



Joint Strategic Committee
5 July 2022

ADUR & WORTHING COUNCILS

Key Decision [Yes/No]

Ward(s) Affected: All

Financial Performance 2021/22 - Capital and Projects Outturn

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

Executive Summary

1. Purpose

- 1.1 This report outlines the financial monitoring position for the end of the 2021/22 financial year for capital schemes included in the capital programmes of the Joint Strategic Committee, Adur District Council and Worthing Borough Council.
- 1.2 Information is also provided in respect of capital receipts for the 2 constituent authorities.
- 1.3 The following appendices have been attached to this report:

Appendix 1: Adur District Council Outturn Summary
Appendix 2: Worthing Borough Council Outturn Summary
Appendix 3: Adur District Council Sale Proceeds
Appendix 4: Worthing Borough Council Sale Proceeds

2. Recommendations

- 2.1 The Joint Strategic Committee is asked:
 - i) Note the outturn position for 2021/22

- ii) To **recommend** that Adur District Council at its Council meeting on 21st July 2022:
 - (a) To note the overall capital final outturn for 2021/22.
 - (b) Agree the net carry over of General Fund Capital underspends for Adur District Council as detailed in paragraphs 5.3.
 - (c) Approve the financing of the Adur District Council 2020/21 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.1 and 5.2.
 - (d) Approve the carry forward of Council resources underspends to fund budget pressures as detailed in paragraph 4.2.2. and summarised in paragraph 5.6.

- iii) To **recommend** that Worthing Borough Council at its Council meeting on 19th July 2022:
 - (a) Note the overall capital final outturn for 2021/22.
 - (b) Agree the net carry over of General Fund Capital underspends for Worthing Borough Council as detailed in paragraph 5.10.
 - (c) Approve the financing of the Worthing Borough Council 2021/22 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.7 and 5.8.
 - (d) Approve the carry forward of Council resources underspends to fund budget pressures as detailed in paragraph 4.2.2. and summarised in paragraph 5.15.

- iv) Note the additional external funding awarded by Homes England towards housing schemes as set out in paragraph 7.1 and delegate to the Head of Major Projects the ability to enter into the associated funding agreement;

- v) To note the final projected benefit from completed invest to save schemes as outlined in Appendix 5.

3. CONTEXT

- 3.1 The monitoring of capital budgets has been reported to the Joint Strategic Committee three times during the year.

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

- 3.3 Full summaries of the outturn of all the schemes in the 2021/22 Capital Investment Programmes are available from the Councils' Joint Intranet and highlight:

Schemes not progressing satisfactorily or where there are financial issues	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	↓

4. 2021/22 Outturn

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

Capital Outturn - Summary of Progress:	Adur	Worthing	Status
Schemes where the Councils have experienced significant challenges or where financial issues have been identified	2	-	Red
Schemes where progress is being closely monitored	15	23	Amber
Schemes progressing well	35	49	Green
Schemes completed	20	34	
Total Schemes:	72	106	

4.2 Successes and challenges in the 2021/22 programme

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

Again, the programme has been delivered successfully last year with less than 2% of schemes presenting any significant issues. Highlights include:

Joint initiatives:

- i) Grants for disabled adaptations were awarded to 95 households in Adur and 136 households in Worthing.

- ii) WorkspacesAW, a programme of works to refurbish the Town Hall in Worthing, improve facilities in Portland House and improve our IT infrastructure began in 2020/21. The initiative will rationalise the use of office accommodation enabling the Councils to share space with NHS partners. This project when completed will save the Council £365,000 per year in property costs before debt charges.

- iii) **Information and Communications Technology - Digital Programme**

The Joint Services Digital Programme has progressed well and the following projects have 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

Adur District Council schemes:

- i) The redevelopment of Albion Street to provide 44 new affordable homes progressed. The contractor is on site with works expected to finish in 2022/23.
- ii) The redevelopment of Cecil Norris House completed in September 2021.
- iii) Improvements to Council Dwellings included:

- Boiler replacements.
- Fire Safety Works to flats front entrance doors
- Disability adaptations to provide access and improve facilities
- Major repairs to void properties to enable them to be relet
- Electrical works testing and replacements
- Smoke detector installations

- iv) Public Sector Decarbonisation Scheme Funding.

The Council has received £1,207,598 for investment in Council Dwellings and this has provided the majority of the funding for the following schemes:

- i) Marsh House - Installation of solar panels.
- ii) Shadwells Court - Installation of solar panels.
- iii) Tollbridge House - Installation of a ground source heat pump.
- iv) Shadwells Court - Installation of a ground source heat pump.

£476,146 has also been received for investment in other Council properties and this was used to part fund:

- i) Shoreham Centre - Ongoing works for the Installation of an air source heat pump.
- ii) Eastbrook Manor - Installation of solar panels.
- iii) Commerce Way Depot - Installation of solar panels.

- v) The Council has recently acquired the ex Police Station in Lancing with the aim of redeveloping the site to provide new commercial space and to meet local housing need. A consultation will be undertaken to inform the future use of the site. In the interim a community project will use the building.

Worthing Borough Council schemes:

- i) Public Sector Decarbonisation Scheme Funding. The Council has Received funding of £583,140 and this has provided the majority of the funding for the following schemes:
 - i) Goring Recreation Ground Pavilion - Solar panels.
 - ii) Assembly Hall - Solar Panels.
 - iii) Town Hall - Energy saving schemes.
 - iv) Portland House - Replacement windows.

- ii) Worthing Borough Council purchased 2 sites for temporary and emergency accommodation in 2018/19 and refurbishment and redevelopment work has now completed:
 - Downsview Road Site - Phase 1 (9 flats) construction completed May 2020 and the flats have been let. Phase 2 (8 new flats) construction completed January 2022.

 - Rowlands Road Site - Contract was signed to deliver 19 homes for temporary accommodation and construction completed October 2021.

4.2.2 However, there were some challenges faced by the Councils. The following schemes have been identified as having financial issues at 31st March 2022:

- i) **Shoreham Centre - Installation of Air Source Heat Pumps**

The Council successfully bid for funding from the Public Sector Decarbonisation Scheme (PSDS) for this scheme. The grant funded works completed March 2022.

The final design stage has been reached for the air source heat pump. However, the contractor has put forward cost variations at an estimated additional cost of £53,000. Officers are reviewing these costs.

It is proposed to allocate £53,000 from the overall 2021/22 Capital Investment Programme underspend to complete the scheme.

- ii) **Eastbrook Manor Community Centre - Building Fabric Repairs and External Improvements**

The original building was constructed around 30 years ago and the main hall area was rebuilt in 2013 following fire damage.

