



ADUR & WORTHING
COUNCILS

Adur Joint Strategic Sub-Committee
6 December 2022

Key Decision : No

Ward(s) Affected: All

2nd Quarter Capital Investment Programme & Projects Monitoring 2022/23

Report by the Director for Digital, Sustainability and Resources

EXECUTIVE SUMMARY

1. PURPOSE

1.1 This report updates the Adur Sub-Committee of the Joint Strategic Committee on the progress made on the delivery of the 2022/23 Capital Investment Programmes for Adur District 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: Adur District Council Reprofiled Budgets

2. RECOMMENDATIONS

2.1 The Adur Sub Committee of the Joint Strategic Committee is asked to:

- i) To note the reprofiling of the Adur District Council capital schemes as advised in paragraphs 6.1 and Appendix 2.
- ii) To note the scheme removed from the Capital Investment Programme as advised in paragraph 6.2.
- iii) To approve the provision of Commerce Way female facilities and the upgrade of the male showers, and the addition of the schemes to the 2022/23 Capital Investment Programme funded from contingency as detailed in paragraph 6.3.1.
- iv) To approve the procurement of COSHH Management Software, and the addition of the scheme to the 2022/23 Capital Investment Programme funded from capital contingency as detailed in paragraph 6.3.2.

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 2022/23 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. PROGRESS OF THE ADUR DISTRICT COUNCIL 2022/23 CAPITAL INVESTMENT PROGRAMME – DECEMBER 2022

- 4.1 There are 73 schemes in the 2022/23 current capital investment programme which are progressing as follows:

	Number of schemes	Percentage %
Schemes which are progressing satisfactorily or have completed	58	79.4
Schemes where progress is being closely monitored	14	19.2
Schemes with significant challenges	1	1.4

4.2 A summary of the financial movements of the 2022/23 Capital Investment Programme is attached as Appendix 1 to this report. A summary of the progress of all the schemes in the 2022/23 Capital Investment Programme is available from the Councils' Joint Intranet.

5.0 SUCCESSES AND CHALLENGES IN THE 2022/23 ADUR DISTRICT COUNCIL CAPITAL INVESTMENT PROGRAMME

5.1. The following schemes are progressing well:

5.1.1. Adur Homes Capital Investment Programme

The Adur Homes Capital Investment Programme for 2021/22 and 2022/23 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.

5.1.2 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 scheme will now include the wider Southwick Estate. A prioritised package of interim works is being compiled to address essential structural works required to keep the Estate in good repair for the next 10 years and is now being costed to ensure this is achievable against the available budgetary provision.
- The project to undertake external works to Bushby Close was initially delayed by variations to the contract but this has now been completed.
- Completion of the external works to Beachcroft Place were also delayed. Minor snagging works to be completed and final account to be agreed.

- A programme of replacement door entry systems has been agreed and is now in progress.
- A programme of roof replacements has been compiled and will commence in 2022/23.
- Preparatory works for a window / door replacement programme are in progress for works to commence this financial year.
- Preparatory works are also being undertaken for external works at the following sites in future years:
 - i) Millfield
 - ii) Nelsons Close
 - iii) Manor Court
 - iv) Rafa Balconies and external fire exits
 - v) Warren Court Balconies and external works

5.1.3 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 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 January 2023.

Albion Street New Build

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

Small Sites (Hidden Homes)

Following approval of the small sites programme to deliver 56 new homes, the Council is progressing with 8 sites, 5 of these have planning consent and the remaining planning applications are in progress. The contract for the initial design has been tendered with start on site estimated Winter 2022. Construction will take approximately one year to complete. Land Release Funding of £566,000 was received to help unlock unviable sites.

Ashcroft

Following JSC approval in July 2021 to progress with the demolition and design of a new building for sheltered housing, and extensive site due diligence, dialogue with the planning department and consultation with residents and neighbours of the site, a planning application was made in July 2022 for the construction of a new block of 44 homes. The scheme gained consent in October 2022. 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.

5.1.4 AW Workspaces (Partnership Scheme with Worthing Borough Council)

The main works have now been completed and the Sussex Partnership NHS Foundation Trust will occupy part of Portland House. As part of this project, improvement works have been undertaken at Portland House and Worthing Town Hall.

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

5.1.5 Information and Communications Technology - Digital Programme (Partnership Scheme with Worthing Borough Council)

The following projects are progressing well:

- i) Ultrafast Network / Gigabit Project
- ii) Wifi Upgrade / Network Refresh
- iii) Storage Area Networks have been replaced
- iv) Data migration to the Cloud

5.2. Challenges in the 2022/23 Capital Investment Programme:

5.2.1 There has been significant reprofiling of budgets from 2022/23 to 2023/24 this financial year caused by both continuing impact of 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.

