

APPENDIX A - VARIATION SUMMARY

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

Variations on individual schemes	Date of Portfolio meeting	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 10/07/2019	Exec 10/07/19	52,211	73,878	3,858	2,240	132,187	
Write out of I.T costs to Revenue	Exec 21/05/19	151	0	0	0	151	
Modular Homes at York Rise Site	Full Council 15/07/19	500	5,000	500	0	6,000	
Provision of Housing in Burnt Ash Lane	Full Council 14/10/19	250	3,000	536	0	3,786	
Salix Street Lighting LED Upgrade	Full Council 14/10/19	500	624	0	0	1,124	
- Deletion of Carbon Management Programme Scheme	Full Council 14/10/19	Cr 500	0	0	0	Cr 500	
Customer Services IT System Review:	Exec 16/10/19	100	790	68	0	958	
- Deletion of Review Customer Services IT Scheme	Exec 16/10/19	Cr 48	0	0	0	Cr 48	
- Deletion of Upgrade of MS Dynamics CRM System	Exec 16/10/19	Cr 88	0	0	0	Cr 88	
Approved Programme prior to 2nd Quarter's Monitoring		53,076	83,292	4,962	2,240	143,570	
Variations in the estimated cost of approved schemes							
(i) Variations requiring the approval of the Executive/Council							
Reduction of DFC funding on Devolved Formula Capital scheme		Cr 177	0	0	0	Cr 177	See paragraph 3.3.1
Deletion of residual balance of Care Homes Improvements to Environment for Older People scheme budget		Cr 2	0	0	0	Cr 2	See paragraph 3.3.2
Increase of £2k to the Carbon Management Programme Scheme		2	0	0	0	2	See paragraph 3.3.3
Increase of £1,280k SEND Provision Capital funding on Basic Need Scheme		1,208	0	0	0	1,208	See paragraph 3.3.4
Addition to London Private Sector Renewal Scheme		499	0	0	0	499	See paragraph 3.3.5
Addition to Disabled Facilities Grant Scheme		117	0	0	0	117	See paragraph 3.3.5
Section 106 receipts from developers - uncommitted balance		0	1,385	0	0	1,385	See paragraph 3.3.6
		1,647	1,385	0	0	3,032	
(ii) Variations not requiring approval							
Net rephasing from 2019/20 into future years		Cr 10,323	Cr 43,290	24,613	29,000	0	See paragraph 3.3.7
		Cr 10,323	Cr 43,290	24,613	29,000	0	
TOTAL AMENDMENT TO CAPITAL PROGRAMME		Cr 8,676	Cr 41,905	24,613	29,000	3,032	
TOTAL REVISED CAPITAL PROGRAMME		44,400	41,387	29,575	31,240	146,602	
Less: Further slippage projection		Cr 5,000	Cr 5,000	5,000	5,000	0	
Add: Estimate for further new schemes		0	3,500	3,500	3,500	10,500	
TOTAL TO BE FINANCED		39,400	39,887	38,075	39,740	157,102	

APPENDIX B - REPHASING

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

Variations on individual schemes	2019/20 £'000	2020/21 £'000	2021/22 £'000	2022/23 £'000	TOTAL £'000	Comments/reason for variation
Rephasing of schemes						
Social Care Case Management System	Cr 670	670	0	0	0	Contract awarded Sept 2019 to engage specialist staff resources to support procurement and implementation of a new Social Care Information Management System, value up to £450k by March 2021. Procurement strategy agreed, likely award of contract for new system by May 2020. Anticipate to spend £100k in this FY; £670k to be rephased to 2020/21.
PCT Learning Disability / Reprovision Programme - Walpole Road	Cr 170	170	0	0	0	Astley Day Centre: A report is being presented to the November 2019 Executive seeking agreement to a full review of day centre provision; this will result in a project plan to be drawn up and considered by Members in the spring of 2020. £170k to be rephased to 2020/21.
Payment in Lieu Fund - Properties Acquisitions	Cr 60	60	0	0	0	£1m budget used to purchase 9 properties with remaining budget allocated for Capital refurb. £57k of current budget to be used for replacement of boilers, roofing etc. with remaining £60k to be rephased to 2020/21.
Provision of Housing Supply in Anerley & Chislehurst	Cr 3,200	Cr 1,800	1,000	4,000	0	Currently out to tender to appoint contractor. £3.2m of current years budget to be rephased and £1.8m of 2020/21 budget to be rephased to £1m to 2021/22 and £4m 2022/23.
Central Depot Wall Scheme	Cr 216	216	0	0	0	Structural Engineer (consultant) appointed. Tenders received and under evaluation. Programme and financials to be agreed; currently anticipate to take 4-6 months to complete; likely to commence in November 2019 and complete by Q1 2020/21. Requested to rephase £216k into next FY.
Depot Improvement Works	Cr 750	Cr 4,250	4,000	1,000	0	Project Manager and project board for the scheme have been recruited. Only consultancy costs anticipated this FY - budget to be rephased to reflect this. Design work anticipated to take 9 months with delivery of scheme a further 12-18 months.
Disabled Facilities Grant (DFG) - Renovation Grants	0	Cr 1,153	1,153	0	0	New procurement system being used to increase output. Anticipate to spend £1.5m this financial year. Requesting Executive to rephase £1,153k from 2020/21 budget to 2021/22 to reflect when expenditure will take place.
Site G	Cr 3,157	Cr 11,343	6,500	8,000	0	Approval for rephasing of £3,157k from 2019/20 and £11,343k from 2020/21 to future years to reflect when expenditure will take place.
Replacement of District Heating System Boilers & Works to Walnut Leisure Centre	Cr 1,250	1,250	0	0	0	Consultant to be appointed. Programme likely to be for 6-12 months as long as design is fast tracked. Anticipate spend of £250k in 2019/20. Remaining budget to be rephased to future years.
Property Investment Fund	150	Cr 15,150	5,000	10,000	0	Approval for rephasing of £150k to 2019/20, and rephasing £15,150k of the 2020/21 budget into future years to reflect when expenditure is likely to take place.
Civic Centre Development Strategy	Cr 1,000	Cr 11,960	6,960	6,000	0	Current budget approval is only for feasibility studies only. Once studies have been completed a new business case will be reported back to Executive for approval. £1m to be rephased from 2019/20 as only consultants costs anticipated this financial year, and £11,960k rephased from 2020/21 to future years.
TOTAL REPHASING ADJUSTMENTS	Cr10,323	Cr 43,290	24,613	29,000	0	