The condition survey has highlighted health and safety issues both to the building fabric and to the grounds which need to be addressed.

The original budget for the works was £291,050 but initial estimates advise that an additional £55,000 will be required which is largely the result of inflationary pressure on the cost of materials and labour. It is proposed that the additional costs be funded from the 2022/23 Capital Investment Programme Contingency Budget.

iii) **Network Refresh Project**

This is a very complex programme of work with a number of dependencies on other projects and involving multiple suppliers.

The project is currently in Design Phase and is now expected to complete in June 2023. This is a delay of 6 months to the original timeline.

AWC negotiated a fixed price contract with the main supplier but we have incurred costs for re-cabling, electrical work and new network cabinets that were not in the original budget.

Progress has been slower in part due to delays caused by long delivery lead times for network equipment due to a global shortage of components.

Additionally there are also dependencies on Gigabit project deliverables such as fibre connectivity to Council sites which are not yet scheduled by City Fibre and delayed go live of the new fibre exchange by MLL.

The project is also dependent on the delivery of the new storage platform which is funded by the ICT Hardware Capital award for 22/23 which will be delivered in October 2022

Further budget is required to cover additional expenditure that was out of scope of the main supplier contract and to retain internal project delivery resources for a further 6 months. It is requested that the underspend for this project be c/f into next year and that underspends on other ICT / Digital projects in the capital programme be transferred to this scheme.

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

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

Officers are in constant discussion with Registered Social Landlords regarding possible contributions to housing developments, which have

all been delayed due to Covid 19 restrictions, and it has proved difficult to identify developments to fund in 2021/22. One grant to Hyde Housing was agreed in 2019 but the development has been delayed by Covid 19 restrictions.

ii) **Adur District Council Buckingham Park - Contribution to Shoreham Rugby Club to part fund a replacement pavilion**

In December 2014 the Joint Strategic Committee agreed in principle to contribute £150,000 S106 receipts and £22,000 Council resource funding to be used as match funding to help secure additional external funding to replace the existing pavilion in Buckingham Park.

The Club has revised the design of the new pavilion to reduce the costs, but external funding is still required. In addition significant repairs to this building have been identified from a recent condition survey. The Council team are working with the Rugby Club and cricket club representatives to explore funding solutions. Options are currently being considered by Council Officers.

4.3 Adur District Council Capital Outturn – All Portfolios

4.3.1 The capital investment programme for all Adur Portfolios was originally estimated at £80,930,230. Subsequent approvals and reprofiling of budgets to and from 2022/23 produced a total current budget of £20,711,660.

4.3.2 Actual expenditure in the year totalled £11,299,894, a variance of £9,411,766 on the current estimate, comprising of a net carried forward budget to 2022/23 of £9,108,880 and a net underspend of 302,886. Individual Portfolio expenditure was as follows:

	Current Estimate £	Actual Outturn £
General Fund and Housing Revenue Account:		
E.M. for Environment	1,598,720	1,467,988
E.M. for Health and Wellbeing	10,430	3,523
E.M. for Customer Services		
- General Fund	1,669,800	1,047,895
- Housing (HRA) Investment Programme	14,966,150	7,006,482
E.M. for Regeneration	395,110	289,123
E.M. for Resources	2,071,450	1,484,883
TOTAL	20,711,660	11,299,894

4.3.3 The major scheme variations are listed in Appendix 1 of this report. However, members should be aware that the main issues contributing to the level of reprofiling were:

- Reprofiling of £43.4m of the Strategic Property Investment Fund. This budget will only be spent if suitable properties for investment or development options are identified.
- The impact of Covid 19 and Brexit on the delivery of a number of schemes within the programme.

4.3.4 The remaining usable capital receipts held at 31st March, 2022 totalled £3,334,591. To be utilised as follows:

- Ring-fenced Shoreham Renaissance Funds £149,733
- Ring-fenced for Affordable Housing (LASHG) £140,476
- Housing Revenue Account – Capital Investment £2,772,910
- Ring-fenced for Revenue funding under Flexibility Powers £232,374
- Ring-fenced Empty Property Loans and Grants £25,825
- Ring-fenced for Disabled Facilities Grants £13,273

4.3.5 Proceeds from sale of assets in 2021/22 are analysed in Appendix 3.

4.3.6 HRA Right to Buy Capital Receipts

2012/13 was the first year of the significant increase in discount for tenants introduced by the government as part of reinvigorating 'Right To Buy' (RTB). In 2021/22, 15 properties were sold. The financial impact is detailed below:-

Analysis of movement in RTB receipts	£'000	£'000
Balance brought forward as at 31st March		1,927
Receipts generated in year	2,233	
Less: Administration costs deducted from the capital receipts	-20	
Capital receipts passed to MHCLG as part of pooling arrangement	-358	
Net receipts generated in year	1,855	
Use of receipts to finance the capital programme	-1,009	
Increase in receipts retained by the HRA		846
Balance carried forward as at 31st March		2,773

Analysis of RTB receipts	£'000
Capital receipts which can be used for any purpose	1,303
Capital receipts which are to be used for new affordable dwellings*	1,470
Balance carried forward as at 31st March	2,773

* These receipts must be spent on the delivery of new affordable homes. Only 40% of the cost of any new build can be financed from these receipts, and they must be spent in a five year time frame. These receipts are currently allocated to the development at Albion Street.

4.4 Worthing Borough Council Capital Outturn – All Portfolios

4.4.1 The Worthing capital investment programme for all Portfolios was originally estimated at £70,532,820. Subsequent approvals and reprofiling of budgets to and from 2022/23 produced a total current budget of £34,370,600.

4.4.2 Actual expenditure in the year totalled £26,662,250 a decrease of £7,708,350 on the revised estimate, comprising a net carry forward of £7,250,070 and a net underspend of £458,280. Individual Portfolio expenditure was as follows:

	Revised Estimate £	Actual Outturn £
General Fund Other Services:		
E.M. for Customer Services		
- Housing	4,318,800	3,060,471
- Other Schemes	437,410	365,535
E.M. for Digital and Environment	3,370,010	2,654,336
E.M. for Health and Wellbeing	62,070	61,830
E.M. for Regeneration	22,853,090	18,468,750
E.M. for Resources	3,329,220	2,051,328
TOTAL	34,370,600	26,662,250

4.4.3 The major scheme variations are listed in Appendix 2. Covid 19 and Brexit contributed this year to the level of reprofiling identified.