In addition there are staffing shortages in the Technical Services Department and projects have had to be prioritised and non urgent works deferred to 2023/24.

5.2.3 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 was granted for a new flood wall in 2018.

A delay has been caused due to the Covid 19 Pandemic and the nature of the flood defence design. Further testing of the permeability of the water flows is currently in progress. This work will inform the final designs for the scheme and a report is anticipated February 2023. This will be followed by a final costing of the coast protection works.

A further grant of £106,000 has been secured from the Environment Agency relating to the impact of Covid 19 and the Council has allocated additional funds of £120,000. Furthermore, the council can apply for support for inflationary cost rises through the EA funding programme.

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 for the coast protection works are now anticipated February / March 2023 with the works being undertaken in 2023/24.

5.2.4 Lancing Manor Leisure Centre - External cladding, flat roof and glazing units replacements

The 2022/23 Capital Investment Programme includes a budget £237,730 for replacing the external cladding, renewal of the flat roof area over the entrance hall and replacement of glazing units in the entrance hall.

The works have been tendered and the tenders were considerably over budget with a poor tender response. A PID has been submitted for additional resources of £260,000 funded from the 2023/24 Capital Investment Programme, and this will be considered as part of the Capital Bidding Process.

6. ISSUES FOR CONSIDERATION

- 6.1 Budgets totalling £76,989,760 have been reprofiled to 2023/24 and future years, where the original project plan has changed and the schemes are not expected to complete in 2022/23. A list of schemes reprofiled is attached as Appendix 3 to this report.

6.2 Officers have looked at schemes that have not progressed to date in the current Capital Investment Programme. The reasons for the non progression have been considered and where it is unlikely that the scheme will progress in the near future it is proposed that these schemes are removed from the Capital Investment Programme and re-bid for in future years, if required, and prioritised against other schemes which are in a position to progress and when the costs are more likely to be realistic. The following scheme has been identified as not progressing and it is recommended to be removed from the Capital Investment Programme:

i) Kingston Beach Environmental Improvements £20,000. This scheme was first included in the Capital Investment Programme in 2014/15, but has not progressed to date due to Coast Protection Works in the area. There is no proposed costed scheme and the proposal is that officers submit a PID for a defined scheme when works are identified and costed.

6.3 The following amendments to the Adur District Council 2022/23 Capital Investment Programme are recommended:

6.3.1 Commerce Way - Provision of female and disabled showers, and upgrade of all toilets and changing facilities

Issues have been raised regarding the condition of the showers, toilets and changing facilities at Commerce Way which were originally designed around a male workforce. The current facilities are dated, don't comply with modern standards, are insufficient and in a very poor condition for a changing workforce.

The Technical Services Team have worked with officers at the site to identify options to improve the site, the first stage of which is to upgrade the female facilities (Phase 1), to be followed by upgrade of the male showers (Phase 2).

Phase 1 Female Facilities: Estimated cost including Technical Services Fees is £55,000 and it is proposed to fund the works 50% from the Adur District Council Capital Contingency Provision (£27,500) and 50% Worthing Borough Council Capital Contingency provision (£27,500).

Phase 2 Male Showers: Estimated cost including Technical Services Fees is £60,000 and it is proposed to fund the works 50% from the Adur District Council Council Capital Contingency provision (£30,000) and 50% Worthing Borough Council Capital Contingency provision (£30,000).

The cost share is based on the occupation of the depot which includes both Adur Homes staff as well as staff who work on joint services.

It is recommended that both phases of works are added to the 2022/23 Adur District Council and Worthing Borough Capital Investment Programmes funded from the 2022/23 Capital Contingency Budgets.

6.3.2 Procurement of COSHH Management Software

Adur District Council and Worthing Borough Council have identified that a specialist system is required to support Risk Management and Health and Safety Issues so that the Councils comply with legislation and become safer, healthier and stronger.

COSHH Management Software is a software solution which would enable the Councils to create and deliver fully compliant task based assessments which comply with legislative requirements.

The COSHH solution assessment summary gives complete visibility across all regulations and enables managers and those responsible for Health and Safety to understand potential workplace hazards and exposure limits, providing information needed in order to recommend control measures to protect the health of employees and members of the public.

The cost of the COSHH Management Software is £13,500, and can be funded from Adur District Council (£6,340) and Worthing Borough Council (£7,160) Capital Contingency provisions.

It is recommended that Adur District Council and Worthing Borough Council purchase the COSHH Management Software to aid compliance with Risk Management and Health and Safety Regulations, and the purchase is added to the 2022/23 Capital Investment Programmes funded from the capital contingency provision.

7. ENGAGEMENT AND COMMUNICATION

- 7.1 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.
- 7.2 Specific schemes are subject to public consultation (e.g new playgrounds) to ensure that they meet community needs.

