line with anticipated expenditure.
Foreshore - Replacement festoon LED lighting	235,000	Works anticipated in 2022/23.
Housing - Empty Property Grants to bring empty houses back into use	23,000	Grants in progress. Budget profiled in line with anticipated expenditure.
Information and Technology - Extending Ultrafast Fibre Network	318,000	The scheme is progressing well. Installations of fibre connections to continue in 2022/23 with completion anticipated March 2023.
Information and Technology - Digital Strategy (Partnership Scheme with Worthing Borough Council)	-42,770	Budget b/f from 2022/23 to fund the following projects in 2021/22: i) CRM System ii) Cloud Development
Leased properties - Condition Surveys	135,000	Programme of works being drawn up by the Council to outsource to a new supplier. Budget reprofiled to 2022/23.
Montague Street - Design Works	200,000	Further report to be submitted to agree the funding for the improvement works.
Properties - Montague Street Site Essential Repairs	248,210	Internal works to rectify the water damage have been delayed by a change in the managing agents and the Council is awaiting instructions to progress if necessary. There may also be other works still to be specified. Budget reprofiled to 2022/23 due to procurement and tendering timescales.



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WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Office Equipment - New microphone system	15,900	The Digital Team are considering alternative technologies and solutions. Due to procurement lead in times budget reprofiled to 2022/23.
Pavilion Theatre - Provision of ventilation in roof space	20,000	Investigation works to be undertaken in 2022/23.
Parks - Infrastructure improvements to council parks	15,000	Budget reprofiled due to lead in times for obtaining quotes, placing orders and deliveries.
Parks and Open Spaces - Replacement of trees affected by Ash Dieback	5,000	Works in progress. Budget reprofiled due to delays in lead in times for quotes, orders and deliveries.
Parks and Open Spaces - Sustainable landscaping - Prairie and bulb planting	50,000	Planting to be undertaken in the Autumn and Winter months in 2022/23.
Play areas - Replacing surfaces, equipment and fencing	60,000	Budget reprofiled due to lead in times for obtaining quotes, placing orders and deliveries.
Match Funding - Contribution towards public conveniences as part of 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. Meetings are currently in progress.
Public Conveniences - Rolling programme of upgrades and improvements	230,000	Sites have been identified for works in 2022/23. Budget reprofiled in line with anticipated expenditure.
Match Funding - Contribution towards 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.
Match Funding - Hillbarn / Rotary Recreation Ground contribution to new changing rooms / building	13,320	Contribution to Chippendale Cricket Club dependent on external funding bids.
Palatine Park - Play Area Improvements	80,000	Old play area dismantled. New play area installation delayed by completion of artificial pitch.



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WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Richmond Room - Renewal of partition doors	25,000	Discussion in progress with the trust.
Carbon Reduction Schemes - Invest to Save Provision	809,020	The Council has been successful in bids to the Public Sector Decarbonisation Scheme for £589,186. The funding will allow for the installation of various energy efficiency technologies. Invest to Save Provision reprofiled to future years.
Southdown View Road Development	3,737,730	Development in progress. Budget reprofiled in line with anticipated expenditure.
Splashpoint Leisure Centre - Ground Source Heat Pumps	200,000	Works to be undertaken in 2022/23. Additional funding sources being explored.
Strategic Property Investments - Investments in property for regeneration or to increase service provision	37,998,250	No investments in 2021/22 identified to date. Budget reprofiled.
Street Cleansing - Replacement vehicles	214,030	Vehicles currently being procured for delivery in 2022/23.
Teville Gate Regeneration: i) Teville Gate Development Site Acquisition	150,000	Purchase of land completed 2021/22. Contract awarded for ground works, including the reinstatement of the north-south footpath across the site. Budget reprofiled in line with anticipated expenditure.
ii) Teville Gate Development	485,900	Works anticipated in 2022/23.
Transport Workshop - Replacement of HGV Vehicle lifts	28,800	Vehicles currently being procured.
Union Place - Development	560,000	Agreement reached for land pooling agreement. Plans being submitted to JSC in Feb 2022.
Worthing Integrated Care Centre - Development on Town Hall Car Park	4,050,000	Construction works commenced on site October 2021. Budget profiled in line with anticipated expenditure.
Worthing Leisure Centre - Replacement hammer cage	39,000	Tender approved, works to complete in 2022/23.



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WORTHING BOROUGH COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Worthing Town Centre - Enhancements of public spaces and the improvement of facilities within the Town Centre, including secondary shopping areas	-20,000	Budget of £20,000 has been brought forward from 2022/23 to fund works in 2021/22.
Worthing Coast Protection Scheme	200,000	A revised approach to the scheme delivery has been agreed and the Council's contribution has been reduced to £200,000 reprofiled in 2023/24.
Worthing Pier - Replacement of decking	88,600	Works reprogrammed to 2022/23 with new term contractor.
Total Reprofiled Budgets:	57,771,000	