

APPENDIX A - VARIATION SUMMARY

CAPITAL PROGRAMME MONITORING - JULY 2019 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME

Variations on individual schemes	Date of meeting	2018/19 £'000	Revised 2019/20 £'000	Revised 2020/21 £'000	Revised 2021/22 £'000	Revised 2022/23 £'000	TOTAL 2019/20 to 2022/23 £'000	Comments / reason for variation
Current Approved Capital Programme								
Programme approved by Executive 13/02/2019	Exec 13/02/19	37,113	80,385	23,010	3,858	2,240	109,493	
Variations approved at subsequent Executive meetings								
Bromley MyTime	Exec 21/05/19	671					0	
Property Disposals / Feasibility Works	Exec 21/05/19		250				250	
Provision of Housing Supply in Anerley and Chislehurst	Exec 21/05/19		3,400	5,000	0	0	8,400	
Gateway Review of Housing IT Scheme funded from H-CLIC grant	Exec 21/05/19		20				20	
Orpington Town Centre	Exec 21/05/19		81				81	
TfL Traffic and Highways Scheme	Exec 21/05/19		Cr 6				Cr 6	
CCTV Control Room	Exec 21/05/19		Cr 32				Cr 32	
Disabled Facilities Grant	Exec 21/05/19		2,153				2,153	
Housing unallocated PIL	Exec 21/05/19		1,321				1,321	
Rephasing from 2018/19 into 2019/20		Cr 6,870	6,870				6,870	
Approved Programme prior to 1st Quarter's Monitoring		30,914	94,442	28,010	3,858	2,240	128,550	
Variations in the estimated cost of approved schemes								
(i) Variations requiring the approval of the Executive/Council								
Increase in TFL funding in Highways & Traffic Schemes			1,922				1,922	See paragraph 3.3.1
Removal of Beacon House Refurb scheme			Cr 391				Cr 391	See paragraph 3.3.2
Increase Basic Need scheme budget			391				391	See paragraph 3.3.2
Removal of Phoenix Centre scheme.			Cr 40				Cr 40	See paragraph 3.3.3
Addition of Devolved Formula Capital 2019/20			239				239	See paragraph 3.3.4
Increase of £16k to the Banbury House Demolition/Site Preparation scheme			16				16	See paragraph 3.3.5
Addition of £1,500k for Boiler Plant Works			1,500				1,500	
		0	3,637	0	0	0	3,637	
(ii) Variations not requiring approval								
Net rephasing from 2019/20 into future years			Cr 45,868	45,868	0	0	0	See paragraph 3.4
		0	Cr 45,868	45,868	0	0	0	
TOTAL AMENDMENT TO CAPITAL PROGRAMME		0	Cr 42,231	45,868	0	0	3,637	
TOTAL REVISED CAPITAL PROGRAMME		30,914	52,211	73,878	3,858	2,240	132,187	
Less: Further slippage projection			Cr 10,000	Cr 20,000	30,000		0	
Add: Estimate for further new schemes			0	3,500	3,500	3,500	10,500	
TOTAL TO BE FINANCED		30,914	42,211	57,378	37,358	5,740	142,687	

CAPITAL PROGRAMME MONITORING - JULY 2019 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME - SCHEME REPHASING

Variations on individual schemes	2019/20 £'000	2020/21 £'000	TOTAL £'000	Comments/reason for variation
Rephasing of schemes				
Seed Challenge	Cr 200	200	0	Maintained schools will be requested to submit updates as to whether they will utilise approved budgets - otherwise money will be returned to Basic Need. £200k has been rephased to 2020/21 as the number of submissions are expected to be minimal this FY.
Schools Access Initiative	Cr 100	100	0	£159k Budget for 2019/20. Works are installation of sound field systems and hygiene room (delivery by Amey). IT is anticipated that £59k will be utilised in 2019/20 with the remainder rephased to 2020/21.
Capital Maintenance in Schools	Cr 130	130	0	These works are managed by Operational Property (Amey) and are progressing at number of schools. It is anticipated that £500k will be spend in 2018/19 with the remainder rephased to 2020/21.
Basic Need	Cr 5,000	5,000	0	A full detailed report on the various projects within the Basic Need Programme was reported to Executive on 11 Jul 18. Budget holder anticipates spend of £11.4m with remainder to be rephased to 2020/21.
S106 - Education (unallocated)	Cr 388	388	0	Several proposed schemes are in the pipeline. IT is anticipate that £400k will be spent this financial year and remaining budget has been rephased to 2020/21.
PCT Learning Disability / Reprovision Programme - Walpole Road	Cr 400	400	0	The remaining budget may well be utilised to fix issues with drains, fire access, roofing at Astley Day Centre, but is not expected to be complete in 201/19, so £400k has been rephased to 2020/21.
LIP Formula Funding	Cr 1,400	1,400	0	TfL LIP schemes being designed for delivery - some schemes likely to be delivered in summer of 2020. £1.4m to be rephased to 2020/21 as completion and invoicing of schemes expected by July 2020.
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. Team currently looking at the next round of replacement vehicles and submitting a bid before end of calendar year - these are likely to be purchased in summer of 2020. Anticipate spend of £36k if there is no serious winter experienced this year. £250k rephased into 2020/21.
Depot Improvement Works	Cr 2,294	2,294	0	Approved by Executive 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 Q3 2019/20.
Empty Homes Programme	Cr 60	60	0	Funding criteria changed in 2017 to improve take up - all long term empty property owners being targeted and made aware of assistance available. £60k rephased into next financial year as it is currently only anticipated that no more than 3 applications will be received.