8. FINANCIAL IMPLICATIONS

- 8.1 There are no unbudgeted financial implications arising from this report as the Adur District Council 2022/23 Capital Investment Programmes were approved by the Councils in December 2021. 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.

9. LEGAL IMPLICATIONS

- 9.1 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 sections required by sections 31A 32, 42A and 42B of the 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.

- 9.2 Section 151 of the Local Government Act 1972 requires the Councils to make arrangements for the proper administration of their financial affairs.
- 9.3 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.

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 2022/23 **2nd Quarter**

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Executive Portfolios	Total ADC Scheme Budgets	Previous Years' Spend	2022/23 Original Budget	Net budget b/f from 2021/22	Approved Changes to Original Budget	2022/23 Budget Reprofiles to and from 2023/24	2022/23 Current Budget	2022/23 Spend to Date	Spend % of Current Budget
	£	£	£	£	£	£	£	£	
Adur Homes and Customer Services	63,511,320	6,194,880	36,344,670	8,575,260	500,000	(27,896,830)	17,523,100	6,654,606	37.98%
Environment and Leisure	4,307,599	235,779	2,218,150	40,030	11,220	(1,211,050)	1,058,350	137,664	13.01%
Communities and Wellbeing	656,510	-	522,600	6,910	55,000	(496,050)	88,460	390	0.44%
Regeneration and Strategic Planning	7,285,200	4,068,990	2,568,250	42,340	226,000	(2,145,000)	691,590	78,335	11.33%
Resources	131,859,430	84,146,760	45,992,350	444,340	51,000	(45,240,830)	1,246,860	269,162	21.59%
TOTALS	207,620,059	94,646,409	87,646,020	9,108,880	843,220	(76,989,760)	20,608,360	7,140,157	34.65%

Financing of 2022/23 Programme:

Adur Homes Capital Programme:

Capital Receipts:	£'000
Major Repairs Reserve:	100
Capital Grants:	6,000
Prudential Borrowing:	100
	8,806
	15,006

General Fund Capital Programme:

Prudential Borrowing:	£'000
Capital Receipts:	4,532
Government Grants:	106
Revenue Reserves and Contributions	733
S106 Receipts	88
Other Contributions	78
	65
	5,602

Summary of Progress:

Schemes with significant challenges:	1
Schemes where progress is being closely monitored:	14
Schemes progressing well or completed:	58
Total Schemes:	73

(1) SCHEME (Responsible Officer)	(2) Total ADC Scheme Budget £	(3) Prior Year Spend £	(4) Budget Reprofiles to and from 2023/24 and Future Years £	(5) 2022/23 Current Budget £	(6) 2022/23 Spend to Date £	(7) Anticipated Completion Date (C) / Approval Report(D)/ P.I.D.(P)	(8) 2021/22 Anticipated (Underspend) /Overspend (Council Resources) £	(9) COMMENTS AND PROGRESS	(10) Status
								<input checked="" type="radio"/> Progress Beyond Council's Control £ Schemes with financial issues ▲ Scheme Progress Improved ▼ Scheme Progress Deteriorated	
Lancing Manor Leisure Centre									
i) External cladding replacement and renewal of flat roof area and replacement glazing	250,000	12,270	237,730	-	-	Mar-24 02/01/20 (P) 13/07/21 (P)		The scheme has been tendered twice and additional resources are now required. Additional PID submitted for funding from 2023/24 budget.	£ RED £
TOTAL:	250,000	12,270	237,730	-	-		-		

RESPONSIBLE OFFICER: Kevin Smith Principal Building Surveyor, Facilities & Technical Services



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ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
<u>Adur Homes Capital Investment Programme</u>		
Albion Street Development	1,000,000	Slight delay to works due to material shortages, expected completion May 2023. Budget reprofiled in line with anticipated expenditure.
Building Services - Replacement Vehicles	48,000	Budget reprofiled due to lead in times for deliveries of new vehicles.
Decarbonisation Schemes - Invest to Save	100,000	Replacement heating scheme being investigated. Budget reprofiled in line with anticipated expenditure.
Development of Properties	13,979,910	i) Small Sites Programme - Construction expected to begin in the winter and will be on site for approximately 1 year. Budget reprofiled in line with anticipated expenditure.
	453,170	ii) Contingency / Purchase of Properties - Reprofiled as no properties have been identified to date.
External Structural Works	500,000	Works planned on Penstone / Osborne / Warren Court balconies and various roofing replacements. Due to lead in times for consultation and tendering, budget reprofiled to 2023/24.
	1,300,000	ii) Milfield Remedial Works - Currently in initial stages, budget reprofiled in line with anticipated expenditure.
	1,854,900	iii) Southwick Estate Remedial Works - Design, specification and procurement of initial works to be undertaken in 2022/23, remainder of budget reprofiled to future years.
Fire Safety Works	2,500,000	i) Fire Door Replacements - New contractor being sourced for the project due to poor quality. Budget reprofiled in line with anticipated expenditure.
Heating and Energy Efficiency Schemes	150,000	Replacement heating scheme under consideration. Possible invest to save scheme. Budget reprofiled due to lead times for works.
Professional and Consultancy Services for Adur Homes major repairs schemes	756,580	Budget reprofiled in line with lead in time for construction schemes.
Affordable Housing - Grants to Registered Social Landlords for the provision of affordable housing	2,069,800	Reprofiled due to lead times for new developments.