4.4.4 The remaining usable capital receipts held at 31st March, 2022 totalled £1,914,705. To be utilised as follows:

- Ring-fenced for Coast Protection £88,800
- Ring-fenced for Affordable Housing (RTB Clawback Receipts) £1,491,843
- Ring-fenced for Empty Property grants and loans £12,187
- Ring-fenced for Disabled Facilities Grants £8,455
- Ring-fenced for the flexible use of capital receipts. £313,420

4.4.5. Proceeds from the sale of assets in 2021/22 are analysed in Appendix 4.

5. Issues for consideration

Adur District Council:

5.1 Adur District Council capital expenditure in 2021/22 was financed as follows:

	£	£
General Fund Schemes Financing:		
Government Grants	1,536,636	
Prudential Borrowing	2,380,895	
Capital Receipts		
- General fund schemes	233,448	
S106 Contributions	72,330	
Revenue Contributions / Reserves	70,103	
TOTAL GENERAL FUND FINANCED		4,293,412
Housing Revenue Account Capital Investment Programme Financing:		
Major Repairs Reserve	2,511,271	
Capital Receipts	1,009,395	
Prudential Borrowing	211,164	
Government Grants	3,274,652	
TOTAL ADUR HOMES FINANCED		7,006,482
TOTAL OVERALL FINANCED		11,299,894

5.2 The Joint Strategic Committee is asked to recommend that the Council approve the overall financing of the 2021/22 capital programme, and the utilisation of £1,242,843 usable capital receipts in the funding of the 2021/221 capital programme.

5.3 The Joint Committee is also asked to recommend to Adur District Council to approve the Capital Flexibilities Strategy which includes details of the use of £77,348.20 of capital receipts to fund AW workspaces project in 2021/22.

Project	Overall annual savings generated £	Adur District Council				
		Share of annual saving %	Annual saving £	Financial year	Amount of capital receipts used £	Nature of expenditure
Environmental Services Redesign - Phase 1	336,670	37.91	127,630	2018/19 Actual	44,630	Redundancy costs and pension strain
				2019/20 Actual	0	
2021/22 savings proposals						
- General	83,950	40	33,580	2021/22 Actual	0	Not required
- Accomodation project	180,000	40	72,000	2020/21 Actual	4,415	Project delivery costs
				2021/22 Actual	77,348	
Total	600,620		127,630		126,393	

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

	Carried Forward To 2022/23 £
Executive Member Environment	59,320
Executive Member for Customer Services	
- General Fund	612,210
- Adur Homes Capital Investment Programme	7,968,840
Executive Member for Health and Wellbeing	6,910
Executive Member for Regeneration	42,340
Executive Member for Resources	452,140
TOTAL CARRIED FORWARD TO 2022/23	9,141,760

	Brought Forward to 2021/22 £
Executive Member for Environment	19,290
Executive Member for Customer Services - Adur Homes Capital Investment Programme	5,790
Executive Member for Resources	7,800
TOTAL BROUGHT FORWARD TO 2021/22	32,880
NET CARRIED FORWARD TO 2022/23	9,108,880

- 5.5 The significant budget variations and budget reprofiles in the 2021/22 capital investment programme have been detailed in Appendix 1.
- 5.6 In addition to the carry forward of existing budgets to finish approved projects in 2022/23, permission is also sought to utilise the capital resources from the overall underspend in the 2021/22 Capital Investment Programme to fund budget pressures in 2022/23 as detailed in paragraph 4.2.2.
- 5.7 It is also recommended that the remaining Council capital underspend after funding the above budget pressures is carried forward to 2021/22 to fund the following schemes:

i) **Shoreham Harbour Coast Protection Works.**

The redundant Yacht Club has been demolished. Tendering is currently in progress to test the permeability of the site. This will enable the design for the coast protection works to be finalised. There will also be a 24 month period of monitoring the permeability which will enable the design to be amended if necessary..

Tendering will follow the design solution with work anticipated to start on site January 2023.

The additional work required to address the drainage issues was not included in the original cost estimate and a further grant of £106,000 from the Environment Agency has been secured. However, it is requested that an additional £120,000 is carried forward from the overall underspend in the 2021/22 Capital Investment programme and allocated to this scheme to fund the additional works arising from the drainage solution.

ii) **Fire Risk Assessments - Fire Door Replacements**

Fire risk assessments are currently being undertaken at the Council's properties and replacement of the current fire doors has been identified as a priority.

Officers are reviewing the risk at each site. Following this a prioritised list of works will be drawn up which will identify the costs of the work.

It is recommended that £53,000 is carried from the overall underspend in the 2021/22 Capital Investment programme as a contingency for the fire safety works.

5.8 In summary the following approvals are sought:

	£
Shoreham Harbour Coast Protection Works	120,000
Corporate Buildings - Replacement fire doors	53,000
Shoreham Centre - Installation of Air Source Heat Pump	53,000
Total proposed funding from underspends in 2021/22	226,000

Eastbrook Manor Community Centre - Building fabric Repairs and external improvements	55,000
Total proposed funding from 2022/23 contingency	55,000

Worthing Borough Council

5.9 Worthing Borough Council capital expenditure in 2021/22 was financed as follows:-

	£	£
Usable Capital Receipts		
- Housing	47,683	
- Other General Fund	371,326	
- Flexible Use of Capital Receipts	116,022	
		535,031
Prudential Borrowing	20,774,182	
Grants and Contributions	5,066,268	
Revenue Contributions	286,769	
		26,127,219
TOTAL CAPITAL FINANCED		26,662,250

5.10 The Joint Strategic Committee is asked to recommend that the Council approve the overall financing of the capital programme and the utilisation of £535,031 usable capital receipts in the funding of the 2021/22 capital programme.

5.11 The Joint Committee is also asked to recommend to Worthing Borough Council to approve the Capital Flexibilities Strategy which includes details of the use of £116,022 capital receipts to fund AW workspaces project in 2021/22. This project will enable the Council to save £365,000 a year in property costs and the full investment is expected to pay back within 7 years.

Project	Overall annual saving generated £	Worthing Borough Council			Amount of capital receipts used £	Nature of expenditure
		Annual saving %	Annual saving £	Financial year		
Environmental Services Redesign - Phase 1	336,670	62.09	209,040	2018/19 Actual	164,432	Redundancy costs and pension strain
				2019/20 Actual	22,093	
				2020/21 Actual	22,300	
2021/22 savings proposals - general						
- General	83,950	60	50,370	2021/22 Actual	0	Not required
- Accomodation project	180,000	60	108,000	2020/21 Actual	6,772	Project delivery costs
				2021/22 Actual	116,022	
Total	336,670		209,040		331,619	

5.12 Approval is requested to carry over to 2022/23 and bring forward from 2022/23 certain budgeted expenditure where spending patterns have changed since the 3rd Quarter Monitoring, as detailed in Appendix 2.

