

## APPENDIX A - VARIATION SUMMARY

### CAPITAL PROGRAMME MONITORING - NOV 2018 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME

Variations on individual schemes	Date of Portfolio meeting	Revised 2018/19 £'000	Revised 2019/20 £'000	Revised 2020/21 £'000	Revised 2021/22 £'000	TOTAL 2018/19 to 2021/22 £'000	Comments/reason for variation
<b>Current Approved Capital Programme</b>							
Programme approved by Executive 11/07/2018	Exec 11/07/18	76,439	38,530	21,321	2,240	138,530	
Social Care Case Management System	Exec 12/09/18	0	770	960	1,270	3,000	Funded from £2.7m Social Care Grant and £0.3m from LD provision capital scheme
Social Care Grant (various years)			Cr 2,700			Cr 2,700	
PCT Learning Disability reprovion programme - Walpole Road		Cr 300				Cr 300	
Bromley High St Improvements	Exec 17/10/18	415				415	
Basic Need	Exec 11/07/18	596				596	
<b>Approved Programme prior to 2nd Quarter's Monitoring</b>		<b>77,150</b>	<b>36,600</b>	<b>22,281</b>	<b>3,510</b>	<b>139,541</b>	
<b>Variations in the estimated cost of approved schemes</b>							
<i>(i) Variations requiring the approval of the Executive/Council</i>							
Amendment in TFL funding for Highways & Traffic schemes		Cr 192				Cr 192	See paragraph 3.3.1
The Woodlands Improvements Programme		Cr 4				Cr 4	See paragraph 3.3.2
Betts Park Canal Bank Stabilisation Project		Cr 8				Cr 8	See paragraph 3.3.3
Housing Development Feasibility		50	50			100	See paragraph 3.3.4
Housing Payment in Lieu Fund - unallocated		Cr 1,006				Cr 1,006	See paragraph 3.3.5
Affordable Housing scheme		800				800	See paragraph 3.3.5
Property Acquisitions (PIL)		206				206	See paragraph 3.3.5
		Cr 154	50	0	0	Cr 104	
<i>(ii) Variations not requiring approval</i>							
Net rephasing from 2018/19 into future years		Cr 28,311	28,311	0	0	0	See section 3.3.8 and Appendix B
		Cr 28,311	28,311	0	0	0	
<b>TOTAL AMENDMENT TO CAPITAL PROGRAMME</b>		<b>Cr 28,465</b>	<b>28,361</b>	<b>0</b>	<b>0</b>	<b>Cr 104</b>	
<b>TOTAL REVISED CAPITAL PROGRAMME</b>		<b>48,685</b>	<b>64,961</b>	<b>22,281</b>	<b>3,510</b>	<b>139,437</b>	
Less: Further slippage projection		Cr 5,000	3,000	2,000		0	
Add: Estimate for further new schemes			3,500	3,500	3,500	10,500	
<b>TOTAL TO BE FINANCED</b>		<b>43,685</b>	<b>71,461</b>	<b>27,781</b>	<b>7,010</b>	<b>149,937</b>	