APPENDIX B - REPHASING

CAPITAL PROGRAMME MONITORING - JULY 2019 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME - SCHEME REPHASING

Variations on individual schemes	2019/20 £'000	2020/21 £'000	TOTAL £'000	Comments/reason for variation
<u>Rephasing of schemes</u>				
Renovation Grants - Disabled Facilities	Cr 3,153	3,153	0	Additional schemes to provide physical improvements to client's home environments and to assist with creating safer and healthier homes, reduce admissions to hospital and keep clients in their own home for longer have been prepared and will be considered at integration meetings. A private OT agency have been employed to deal with a backlog of assessments and have referred an additional 50 cases for grant aid. New procurement system is being trialled to increase output. As a result, it is anticipated that £1.5m will be spent this financial year, with £1m rephased to 20/21 budget.
Site G	Cr 4,000	4,000	0	Report was submitted to Council 11/12/17 formalising the Development Agreement with the preferred development partner and the Compulsory Purchase Strategy for the site. Demolition & starting on site anticipated in 2020 with completion of 410 units in 2024. Due to prolonged procurement £4.0m has been be rephased to 20/21.
Property Investment Fund	Cr 15,393	15,393	0	Full budget to be rephased to 2020/21 as no acquisitions are currently planned for this FY.
Civic Centre Development Strategy	Cr 12,000	12,000	0	Currently in process of recruiting consultancy services from the ESPO Property, Building and Infrastructure Advice and Management Services Framework to carry out a feasibility study for proposed works to the Civic Centre and Central Depot. ER&C PDS will ratify the new business case before submission to Executive later in the year for formal approval.
IT Transformation	Cr 600	600	0	Approved by Exec 28 Nov 2018. Network hardware including UPS ordered. Total spend for 2019/20 anticipated to be approx £3.6m with remaining £600k rephased to 2020/21.
SharePoint Productivity Platform upgrade/replacement	Cr 500	500	0	Officers now taking a tactical solution to move to Sharepoint 2010 from 2007 version, before finally moving to new platform of Office 365. Ongoing project which is gaining momentum. This scheme will now be delivered in-line with the IT Transformation scheme to ensure there is no duplication. Anticipate spend of £800k this year with £500k rephased to FY20/21.
TOTAL REPHASING ADJUSTMENTS	Cr 45,868	45,868	0	

APPENDIX C - FINANCING

CAPITAL FINANCING STATEMENT - EXECUTIVE 10/07/19 - ALL RECEIPTS

(NB. Assumes all capital receipts - see below)