	Carried Forward To 2022/23 £
Executive Member Environment	749,390
Executive Member for Customer Services	1,281,530
Executive Member for Health and Wellbeing	10,120
Executive Member for Regeneration	4,296,060
Executive Member for Resources	1,042,890
TOTAL CARRIED FORWARD TO 2022/23	7,373,990

	Brought Forward to 2021/22 £
Executive Member for Customer Services	
Executive Member for Environment	17,920
Executive Member for Regeneration	11,110
Executive Member for Resources	24,840
TOTAL BROUGHT FORWARD TO 2021/22	53,870
NET CARRIED FORWARD TO 2022/23	7,320,120

5.13 The significant budget variations and budget reprofiles in the 2021/22 capital investment programme have been detailed in Appendix 2.

5.14 It is recommended that the remaining Council capital resources underspend is carried forward to 2022/23 to address the following budget pressures in 2022/23:

i) **Connaught Studio - Replacement Roof**

A budget of £150,000 is included in the Capital Investment Programme for the replacement of the roof covering over the Connaught Studio (Ritz). Temporary repairs have been undertaken to prevent water ingress but the roof exhibits nail fatigue and decay to the timber battens and now requires replacement.

Prices since the original estimate have increased due Covid 19 and Brexit and the current estimated cost of the scheme is £200,000.

It is recommended that an additional £50,000 is allocated to the budget for the Connaught Theatre Studio (Ritz) roof replacement.

ii) **Contingency for West Durrington Community Centre fixtures and fittings following major refurbishment**

The delivery of community facilities at West Durrington is progressing and will involve the Consortium providing us with the land and a commuted sum figure to build the Community Centre and various leisure facilities. South Downs Leisure Trust will then manage the completed facilities. A consultant has been appointed to design the new facilities.

As it is now known at this stage if the commuted sum will fund the fixtures and fittings for the new leisure facilities, it is recommended that £50,000 from the 2021/22 Capital Investment Programme general underspend is carried forward to 2022/23 as a contingency for additional works not covered by the commuted sum.

iii) **Fire Risk Assessments - Fire Door Replacements**

Fire risk assessments are currently being undertaken at the Council's properties and replacement of the current fire doors has been identified as a priority.

Officers are reviewing the risk at each site. Following this a prioritised list of works will be drawn up which will identify cost of the work.

It is recommended that £53,000 is carried from the overall underspend in the 2021/22 Capital Investment programme as a contingency for the fire safety works.

iv) **Play Areas - Replacement of Safety Surfaces and Equipment**

The original budget for the Play Areas replacement of safety surfaces and equipment was £100,800. However, funding was urgently required for the replacement of the Hammer Cage at Worthing Leisure Centre (see below). It was agreed to vire £40,000 from the Play Areas Improvements Budget as an interim measure prior to other 2021/22 Capital Investment Programme underspends being identified.

It is now requested that £40,000 from the 2021/22 Capital Investment Programme overall underspends be allocated to the Play Areas replacement of safety surfaces and equipment budget to enable the full programme of works to be completed in 2022/23.

v) **Worthing Leisure Centre - Replacement of Hammer Cage**

The hammer / throws cage needed to be replaced to enable young athletes, schools and academies to train safely. The replacement of the hammer cage also enabled the Council to unlock a large area of West Park leased to South Downs Leisure Trust and make it available for use as a Dog Walking area.

Funding of £68,800 was allocated for the works, and funding of £8,300 for the cost of Technical Services time needs to be added to budget. It is proposed to fund the £8,300 from the 2021/22 Capital Investment Programme overall underspend.

Worthing Harriers Athletics Club have agreed to contribute £7500 towards the cost of this new facility and will be invoiced accordingly.. Worthing Harriers currently have a number of young athletes ranked in the top 3 in the country and this new facility will allow the development of future athletes. The Hammer Cage will be officially opened on 21st June 2022.

vi) **Brooklands - Additional Parking**

The old go-kart track has been boarded off but the hoarding, which closed off the eastern side, came down in the storms earlier this year. This potentially allows the public to access the unsafe area.

The area needs to be made safe and it is proposed to provide additional parking in this area. The estimated cost of the works is £69,000 and it is recommended that the remaining overall underspend of £69,000 from the 2021/22 Capital Investment Programme is set aside for these works.

5.16 In summary the following approvals are sought:

	£
Connaught Studio Theatre - Replacement Roof	50,000
Durrington Community Centre - Contingency for fixtures and fittings	50,000
Corporate Buildings - Replacement Fire Doors	53,000
Play Areas - Reinstatement of Budget	40,000
Worthing Leisure Centre - Replacement of Hammer Cage Technical Services Fees	8,300
Brooklands Park - Additional Parking	69,000
Total allocations requested within this report	270,300

6. Engagement and communication

- 6.1 The purpose of this report is to communicate with stakeholders on the outturn 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. The overall progress of the programmes have been considered by the Capital Working Group

7. Financial implications

- 7.1 The Council has recently successfully bid for Homes England funding for a number of housing projects within the capital programme and have been awarded grants of £2.3m. This is in addition to an earlier bid for Cecil Norris House. Overall funding due to be used over the next couple of years is £2.5m:

Scheme	Grant £	2021/22 £	2022/23 £	Additional Revenue saving £
<i>Existing Approval:</i>				
Cecil Norris	243,750	243,750	0	N/A
<i>New funding:</i>				
7-9 Albion Street	200,000	142,500	57,500	7,770
Small sites programme	836,000	-	836,000	32,490
Total funding for Adur	1,279,750	386,250	893,500	40,260
<i>New funding:</i>				
Downview New Build Acquisition & Works	360,000	360,000	0	13,990
Rowlands Road	855,000	855,000	0	33,230
Total funding for Worthing	1,215,000	1,215,000	0	47,220
Total funding award	2,494,750	1,601,250	893,500	87,480

Whilst this does not affect the capital budget, it will reduce the financing costs associated with the overall programme.

- 7.2 There are no further financial implications arising from this report as the financing of the Adur District Council and Worthing Borough Council original 2021/22 Capital Investment Programmes was 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 all be funded from existing resources.