## APPENDIX B - REPHASING

### CAPITAL PROGRAMME MONITORING - NOV 2018 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME - SCHEME REPHASING

Variations on individual schemes	2018/19 £'000	2019/20 £'000	TOTAL £'000	Comments/reason for variation
<b>Rephasing of schemes</b>				
Seed Challenge	Cr 346	346	0	This scheme has completed. Awaiting final payment to schools for small refurb works. It is anticipated that payment will be made in Q1 of 2019/20. .
Security Works	Cr 100	100	0	Budget underspend by £14.5k in 2017/18 - this has been added to available budget of £125k giving a revised budget of £139.5k for 2018/19 to be used for potential future works. Scheme expecting some invoices this financial year - £100k has been rephased to 2019/20 with a full review to be carried out at financial year end.
Suitability / Modernisation issues in schools	Cr 386	386	0	£386k has been rephased to 2019/20 - Officers are currently exploring options to take forward in order to utilise the budget.
Basic Need	Cr 7,300	7,300	0	A full detailed report on the various projects within the Basic Need Programme was reported to Executive on 11 Jul 18. This includes works at Trinity (now completed), Castlecombe (work started Feb'17), Bishop Justus (work started Summer'18), Edgebury (completed), Poverest (started in Jun'17), Stewart Fleming (now completed), and Leesons (started in Jul'17 however there are delays) and St George (now completed). £4.5m was rephased to 2019/20 in July 2018, and following a mid-year review, a further £7.3m has been rephased to 2019/20 due to works progressing slower than agreed programme.
Universal School Meals	Cr 19	19	0	Main phase of scheme has completed - remaining budget to be rephased to 2019/20 for final payments which are anticipated in Q1 of 2019/20.
Beacon House Refurbishment	Cr 390	390	0	Scheme completed and Defects Liability Period ongoing. The final account has been agreed. Remaining budget has been rephased to 2019/20 with a full review to be carried out at financial year end.
Phoenix Centre	Cr 40	40	0	Some expenditure is anticipated this financial year. Remaining budget has been rephased to 2019/20.
Gateway Review of Housing IT System	Cr 60	60	0	A new provider has been appointed and implementation works are ongoing. Phase one is due to be completed by the end of Jan 2019 with the final phase going live by March 2019. Approx £60k for retention and final account has been rephased to 2019/20.
Payment in Lieu Fund - Properties Acquisitions	Cr 85	85	0	£1m budget used to purchase 5 properties with remaining budget allocated for Capital refurbishment. The remaining funds are for any ad-hoc works that arise over the next few years. £85k has been rephased to 2019/20.
Winter Maintenance - Gritter Replacement	Cr 250	250	0	No planned gritter replacement will take place this year however funds need to remain available for any unplanned replacement of winter equipment over the next season and also taking account of the new Highways contracts from summer 2018. Team will look at the next round of replacement vehicles and come back with proposals. This is likely to be shown as part of new capital bids. Anticipate spend of £36k if there is no serious winter experienced this year. £250k has been rephased into 2019/20.
Carbon Management Programmes	Cr 378	378	0	All repayments have now been made. Spend of £5k is forecast for this FY with £378k rephased to 2019/20. Officers are currently reviewing potential projects which includes LED lighting and controls in Stockwell Blocks and the Central Library.
Central Depot Wall Scheme	Cr 576	576	0	Approved by Executive in March 2018. Budget of £716k funded from £163k carry forward & £553k from Infrastructure Investment. Structural Engineer selected and design and tender to be completed by financial year end and on-site by Q1 2019/20. Project is likely to take 3-4 months to complete. £576k has been rephased to 2019/20.
Depot Improvement Works	Cr 150	150	0	New scheme - approved by Exec on 11th July 2018. Currently in process of recruiting PM and project board for the scheme. It is anticipated that once project resource is in place that works on site will commence Q1 2019/20. £150k has been rephased to 2019/20.

## APPENDIX B - REPHASING

Empty Homes Programmes	Cr	150	150	0	Funding criteria changed in 2017 to improve take up - all long term empty property owners being targeted and made aware of assistance available. Currently unlikely to spend all the budget as only 1 application has been received this FY which has been approved. £150k has been rephased into next financial year.
Norman Park Athletics Track	Cr	300	300	0	New scheme approved by Executive on 28 March 2018 for £300k S106 funding, provided by Kent County Cricket Club, to undertake improvement works. Works and costs to be incurred from 2019/20 therefore £300k has been rephased to 2019/20.
Penge Town Centre	Cr	500	500	0	Project consisting of public realm improvements, Shopfront improvements, Business Support, and Wayfinding. The scheme was to implement planned TfL bus route and carriageway improvements. The scheme commenced implementation in November 2017 and completed in September 2018. Final claim from FM Conway expected in Q1 of 2019/20, therefore £500k has been rephased into future year.
Bromley High St Improvement Fund	Cr	776	776	0	Approved Executive 22/03/17. Funded from the Growth Fund, the programme of improvements to the public realm of Bromley High Street is a continuation of the Bromley North Village scheme which aims to enhance the pedestrian experience of the prime shopping areas to increase footfall in the town centre. Budget holder is forecasting to only spend £1m this FY - £700k from Growth fund and £76k S106 funding has been rephased to 2019/20. Delay has been largely due to supply chain issues.
Chipperfield Road Development - St Pauls Cray	Cr	105	105	0	Approved by Executive 18/10/16 - £45k to be spent on clarification of development potential and viability, £60k for marketing. No spend expected this FY - £105k has been rephased to 2019/20.
Property Investment Fund	Cr	15,400	15,400	0	No further property purchases will occur this FY - budget of £15,400k has been rephased to 2019/20.
Civic Centre Development Strategy	Cr	100	100	0	Approved by Council 04/07/16. Feasibility carried out on the use of the Old Town Hall as a Democratic Hub was deemed not suitable. £62k of the budget earmarked for feasibility costs this financial year. £100k has been rephased to 2019/20.
West Wickham Leisure Centre	Cr	900	900	0	Scheme feasibility currently being progressed. Majority of costs anticipated to be incurred in 2019/20. £900k therefore rephased to 2019/20.
<b>TOTAL REPHASING ADJUSTMENTS</b>	<b>Cr</b>	<b>28,311</b>	<b>28,311</b>	<b>0</b>	