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ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Buckingham Park - Replacement Pavilion	172,000	Budgets profiled to 23/24 while options are under consideration
Coast Protection Works - Shoreham Harbour Walls Project	2,000,000	Tendering for the scheme is anticipated February / March 2023 with works estimated in 2023/24. Budget reprofiled in line with anticipated expenditure.
Corporate Buildings - Carbon Reduction Schemes (Invest to Save)	498,000	Reports to be submitted for any schemes which meet the "invest to save criteria".
Corporate Buildings - Condition Surveys	20,000	Surveys to continue in 2023/24. Budget reprofiled in line with anticipated expenditure.
Council Buildings - Asbestos removal and management	100,000	Budget reprofiled in line with anticipated expenditure.
Council Buildings - Leased out properties condition surveys	40,000	Surveys to continue in 2023/24. Budget reprofiled in line with anticipated expenditure.
Eastbrook Community Centre - Provision of Multi Use Games Area and Building Fabric Repairs	291,050	Due to reporting and lead in times for works, external works likely to be undertaken in 2023/24. Budget reprofiled in line with anticipated expenditure.
Equalities - Access Audits	40,000	Budget reprofiled in line with anticipated expenditure.
Fishersgate Recreation Ground - Car Park Resurfacing	140,000	Scheme to be undertaken alongside the Community Centre redevelopment scheme. Budget reprofiled in line with anticipated expenditure.
Housing - Empty Properties	42,000	To date no grants or loans have been identified. Budget reprofiled.
Housing Development - South Street Car Park	1,836,000	Budget profiled in line with anticipated expenditure.
Housing Development (General Fund) - Acquisition and development of emergency and temporary accommodation for the homeless	1,306,470	Reprofiled due to lead in times for new developments.
IT / Digital - Identity Governance and Admin System	28,200	Original system is being reviewed and to be implemented 2023/24.

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ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
IT / Digital - Network Refresh Wifi Upgrade	24,280	Scheme to continue into 2023/24. Budget reprofiled in line with anticipated expenditure.
Lancing Ring - Replacement Trees	25,720	Budget reallocated to 2024/25 for further felling and planting. Budget reprofiled in line with anticipated expenditure.
Lancing Leisure Centre - External Cladding	38,200	Retendered as original tenders were over budget. Additional PID submitted for 23/24.
Lancing Leisure Centre - Renewal of flat roof and replacement glazing	199,530	Retendered as original tenders were over budget. Additional PID submitted for 23/24.
Mill Lane Cemetery - replacement of boundary fence	90,000	Scheme unlikely to progress this financial year due to resourcing issues in Technical Services.
Office Equipment - Microphone System Replacement	14,100	New technical solutions under consideration. Replacement anticipated 2023/24.
Play Areas - Southwick Recreation Ground Refurbishment	90,000	Installation anticipated June 2023.
Planning and Building Control - Document Management System	44,670	System to be considered after corporate DMS upgrade.
Public Conveniences - Rolling Programme of upgrades and improvements	110,000	Refurbishments of public conveniences likely to be delayed to 2023/24 due to staffing shortages in Technical Services.
Shoreham Harbour Projects	145,000	Budget reprofiled in line with anticipated expenditure.
Southwick Community Centre - Replacement of windows to the café area	35,000	Scheme unlikely to progress this financial year due to resourcing issues in Technical Services.
Southwick Community Centre - Replacement of windows to the Porter Room and floor replacement	30,000	Scheme unlikely to progress this financial year due to resourcing issues in Technical Services.
Strategic Property Investments - Investments in property for regeneration or service delivery.	43,488,420	Budget Reprofiled as no investments have been identified to date.



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ADUR DISTRICT COUNCIL - CAPITAL BUDGETS REPROFILED TO FUTURE YEARS

Scheme	Reprofiled Budgets	Reason
Street Cleansing / Refuse / Recycling Service Replacement Vehicles	345,600	2022/23 vehicle replacements budgets reprofiled to 2023/24 due to lead in times for the delivery of new vehicles.
Ultrafast Fibre Network Extension	1,083,160	Timescales extended, expected completion date is now Summer 2023. Budget reprofiled in line with anticipated expenditure.
Total Reprofiled Budgets:	76,989,760	