8. Legal implications

- 8.1 Local Authorities have a statutory duty under section 28 of the Local Government Act 2003, to monitor their income and expenditure against their budget, and be ready to take action if overspends or shortfalls in income emerge.
- 8.2 Section 151 of the Local Government Act 1972 requires the Councils to make arrangements for the proper administration of their financial affairs.
- 8.3 The Secretary of State for Ministry of Housing Communities and Local Government has issued a direction under the Local Government Act 2003 sections 16(2)(b) and 20: treatment of costs as capital expenditure which gives local authorities the continued freedom to use capital receipts from the sale of their own assets (excluding Right to Buy receipts) to help fund the revenue costs of transformation projects and release savings.

Background Papers

- Investing for the future: Capital Programme 2020/21 to 2022/23 - Report to the Joint Strategic Committee dated 1st December 2020
- Becoming financially sustainable - Capital Strategy 2020/21 - Report to the Joint Strategic Committee dated 9th July 2019.
- Reinvigorating Right to Buy and One for One Replacement - Information for Local Authorities - DCLG
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5937/2102589.pdf
- Downview and Rowlands Road update - Report to the Joint Strategic Committee dated 7th September 2021.

Officer Contact Details:-

Sarah Gobey

Chief Financial Officer

01903 221233

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


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - CUSTOMER SERVICES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Adur Homes Capital Works Programme 2021/22 Programme of works:</p> <ul style="list-style-type: none"> i) External works programmes: Rocks Close and Locks Court. The current proposal is for the current budget to be re-assigned to the wider Southwick Area and a package of interim works be drawn up to address essential works required. Consultants are to be appointed to review condition surveys and draw up a prioritised list of works to be undertaken. ii) External works programme: Bushby Close and Beachcroft Court: Bushby Close completed March 2022 and Beachcroft completed April 2022 iii) Door Entry Systems - Works to be undertaken in 2022/23. iv) Essential boiler replacements ongoing. v) Fire Safety works: Fire doors replacements, smoke detection, electrical works, general needs fire safety works and sheltered housing fire alarms ongoing and will continue in 2022/23. vi) Disability Adaptations to provide access and improve facilities ongoing. vii) Major repairs to void properties to enable them to be relet have been undertaken. vii) De-carbonisation schemes The Council received Public Sector Decarbonisation Grant of £1,207,598 for investment in Council Dwellings and this has provided the majority of funding for the following schemes: <ul style="list-style-type: none"> a) Marsh House - installation of solar panels b) Shadwells Court - Installation of solar panels c) Tollbridge House - Installation of a ground source heat pump d) Shadwells Court - Installation of a ground source heat pump 		8,700,300	3,869,726	(4,830,574)	4,833,960


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - CUSTOMER SERVICES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Adur Homes Development of Properties</p> <p>i) Cecil Norris House Redevelopment - The site has been delivered with 15 new flats in Shoreham for social rent.</p> <p>ii) Albion Street Redevelopment - Covid 19 had a significant impact on the timescales for the contract award. Works are now on site with but have been further delayed due to material and labour shortages. Delivery now anticipated March / April 2023.</p> <p>iii) Hidden Homes - The Council is progressing with 7 sites, 5 have planning approval and the remaining planning applications are in progress. This will be followed by selection of a contractor and project completion in 2022/23.</p> <p>iv) Ashcroft Redevelopment - Planning approval anticipated Summer 2022. Report to be submitted to release the full cost of the development</p> <p>v) One property was purchased in 2021/22 and is being refurbished prior to letting.</p>		6,265,850	3,136,756	(3,129,094)	3,129,090
<p>Housing</p> <p>Disabled Facilities Grants</p> <p>These grants are mandatory and the Council has to approve all eligible grants. All approvals are for 12 months and works can be undertaken at any time in this period. Carry forward of £67,310 budget is requested to fund outstanding commitments at 31 March 2022. The Council has received sufficient Better Care Grant to fund all 2021/22 expenditure and commitments carried forward to 2022/23.</p>	○	731,000	663,688	(67,312)	67,310
<p>Home Repair Assistance Grants</p> <p>The scheme is demand led; grant approvals are for 3 - 12 months and can be taken up at any time in this period. Carry forward of £10,210 budget requested to fund outstanding commitments at 31 March 2022.</p>	○	50,000	38,751	(11,249)	10,210
<p>Redevelopment of properties for emergency and temporary accommodation for the homeless</p> <p>i) Refurbishment of 2 properties in Albion Street Start on site commenced November 2021 with completion in 2022/23.</p> <p>ii) Development of land at North Road Works in progress to finalise the design to RIBA Stage 2/3 to enable finalisation of the development costs for the full development.</p>		668,800	320,433	(348,367)	348,370
		200,000	13,683	(186,317)	186,320


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - CUSTOMER SERVICES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/ Overspend £	Budget C/F (Budget B/F) £
Completed schemes and Miscellaneous Minor Variations		20,000	11,340	(8,660)	-
TOTAL - Customer Services		16,635,950	8,054,377	(8,581,573)	8,575,260


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - ENVIRONMENT
CAPITAL OUTFURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget	2021/22 Spend	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Car Parks <i>Surface Car Parks - Replacement of pay and display equipment</i> Replacements have been installed at a cost less than originally estimated.		88,000	66,196	(21,804)	-
Lancing Manor Leisure Centre <i>External Cladding, renewal of flat roof area, and replacement of glazing units in the entrance hall</i> Works out to tender to be undertaken in 2022/23.		-	11,800	11,800	(11,800)
Parks and Open Spaces <i>Buckingham Park - Infrastructure Improvements and recreational equipment</i> The scheme has been delayed by lead in times for deliveries of materials due to Covid 19 and Brexit.		53,260	34,599	(18,661)	18,660
Wadurs Swimming Pool <i>Extension of changing facilities</i> Works have been completed and an underspend was identified when the final account was agreed with the contractor.		29,080	-	(29,080)	-
Completed schemes and Miscellaneous Minor Variations		1,428,380	1,355,393	(72,987)	33,170
TOTAL - Environment		1,598,720	1,467,988	(130,732)	40,030


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - HEALTH AND WELLBEING
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget	2021/22 Spend	2021/22 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
Completed schemes and Miscellaneous Minor Variations		10,430	3,523	(6,907)	6,910
TOTAL - Health & Well-Being		10,430	3,523	(6,907)	6,910