## APPENDIX C - FINANCING

### CAPITAL FINANCING STATEMENT - EXECUTIVE 28/11/18 - ALL RECEIPTS

(NB. Assumes all capital receipts - see below)

	2017-18		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
	Estimate £'000	Actual £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000
<b>Summary Financing Statement</b>										
Capital Grants	18,721	15,614	23,577	10,230	865	0	0	0	0	0
Other external contributions	10,688	9,126	13,164	2,820	2,419	2,200	2,200	2,200	2,200	2,200
Usable Capital Receipts	15,634	7,217	975	50,970	24,397	4,296	3,400	3,400	3,400	3,400
Revenue Contributions	3,044	8,339	5,969	1,316	100	100	100	100	100	100
General Fund	0	0	0	6,125	0	414	0	0	0	0
Borrowing	0	0	0	0	0	0	0	0	0	0
<b>Total expenditure</b>	<b>48,087</b>	<b>40,296</b>	<b>43,685</b>	<b>71,461</b>	<b>27,781</b>	<b>7,010</b>	<b>5,700</b>	<b>5,700</b>	<b>5,700</b>	<b>5,700</b>
<b>Usable Capital Receipts</b>										
Balance brought forward	24,108	24,108	25,695	32,190	0	2,689	0	7,898	12,987	19,493
New usable receipts	8,643	8,804	7,470	18,780	27,086	1,607	11,298	8,489	9,906	9,906
	32,751	32,912	33,165	50,970	27,086	4,296	11,298	16,387	22,893	29,399
Capital Financing	Cr 15,634	Cr 7,217	Cr 975	Cr 50,970	Cr 24,397	Cr 4,296	Cr 3,400	Cr 3,400	Cr 3,400	Cr 3,400
<b>Balance carried forward</b>	<b>17,117</b>	<b>25,695</b>	<b>32,190</b>	<b>0</b>	<b>2,689</b>	<b>0</b>	<b>7,898</b>	<b>12,987</b>	<b>19,493</b>	<b>25,999</b>
<b>General Fund</b>										
Balance brought forward	20,000	20,000	20,000	18,915	12,790	12,790	12,376	12,376	12,376	12,376
Less: Capital Financing	0	0	0	Cr 6,125	0	Cr 414	0	0	0	0
Less: Use for Revenue Budget	Cr 271		Cr 1,085	0	0	0	0	0	0	0
Balance carried forward	19,729	20,000	18,915	12,790	12,790	12,376	12,376	12,376	12,376	12,376
<b>TOTAL AVAILABLE RESERVES</b>	<b>36,846</b>	<b>45,695</b>	<b>51,105</b>	<b>12,790</b>	<b>15,479</b>	<b>12,376</b>	<b>20,274</b>	<b>25,363</b>	<b>31,869</b>	<b>38,375</b>

#### Assumptions:

New capital schemes - £3.5m p.a. from 2019/20 for future new schemes.

Capital receipts - includes £1m pa from 2018/19 for receipts yet to be identified.