	2018-19		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
	Estimate	Actual	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<u>Summary Financing Statement</u>									
Capital Grants	12,939	11,221	14,507	10,468	1,270	0	0	0	0
Other external contributions	10,289	7,732	10,142	4,607	2,200	2,200	2,200	2,200	2,200
Usable Capital Receipts	5,367	8,905	12,110	42,203	14,273	3,440	3,400	3,400	1,000
Internal Borrowing	0	0	0	0	19,515	0	0	0	2,400
Revenue Contributions	3,518	3,056	5,452	100	100	100	100	100	100
General Fund	0	0	0	0	0	0	0	0	0
Borrowing (external)	0	0	0	0	0	0	0	0	0
Total expenditure	32,113	30,914	42,211	57,378	37,358	5,740	5,700	5,700	5,700
<u>Usable Capital Receipts</u>									
Balance brought forward	25,695	25,695	29,313	29,283	2,580	0	0	0	0
New usable receipts	12,396	12,523	12,080	15,500	11,693	11,298	8,489	9,906	1,000
	38,091	38,218	41,393	44,783	14,273	11,298	8,489	9,906	1,000
Capital Financing	Cr 5,367	Cr 8,905	Cr 12,110	Cr 42,203	Cr 14,273	Cr 3,440	Cr 3,400	Cr 3,400	Cr 1,000
Repayment of Internal Borrowing	0	0	0	0	0	Cr 7,858	Cr 5,089	Cr 6,506	0
Balance carried forward	32,724	29,313	29,283	2,580	0	0	0	0	0
<u>Internal Borrowing</u>									
Balance brought forward	0	0	0	0	0	Cr 19,515	Cr 11,657	Cr 6,568	Cr 62
Capital Financing	0	0	0	0	Cr 19,515	0	0	0	Cr 2,400
Repaid from new Capital Receipts	0	0	0	0	0	7,858	5,089	6,506	0
Balance carried forward	0	0	0	0	Cr 19,515	Cr 11,657	Cr 6,568	Cr 62	Cr 2,462
<u>General Fund</u>									
Balance brought forward	20,000	20,000	20,000	17,212	17,212	17,212	17,212	17,212	17,212
Less: Capital Financing	0	0	0	0	0	0	0	0	0
Less: Use for Revenue Budget	Cr 1,085		Cr 2,788	0	0	0	0	0	0
Balance carried forward	18,915	20,000	17,212	17,212	17,212	17,212	17,212	17,212	17,212
TOTAL AVAILABLE RESERVES	51,639	49,313	46,495	19,792	17,212	17,212	17,212	17,212	17,212
<u>Assumptions:</u>									
New capital schemes - £3.5m p.a. from 2021/22 for future new schemes.									
Capital receipts - includes figures reported by Property Division as at 20/06/19 - as shown in Appendix F									
Current approved programme - as recommended to Executive 10/07/19									
Internal Borrowing to fund until Capital Receipts pay back - Site G, Depot Improvement									

APPENDIX D - INVESTMENT FUND GROWTH FUND

INVESTMENT FUND & GROWTH FUND - 10 July 2019

<u>Investment Fund</u>	<u>£'000</u>
<u>Revenue Funding:</u>	
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
<u>Capital Funding*:</u>	
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
<u>Property Purchase</u>	
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 (Morrisons)	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 23th 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
<u>Other Schemes</u>	
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
Uncommitted Balance on Investment Fund **	19,320

* Executive have previously approved the use of specific and general capital receipts to supplement the Investment Fund

** A report elsewhere on the agenda requests the allocation of £3.5m for modular homes. If approved, the uncommitted balance would reduce to £15.8m

APPENDIX D - INVESTMENT FUND GROWTH FUND

<u>Growth Fund:</u>	£'000
<u>Funding:</u>	
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
<u>Schemes Approved and Committed</u>	
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 imprc	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
Approved by Executive 28th November 2018 (Housing Development Feasibility)	Cr 100
Approved by Executive 27th March 2019 (West Wickham BID)	Cr 75
Total further spending approvals	Cr 22,262
<u>Schemes Approved, but not committed</u>	
Approved by Executive 26th November 2014 (for Biggin Hill and Cray Valley)	Cr 6,790
Uncommitted Balance on Growth Fund	10,102

APPENDIX F - FEASIBILITY WORKS

CAPITAL PROGRAMME MONITORING - JULY 2019

Location	Estimated Feasibility / Viability Cost (£'000)	Description	Jul 2019 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.	Programme in development and consultants now instructed. Reporting to Executive in July 2019.
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 business 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.	Work progressing with landlord and advisors to future proof Glades operation in the event of further downturn in retail supply. Meeting with Retailers planned for August. Likely re-gear of Glades Lease to release value from Alaskan Owners - specialist valuation work to progress - costs to be sought post meeting with Retailers.
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.	Requirement for Orpington masterplan to include Walnuts now being progressed with bid HM govt high street fund having been made .
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.	Old Town Hall / South St car park site disposed off. Monies to be utilised to further CCG/Office development opportunity.
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 after the outcome of the Depot review.	Programme of capital works being developed with newly appointed waste contractor - works items being finalised target date August 2019.
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.	Not progressing - budget to be transferred to Walnuts Centre.
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 - model being developed for other sites.
Lease standardisation	6	To fund legal work to create standard T&C's to the property portfolio	Not progressing - budget to be transferred to Walnuts Centre.
TOTAL	250		