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - REGENERATION
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget	2021/22 Spend	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Land Drainage <i>Realignment of the ditch and stabilization of banks in the vicinity of Larkfield Playing Field, Lancing</i>		16,600	4,900	(11,700)	11,700
The scheme was delayed whilst additional funding was approved when tenders exceeded budget. Works are now programmed for September / October 2022 pre winter and following the bird nesting season.		46,430	29,922	(16,508)	16,510
Public Realm Improvements i) Southwick Square improvements. The original scheme was not approved and the Council is now looking to commission an Urban Design team to look at the refurbishment of the Square in 2022/23. ii) Tree planting Sompting. Complete. iii) Sompting and Lancing Dog Agility Park. Majority of works complete. However, issues with supplies have delayed the remainder of equipment installation now anticipated in 2022/23. iv) Queensway resurfacing. Works complete. v) Sompting Public Space improvements Phase 1 vi) Sompting Public Space improvements Phase 2. Scheme delayed by WSCC licensing and completion now estimated 2022/23.		332,080	254,301	(77,779)	14,130
TOTAL - Regeneration		395,110	289,123	(105,987)	42,340


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Administration Buildings Contribution to Town Hall Refurbishment Works commenced on site October 2021 and are due to complete at the end of June 2022.		625,630	441,464	(184,166)	186,430
Information and Communications Technology Digital Strategy i) Development of new website. Complete. ii) Low code digital platform. Complete. iii) Revenues and Benefits Licence and set up. System migrated to the cloud. iv) Cloud hosting environments set up. Complete. v) Development of CRM system. In progress and will continue in 2022/23.		332,320	258917.48	(73,403)	29,520
Extension of Ultrafast Fibre Network Fibre rollout to homes continues to be delivered but the progress to Adur and Worthing sites (including Public Sector Network sites) is slower than expected due to City Fibre delays in planning routes and then obtaining the appropriate permits and wayleaves. The Fibre Exchange is waiting on a 2nd backhaul circuit to provide resilience. There are also delays to procurement of firewalls due to global supply chain issues for network components. This has resulted in an underspend on the forecast spend for 2021/22 and request for carry forward of budget to complete the project. Timescales are now extended and the project is expected to complete June 2023.		94,510	50,189	(44,321)	44,320
Network Refresh Project This is a very complex programme of work with a number of dependencies on other projects and involving multiple suppliers. The project is currently in Design Phase and is now expected to complete in June 2023. This is a delay of 6 months to the original timeline. The Councils negotiated a fixed price contract with the main supplier but we have incurred costs for re-cabling, electrical work and new network cabinets that were not in the original budget.		296,010	227,149	(68,861)	112,740


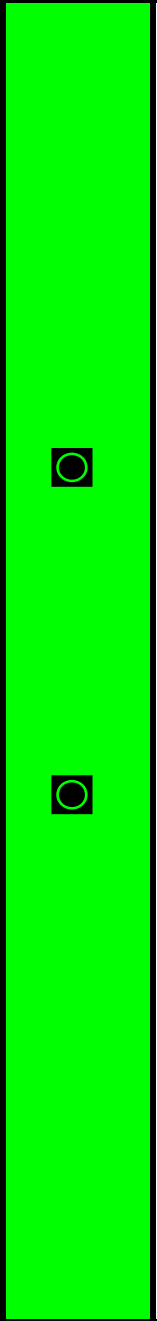
**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Progress has been slower in part due to delays caused by long delivery lead times for network equipment due to a global shortage of components.</p> <p>Additionally there are also dependencies on Gigabit project deliverables such as fibre connectivity to Council sites which are not yet scheduled by City Fibre and delayed go live of the new fibre exchange by MLL.</p> <p>The project is also dependent on the delivery of the new storage platform which is funded by the ICT Hardware Capital award for 2022/23 which will be delivered in October 2022.</p> <p>Further budget is required to cover additional expenditure that was out of the scope of the main supplier contract and to retain internal project delivery resources for a further 6 months and it is requested that the remaining budget for this project be c/f to 2022/23 and that the underspends on the digital strategy schemes are transferred to this project.</p> <p>Property Development Decarbonisation Schemes</p> <p>The Council received Decarbonisation Grant of £476,146 and this has provided the majority of the funding for the following schemes:</p> <p>i) Shoreham Centre - Installation for an air source heat pump. Grant funded works completed in 2021/22. The final design stage for the air source heat pump has been reached. However, the contractor has put forward cost variations at an estimated cost of £53,000 and it is proposed to fund the additional works from underspends in the overall 2021/22 Capital Investment Programme.</p> <p>ii) Eastbrook Manor - Installation of solar panels</p> <p>iii) Commerce Way Depot - Installation of solar panels</p>		565,000	476,298	(88,702)	79,130


**ADUR DISTRICT COUNCIL FINAL ACCOUNTS 2021/22 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 ADUR DISTRICT COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Capital Investment Programme 2021/22 Contingency Budget</p> <p>The following schemes have been identified as requiring additional funding and it is proposed to allocate the 2021/22 remaining contingency budget and underspends in the overall 2021/22 Capital Investment Programme to the following schemes:</p> <ul style="list-style-type: none"> i) Shoreham Harbour Coast Protection Works £120,000 as detailed in the 2021/22 Capital Outturn Report. ii) Corporate Buildings replacement fire doors £53,000 as detailed in the 2021/22 Capital Outturn Report. iii) Shoreham Centre installation of air source heat pump £53,000 as detailed in the Capital Outturn Report. <p>Completed schemes and Miscellaneous Minor Variations</p>		143,740	-	(143,740)	-
TOTAL - Resources		2,071,450	1,484,883	(586,567)	444,340
TOTALS - ALL EXECUTIVES		20,711,660	11,299,894	(9,411,766)	9,108,880


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - CUSTOMER SERVICES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
<p>Housing <i>Acquisition and development of temporary accommodation for the homeless</i></p> <p>Downsview Road Site - Phase 1 (9 flats) The construction completed May 2020 and the flats are let.</p> <p>Downsview Road Site - Phase 2 (8 flats) construction completed January 2022.</p> <p>Rowlands Road Site (19 flats) - construction completed October 2021.</p>		2,252,300	1,787,379	(464,921)	464,920
<p><i>Disabled Facilities Grants</i></p> <p>These grants are mandatory and the Council has to approve all eligible grants. All approvals are for 12 months and works can be undertaken at any time in this period. The Council has received sufficient Better Care Grant to fund all 2021/22 expenditure and c/f requested for outstanding commitments at 31 March 2022.</p>		1,900,000	1,198,190	(701,810)	701,810
<p><i>Empty Property Grants and Loans to bring empty properties back into use</i></p> <p>One landlord grant in progress. Future grants:</p> <p>i) A grant for £82,000 being processed.</p> <p>ii) Grants to bring a building containing 21 flats back into use.</p>		92,000	13,960	(78,040)	78,040
<p><i>Home Repair Assistance Grants</i></p> <p>The scheme is demand led; grant approvals are for 3 - 12 months and can be taken up at any time in this period. Carry forward of £21,710 budget requested to fund outstanding commitments at 31 March 2022.</p>		74,500	36,835	(37,665)	21,710
<p><i>Completed schemes and Miscellaneous Minor Variations</i></p>		437,410	389,643	(47,767)	15,050
TOTAL - Customer Services	4,756,210	3,426,007	(1,330,203)	1,281,530	