Current approved programme - as recommended to Executive 28/11/18

# APPENDIX D - INVESTMENT FUND GROWTH FUND

## INVESTMENT FUND & GROWTH FUND - 28 November 2018

<b>Investment Fund</b>	<b>£'000</b>
<b>Revenue Funding:</b>	
Approved by Executive 7th September 2011	10,000
Approved by Council 27th February 2013	16,320
Approved by Council 1st July 2013	20,978
Approved by Executive 10th June 2014	13,792
Approved by Executive 15th October 2014	90
Approved by Executive 26th November 2014 (Transfer to Growth Fund)	Cr 10,000
New Home Bonus (2014/15)	5,040
Approved by Executive 11th February 2015 (New Homes Bonus)	4,400
Approved by Executive 10th June 2015	10,165
Approved by Executive 2nd December 2015 (New Homes Bonus)	141
Approved by Executive 10th Feb 2016 (New Homes Bonus)	7,482
Approved by Executive 6th December 2017	3,500
Approved by Executive 21st May 2018	2,609
	84,517
<b>Capital Funding*:</b>	
Approved by Executive 11th February 2015 (general capital receipts)	15,000
Approved by Executive 10th February 2016 (sale of Egerton Lodge)	1,216
Approved by Executive 7th November 2017 (Disposal of 72-76 High Street)	4,100
	20,316
Total Funding Approved:	104,833
<b>Property Purchase</b>	
Approved by Executive 7th September 2011 (95 High St)	Cr 1,620
Approved by Executive 6th December 2012 (98 High St)	Cr 2,167
Approved by Executive 5th June 2013 (72-76 High St)	Cr 2,888
Approved by Executive 12th June 2013 (104 - 108 High St)	Cr 3,150
Approved by Executive 12th February 2014 (147 - 153 High St)	Cr 18,755
Approved by Executive 19th December 2014 (27 Homesdale)	Cr 3,938
Approved by Executive 24th March 2015 (Morrison's)	Cr 8,672
Approved by Executive 15th July 2015 (Old Christchurch)	Cr 5,362
Approved by Executive 15th July 2015 (Tilgate)	Cr 6,746
Approved by Executive 15th December 2015 (Newbury House)	Cr 3,307
Approved by Executive 15th December 2015 (Unit G - Hubert Road)	Cr 6,038
Approved by Executive 23rd March 2016 (British Gas Training Centre, Thatcham)	Cr 3,666
Approved by Executive 15th June 2016 (C2 and C3)	Cr 6,394
Approved by Executive 14th March 2017 (Trinity House)	Cr 6,236
Approved by Executive 1st December 2017 (54 Bridge Street, Peterborough)	Cr 3,930
	Cr 82,869
<b>Other Schemes</b>	
Approved by Executive 20th November 2013 (Queens's Garden)	Cr 990
Approved by Executive 15th January 2014 (Bromley BID Project)	Cr 110
Approved by Executive 26th November 2014 (BCT Development Strategy)	Cr 135
Approved by Executive 2nd December 2015 (Bromley Centre Town)	Cr 270
Approved by Executive 15th June 2016 (Glades Shopping Centre)	Cr 400
Approved by Executive 11th January 2017 (Disposal of Small Halls site, York Rise)	Cr 46
Valuation for 1 Westmoreland Rd	Cr 5
Valuation for Biggin Hill - West Camp	Cr 10
Growth Fund Study	Cr 170
Crystal Park Development work	Cr 200
Civic Centre for the future	Cr 50
Strategic Property cost	Cr 258
Total further spending approvals	Cr 2,644
<b>Uncommitted Balance on Investment Fund</b>	<b>19,320</b>
*Executive have approved the use of specific and general capital receipts to supplement the Investment Fund	
<b>Growth Fund:</b>	
<b>Funding:</b>	
Approved by Executive 26th November 2014 (Transfer from Investment Fund)	10,000
Approved by Executive 2nd December 2015	6,500
Approved by Executive 23rd March 2016	6,000
Approved by Executive 15th June 2016	7,024
Approved by Executive 22nd March 2017	4,000
Approved by Executive 14th June 2017	3,311
Approved by Executive 21st May 2018	2,319
Total funding approved	39,154
<b>Schemes Approved and Committed</b>	
Approved by Executive 24th March 2015 (Housing Zone Bid (Site G))	Cr 2,700
Approved by Executive 24th March 2015 ((Site G) - Specialist)	Cr 200
Approved by Executive 18th May 2016 (Feasibility Studies and Strategic Employment Review)	Cr 180
Approved by Executive 18th May 2016 (Broadband Infrastructure Investment)	Cr 50
Approved by Executive 20th Jul 2016 (BID - Penge & Beckenham)	Cr 110
Approved by Executive 1st Nov 2016 (19-25 Market Square)	Cr 10,705
Approved by Executive 1st Nov 2016 (63 Walnuts)	Cr 3,804
Approved by Executive 22nd March 2017 (Bromley Town Centre Public Realm Improvement Scheme)	Cr 2,844
Approved by Executive 7th November 2017 (Bromley Town Centre and Public Realm)	Cr 464
Approved by Executive 17th October 2018 (Bromley Town Centre - Mirrored Canopies & Shops)	Cr 415
Approved by Executive 22nd March 2017 (Project Officer cost Bromley Town Centre Public Realm impro	Cr 40
Approved by Executive 22nd March 2017 (Community Initiative)	Cr 15
Approved by Executive 24th May 2017 (Feasibility Works/Property Disposal)	Cr 250
Renewal Team Cost	Cr 310
Subject to approval by Executive 28th November 2018 (Housing Development Feasibility)	Cr 100
Total further spending approvals	Cr 22,187
<b>Schemes Approved, but not committed</b>	
Approved by Executive 26th November 2014 (for Biggin Hill and Cray Valley)	Cr 6,790
<b>Uncommitted Balance on Growth Fund</b>	<b>10,177</b>