APPENDIX C - FINANCING

CAPITAL FINANCING STATEMENT - EXECUTIVE 27/11/19 - 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
Summary Financing Statement									
Capital Grants	12,939	11,221	15,383	10,109	2,423	0	0	0	0
Other external contributions	10,289	7,732	10,617	6,572	2,200	2,200	2,200	2,200	2,200
Usable Capital Receipts	5,367	8,905	7,664	14,860	32,087	22,387	3,171	3,171	1,000
Internal Borrowing	0	0	0	0	0	14,824	0	0	2,400
Revenue Contributions	3,518	3,056	5,736	8,346	1,365	329	329	329	107
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	39,400	39,887	38,075	39,740	5,700	5,700	5,707
Usable Capital Receipts									
Balance brought forward	25,695	25,695	29,313	31,729	22,569	11,089	0	0	0
New usable receipts	12,396	12,523	10,080	5,700	20,607	11,298	8,489	9,906	1,000
	38,091	38,218	39,393	37,429	43,176	22,387	8,489	9,906	1,000
Capital Financing	Cr 5,367	Cr 8,905	Cr 7,664	Cr 14,860	Cr 32,087	Cr 22,387	Cr 3,171	Cr 3,171	Cr 1,000
Repayment of Internal Borrowing	0	0	0	0	0	0	Cr 5,318	Cr 6,735	0
Balance carried forward	32,724	29,313	31,729	22,569	11,089	0	0	0	0
Internal Borrowing									
Balance brought forward	0	0	0	0	0	0	Cr 14,824	Cr 9,506	Cr 2,771
Capital Financing	0	0	0	0	0	Cr 14,824	0	0	Cr 2,400
Repaid from new Capital Receipts	0	0	0	0	0	0	5,318	6,735	0
Balance carried forward	0	0	0	0	0	Cr 14,824	Cr 9,506	Cr 2,771	Cr 5,171
General Fund									
Balance brought forward	20,000	20,000	20,000	20,814	20,814	20,814	20,814	20,814	20,814
Less: Capital Financing	0	0	0	0	0	0	0	0	0
Less: Use for Revenue Budget	Cr 1,085	0	814	0	0	0	0	0	0
Balance carried forward	18,915	20,000	20,814	20,814	20,814	20,814	20,814	20,814	20,814
TOTAL AVAILABLE RESERVES	51,639	49,313	52,543	43,383	31,903	20,814	20,814	20,814	20,814

Assumptions:

New capital schemes - £3.5m p.a. from 2020/21 for future new schemes.

Capital receipts - includes figures reported by Property Division as at 16/10/19 - as shown in Appendix E

Current approved programme - as recommended to Executive 27/11/19

Internal Borrowing to fund until Capital Receipts pay Back - Site G, Depot Improv,

APPENDIX D - INVESTMENT FUND AND GROWTH FUND

INVESTMENT FUND & GROWTH FUND - NOV 2019

<u>Investment Fund</u>	£'000
<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
Approved by Executive 10th July 2019 (Modular Homes at York Rise Site)	Cr 3,500
Approved by Executive 2nd August 2019 (Provision of Housing in Burnt Ash Lane)	Cr 3,286
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 9,430
Uncommitted Balance on Investment Fund	12,534
*Executive have approved the use of specific and general capital receipts to supplement the Investment Fund	

APPENDIX D - INVESTMENT FUND AND 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 - Bromley Town Centre Public Realm improv)	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
Approved by Executive 21st May 2019 (Specialist advice for setting up local Housing company)	Cr 100
Total further spending approvals	Cr 22,362
<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	10,002

APPENDIX F - FEASIBILITY WORKS

CAPITAL PROGRAMME MONITORING - NOV 2019

Location	Estimated Feasibility / Viability Cost (£'000)	Description	Nov 2019 Status
West Wickham Leisure Centre	87	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.
The Glades Department Store	14	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 Council's ownership of The Glades.	Work progressing with landlord and advisors to future proof Glades operation in the event of further downturn in retail supply. 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	16	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 Council's 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	39	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	5	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 developed with newly appointed waste contractor.
Biggin Hill Aviation College - Alternative	5	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)	4	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.
Further Sites Development Feasibility (Hill Car Park, Chipperfield Road, LSH Sites)	80	To fund various studies to ascertain site potential	Ongoing with studies; fruition likely before year end.
TOTAL	250		