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - DIGITAL AND ENVIRONMENT
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Brooklands Park Redevelopment Works have commenced on site with path works and integrating the old golf course into the wider park. Next stage will be the play area and the café. Works are anticipated to complete January 2023.		726,540	342,496	(384,044)	384,050
Brooklands Lake replacement of a failed section of the outfall pipe All works have completed. The final account has been agreed and this has resulted in an underspend of £19,2578.		184,150	164,892	(19,258)	-
Crematorium Redevelopment of the Children's' Garden The scheme has now completed. Overspend resulted from the scope of the scheme being increased and the additional works were not included in the original budget.		45,600	60,813	15,213	-
Highdown Gardens Infrastructure Improvements All infrastructure improvements were completed in 2020/21 and the gardens were opened to the public. To complete the project a new website has been purchased and was funded from Heritage Lottery Grant.		-	15,516	15,516	-
Information and Communications Technology Digital Strategy i) Development of new website. Complete. ii) Low code digital platform. Complete. iii) Revenues and Benefits Licence and set up. System migrated to the cloud. iv) Cloud hosting environments set up. Complete. v) Development of CRM system. In progress and will continue in 2022/23.		378,760	271,329	(107,431)	83,590
Extension of Ultrafast Fibre Network Fibre rollout to homes continues to be delivered but the progress to Adur and Worthing sites (including Public Sector Network sites) is slower than expected due to City Fibre delays in planning routes and then obtaining the appropriate permits and wayleaves.		106,580	56,596	(49,984)	49,980


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - DIGITAL AND ENVIRONMENT
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>The Fibre Exchange is waiting on a 2nd backhaul circuit to provide resilience. There are also delays to procurement of firewalls due to global supply chain issues for network components. This has resulted in an underspend on the forecast spend for 2021/22 and request for carry forward of budget to complete the project. Timescales are now extended and the project is expected to complete June 2023.</p> <p>Network Refresh Project</p> <p>This is a very complex programme of work with a number of dependencies on other projects and involving multiple suppliers.</p> <p>The project is currently in Design Phase and is now expected to complete in June 2023. This is a delay of 6 months to the original timeline.</p> <p>The Councils negotiated a fixed price contract with the main supplier but we have incurred costs for re-cabling, electrical work and new network cabinets that were not in the original budget.</p> <p>Progress has been slower in part due to delays caused by long delivery lead times for network equipment due to a global shortage of components.</p> <p>Additionally there are also dependencies on Gigabit project deliverables such as fibre connectivity to Council sites which are not yet scheduled by City Fibre and delayed go live of the new fibre exchange by MLL.</p> <p>The project is also dependent on the delivery of the new storage platform which is funded by the ICT Hardware Capital award for 2022/23 which will be delivered in October 2022.</p> <p>Further budget is required to cover additional expenditure that was out of the scope of the main supplier contract and to retain internal project delivery resources for a further 6 months and it is requested that the remaining budget for this project be c/f to 2022/23 and that the underspends on the digital strategy schemes are transferred to this project.</p>		444,010	340,724	(103,286)	127,130


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - DIGITAL AND ENVIRONMENT
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Parks and Open Spaces</p> <p><i>Provision of outdoor fitness equipment at Windsor Lawns</i> Equipment has been delayed by global supply problems and the scheme is anticipated to complete 2022/23.</p> <p><i>Replacement of trees affected by Ash Dieback</i> Works have been expediated and budget has been b/f from 2022/23 to fund the works.</p> <p>Trade Waste - Replacement of trade bins 2021/22 purchases will complete in 2022/23.</p> <p>Worthing Leisure Centre - Replacement of hammer cage The scheme was delayed by the approval of additional funding following tendering. Works anticipated in 2022/23.</p> <p>Completed schemes and Miscellaneous Minor Variations</p>		20,000	-	(20,000)	20,000
TOTAL - Environment		3,370,010	2,654,336	(715,674)	731,470


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - HEALTH AND WELLBEING
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under- spend)/ Overspend £	Budget C/F (Budget B/F) £
Completed schemes and Miscellaneous Minor Variations		62,070	61,830	(240)	10,120
TOTAL - Health, Safety & Well-Being		62,070	61,830	(240)	10,120


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - REGENERATION
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Car Parks <i>Buckingham Road MSCP Refurbishment</i> Works on site. Completion anticipated July 2022.		1,056,110	186,632	(869,478)	869,480
Car Parks <i>MSCPs Replacement of High Street and Buckingham Road replacement of payment equipment and entry / exit barriers with automatic number plate recognition.</i> Equipment replaced at High Street MSCP. Buckingham Road MSCP replacement equipment to be installed in 2022/23 alongside the major refurbishment works currently in progress.		57,200	46,545	(10,655)	10,650
Foreshore <i>Fire prevention works to pier, southern pavilion and seafront amusements</i> Phase 1 The installation of the fire main and the sewerage pipe completed in 2019/20. Phase 2: The scope of the works for the new sprinkler system has been revised and the estimated cost of the proposed works is now £500,000 and can be funded from the current budget. A consultant is working on the tender for works in 2022/23.		77,380	11,759	(65,621)	65,620
<i>Portland Road Improvements Scheme</i> Scheme is led by West Sussex County Council in partnership with Worthing Borough Council. Works are in progress and are anticipated to complete early in 2022/23.		2,000,000	589,280	(1,410,720)	1,410,720
Teville Gate Development The purchase of the Teville Gate site has completed. Report to the Joint Strategic Committee March 2022 recommended working with the Hyde Housing Group to deliver affordable housing on the Teville Gate site. Groundworks, including the reinstatement of the north-south footpath across the site, contract has been awarded for works in 2022/23.		7,971,750	7,447,618	(524,132)	524,130
Union Place Development Planning permission granted. Preferred development partner agreed and the scheme is to progress by way of a Joint Venture Partnership between the organisations.		22,210	-	(22,210)	22,210


**WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - REGENERATION
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS**