## APPENDIX F - FEASIBILITY WORKS

### CAPITAL PROGRAMME MONITORING - NOV 2018

Location	Estimated Feasibility / Viability Cost (£'000)	Description	Nov 2018 Status
West Wickham Leisure Centre	35	To fund study to deliver optimal new leisure facilities based on market evidence as to rents from third party operators' together with residential development to generate a capital receipt to fund the cost of re-provision of facilities.	Report to RR PDS March and Executive in April - concept scheme approved. Multi disciplinary design/real estate team appointed via SCAPE Framework as of Sept 18. Programme in development.
The Glades Department Store	49	To fund work to progress the business case for the development of a new Department Store at the Glades Shopping Centre utilising the Council's interests at Market Square so as to improve footfall and therefore improve the asset value and return on income derived from the Councils ownership of The Glades.	Discussions held with interested party and architects appointed to advise on initial feasibility. The interested party have advised that market conditions are in flux and that an update will be forthcoming in Dec/Jan.
The Walnuts Centre	33	To fund work to progress the business case for the development at the Walnuts utilising the Council's interests at and around the Walnut's Centre including the Leisure Centre so as to provide larger retail opportunities and improve footfall and therefore improve the asset value and return on income derived from the Councils ownership of The Walnuts.	Initial brief prepared and architect appointed. Architect has delivered works package - need to market test for a Property Advisor - subject to Executive approval - anticipate taking to Executive in February 2019 once initial cost analysis undertaken.
Old Town Hall/Civic Centre	44	To fund a review of the Council's accommodation strategy at the Civic Centre based on the addition of the former Town Hall becoming available as part of the Council's property portfolio and how that asset could be utilised as a Democratic Centre and associated offices/meeting space.	C&W undertaken review and provided disposal advice. Report to Executive in April 2018 - with disposal recommendation. Sale failed to progress and site now being re-marketed. Offers in by mid December.
Depots Review - Disposal Options	45	To fund disposal viability studies as to density and permitted development together with initial planning briefs so as to be in a position to take to market as an outcome of the Depot review.	C&W undertaken review and provided advice - papers from Env Services taken to Executive and approved.
Biggin Hill Aviation College - Alternative	20	To fund potential alternative site viability studies for Biggin Hill should the Council decide not to pursue Area 1 purchase for an Aviation College/Enterprise Zone.	C&W undertaken valuation advice in respect of potential land acquisition/ provided advice - no further action.
Libraries (Chislehurst model roll out)	18	To fund the investigation of viability of renewing other library facilities by redeveloping their sites and using the capital receipt proceeds to develop replacement facilities within said schemes.	Not actioned as yet - due to Dev Agreement not yet entered into. Meeting with Developers to finalise on 8 Nov.
Lease standardisation	6	To fund legal work to create standard T&C's to the property portfolio	Under review.
<b>TOTAL</b>	<b>250</b>		