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
<p>Worthing Integrated Care Centre <i>Development of a Care Centre on Worthing Town Hall Car Park</i></p> <p>Planning consent was granted in 2020 for the development scheme. The construction has commenced and foundations installed, delivery anticipated 2023. Temporary modular accommodation has been installed in Liverpool Gardens for the NHS to be relocated. Variations to the contract have been identified and are being monitored. Progress report to be submitted to the Joint Strategic Committee.</p>		11,106,470	9,747,411	(1,359,059)	1,359,060
<p>Worthing Town Centre <i>Enhancements of public spaces and the improvement of facilities within the Town Centre, including secondary shopping areas</i></p> <p>Phase 1 works complete. Phase 2 works being discussed with new Executive Members.</p>		70,000	53713.97	(16,286)	16,290
<p>Completed schemes and Miscellaneous Minor Variations</p>		491,970	385,790	(106,180)	790
TOTAL - Regeneration		22,853,090	18,468,749	(4,384,341)	4,278,950

WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/Overspend £	Budget C/F (Budget B/F) £
Properties Carbon Reduction Schemes The Council received Decarbonisation Grant of £583,140 and this has provided the majority of the funding for the following schemes: i) Goring Recreation Ground Pavilion - Installation of solar panels. Complete. ii) Assembly Hall - Installation of solar panels. Complete early 2022/23. iii) Town hall - Energy saving schemes being undertaken as part of Adur / Worthing Accommodation Project, estimated to complete end June 2022. iv) Portland House - Replacement windows. Grant funded works complete.		263,650	36,683	(226,967)	216,350
Cannon House Refurbishment Refurbishment works were approved to refit the building for letting for office space and the works completed April 2022.		750,000	517,535	(232,465)	232,470
Adur and Worthing Workspaces Project Town Hall - Refurbishment Works commenced on site October 2021 and are anticipated to complete end June 2022.		1,262,530	968,457	(294,073)	294,070
Portland House - Replacement of windows, balconies, asbestos removal and fire safety works Works are progressing along side the Town Hall refurbishment.		379,010	99,130	(279,880)	279,880
Capital Investment Programme 2021/22 Contingency Budget The following schemes have been identified as requiring additional funding and it is proposed to allocate the 2021/22 remaining contingency budget and underspends in the overall 2021/22 Capital Investment Programme to the following schemes: i) Ritz Theatre - Replacement roof as detailed in Capital Outturn Report. ii) Durrington Community Centre - Contingency for fixtures and fittings as detailed in Capital Outturn Report. iii) Corporate Buildings - Replacement fire doors as detailed in Capital Outturn Report. iv) Play Area - Reinstatement of budget as detailed in Capital Outturn Report.		249,220	-	(249,220)	-

WORTHING BOROUGH COUNCIL FINAL ACCOUNTS 2021/22 - RESOURCES
CAPITAL OUTTURN - DETAILS OF MAJOR VARIATIONS

 WORTHING BOROUGH COUNCIL Scheme	Scheme Progress	2021/22 Current Budget £	2021/22 Spend £	2021/22 (Under-spend)/ Overspend £	Budget C/F (Budget B/F) £
v) Worthing Leisure Centre - Replacement of Hammer Cage Technical Services Fees as detailed in Capital Outturn Report. vi) Brooklands Park - Additional parking as detailed in Capital Outturn Report. Completed schemes and Miscellaneous Minor Variations		424,810	429,523	4,713	(4,720)
TOTAL - Resources		3,329,220	2,051,328	(1,277,892)	1,018,050
TOTALS - ALL EXECUTIVES		34,370,600	26,662,250	(7,708,350)	7,320,120



FINAL ACCOUNTS 2021/22		
Analysis of Capital Receipts		
	£	£
A. GENERAL FUND		
1. Grant Repayments:		
Housing Renewal Grants	27,360	
2. Equipment Sales:		
Sale of Equipment and Vehicles	42,573	
3. Sales of Land and Other Assets:		
Shoreham Cemetery Bungalow	329,535	
		399,468
B. HOUSING REVENUE ACCOUNT		
1. Council House Sales:		
Houses and Flats	2,225,644	
Lease Extensions	7,278	
2. Less Pooling Requirement :	(357,992)	
3. Less Admin Fees:	(19,500)	
		1,855,430
TOTAL CAPITAL RECEIPTS		2,254,898



WORTHING BOROUGH
COUNCIL

FINAL ACCOUNTS 2021/22		
Analysis of Capital Receipts		
	£	£
A. GENERAL FUND		
1. Sales of Land and Other Assets:		
Fulbeck Avenue	365,757	
Sale of Equipment and Vehicles	64,672	
		430,429
B. HOUSING RECEIPTS (RINGFENCED)		
2. Worthing Homes:		
Right to Buy Receipts	113,834	
3. Loan Repayments:		
Council House Mortgages	7,139	
4. Housing Grant Repayments:		
Housing Renewal Assistance	13,455	
		134,428
TOTAL CAPITAL RECEIPTS		564,857

Invest to save schemes - Completed schemes

Worthing Borough Council approved two invest-to-save schemes for temporary and emergency accommodation. The intention was to provide fit for purpose local accommodation which would also provide the Council with an annual saving when compared with alternative accommodation provision.

Rowlands Road

Rowlands Road was purchased in 2018/19 with the intention of providing 19 units of temporary accommodation.

Rowlands Road was completed in 2021. The final scheme cost was £4,133,000 slightly lower than the approved budget of £4,276,580.

Since the scheme was approved, Worthing Borough Council has successfully applied for external funding of £855,000 towards the cost of providing these units.

Consequently the final assessment of the saving for this project is:

	Net annual cost in first year	Net cost / income(-) over 40 years	NPV over 40 Years
Purchase for Temp Accommodation	96,220	4,007,500	71,735
Current B&B arrangements	162,120	9,792,990	5,757,379
Saving	65,900	5,785,490	
Averaged annual saving over 40 years		144,640	

This is an improved position on the first year saving forecast last year of £58,050, largely attributable to the external funding awarded by Homes England.

Downview

Downview was acquired in 2018/19 to provide 17 units of temporary accommodation. It was developed in two phases: Phase 1 was a conversion of the pub to 9 units which was completed in 2020/21 and phase 2 was the construction of 8 new units which was completed in 2021/22.

The final scheme cost was £4,167,130 slightly lower than the approved budget of £4,301,800.

Since the scheme was approved, Worthing Borough Council has successfully applied for external funding of £360,000 towards the cost of providing these units.

Consequently the final assessment of the saving for this project is:

	Net annual cost in first year	Net cost / income(-) over 50 years	NPV over 50 years
Purchase Downview	78,300	3,552,300	-1,371,000
Current B&B arrangements	188,430	15,937,600	-8,694,000
Saving	110,130	12,385,300	
Averaged annual saving over 50 years		247,700	

This is an improved position on the first year saving forecast last year of £103,210 due to the successful award of grant funding.