

APPENDIX A - VARIATION SUMMARY

CAPITAL PROGRAMME MONITORING - September 2022 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME

Variations on individual schemes	Date of meeting	Revised 2022/23	Revised 2023/24	Revised 2024/25	Revised 2025/26	Revised 2026/27	Total	Comments / reason for variation
		£'000	£'000	£'000			£'000	
Current approved capital programme								
Programme approved by Executive 09/02/2022	Exec 09/02/22	64,497	39,329	12,928	775		117,529	
Operational estate maintenance programme - final year not previously included (ERC)	Exec 09/02/22				5,257		5,257	
Increase to Crystal Palace Subway scheme (RRH)	Exec 09/02/22	456					456	
Croydon Road Recreation Ground bandstand restoration (ECS)	Exec 30/03/22	236					236	
North Block solar PV installation (ECS)	Exec 30/03/22	100					100	
Next steps for Crystal Palace park regeneration (RRH)	Exec 29/06/22	0	4,500				4,500	
Basic Needs (CEF)	Exec 06/10/22	4,170	4,308				8,478	
SCA grant (CEF)	Exec 06/10/22	383					383	
SALIX grant (CEF)	Exec 06/10/22	466		0	0	0	466	
DFG (ACH)	Exec 06/10/22	2,443					2,443	
net underspend from 21/22 rephased into current year	Exec 29/06/22	54,356					54,356	
net rephasing from 22/23 into future years	Exec 29/06/22	Cr 4,482	3,016	1,425	40		0	
Approved programme prior to Q2 monitoring		122,625	51,153	14,353	6,072	0	194,204	
Variations in the estimated cost of approved schemes								
<i>(i) Variations requiring the approval of the Executive</i>								
Addition to depots project to cover increased costs (ECS)		3,000					3,000	
Addition to estimated costs of Project Smith (RCCM)			20,970				20,970	
		3,000	20,970	0	0	0	23,970	
<i>(ii) Variations not requiring approval</i>								
Previously approved s106 funding reflected in s106 unallocated budget (CE)	Cr	2,538					Cr 2,538	
Previously approved s106 funding reflected in Basic Need budget (CEF)		2,538					2,538	
Net rephasing from 22/23 into future years	Cr	134	134				0	
	Cr	134	134	0	0	0	0	
TOTAL AMENDMENT TO CAPITAL PROGRAMME		2,866	21,104	0	0	0	23,970	
Add: Proposed new schemes								
None this cycle		0	0	0	0	0	0	
Sub-total - new schemes		0	0	0	0	0	0	
TOTAL REVISED CAPITAL PROGRAMME		125,491	72,257	14,353	6,072	0	218,174	
Less: Further slippage projection (memorandum - already reported)	Cr	50,000	15,000	15,000	15,000	5,000	0	
Add: Estimate for further new schemes		0	3,500	3,500	3,500	3,500	14,000	
TOTAL TO BE FINANCED		75,491	90,757	32,853	24,572	8,500	232,174	

APPENDIX B - REPHASING

CAPITAL PROGRAMME MONITORING - September 2022 - SUMMARY OF VARIATIONS FROM APPROVED PROGRAMME - SCHEME REPHASING

Variations on individual schemes	2022/23	2023/24	2024/25	2025/26	TOTAL	Comments/reason for variation
	£'000	£'000	£'000	£'000	£'000	
Rephasing of schemes						
PCT learning disability reprovision programme - Walpole Road	160	Cr 160			0	<p>UPDATE Q1 2223 - The Department of Health capital was transferred to LBB for uses associated with the reprovision of NHS Learning Disability (LD) Campus clients and the closure of the Bassetts site including the day centre there. The budget has remained unspent due to the impacts of the pandemic and wanting to progress building enhancements in consultation with the recently appointed Astley day care provider. Commissioners and the Housing, Planning & Regeneration team have been in consultation regarding the LD day centre at Astley. The Council's property refurbishment proposals include significant works there to bring the fabric of the building up to standard. It is also intended that approximately £500k will be used to fund building enhancements to improve the future operation of the day centre. It is logical for the building refurbishment works to be undertaken at the same time as the building enhancement works to ensure best use of resources and therefore spend timescales will largely be dependent upon the rollout of the Council's refurbishment programme. Estimated timescales are that the spend would occur during 23/24. It is also intended that approximately £94k of the £594k capital sum will be used to enhance the short breaks service at 118 Widmore Road so that the building can better accommodate dual usage as a bed based short breaks service with day activities.</p> <p>UPDATE Q2 - revised forecast and phasing as noted - estimated spend of £160k in 22/23 and remainder of budget (£434k) to remain in 23/24</p>
Legal Case Management Systems	6	Cr 6			0	Adjusting for a late adjustment in Q1 rephasing
Financial Systems Replacement	Cr 300	300			0	£300k rephased from 22/23 into 23/24 - scheme approved by Executive on 12 February 2020 to procure and implement a new Financial System to replace the existing Oracle E-Business Suite R12, and in-house developed budget monitoring systems (EBM and FBM). The scheme was delayed slightly due to the impact of COVID-19 and essential upgrades required for other financial systems. Following the decision by the Leader in November 2020 to procure the Oracle Cloud ERP (Enterprise Resource Planning) system, officers awarded a contract through the G-Cloud framework in March 2021 to Namos Solutions to implement the system. The main ERP element went live in April 2022, just 3 weeks later than originally planned, and the Enterprise Performance Management (EPM) element which replaces EBM and FBM was completed in August 2022 with the Financials element rolled out to Finance staff in September.
TOTAL REPHASING ADJUSTMENTS	Cr 134	134	0	0	0	

APPENDIX C - FINANCING

CAPITAL FINANCING STATEMENT - EXEC 21/09/22 - ALL RECEIPTS

(NB. Assumes all capital receipts - see below)

	2020-21		2021-22		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Estimate £'000	Actual £'000	Estimate £'000	Actual £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000	Estimate £'000
Summary financing statement											
Capital grants	11,122	8,394	13,622	9,591	25,798	5,742	1,226	0	0	0	0
Other external contributions	10,314	5,192	4,308	2,960	2,866	2,200	2,200	2,200	2,200	2,200	2,200
Usable capital receipts	1,365	1,103	3,034	3,542	18,699	61,818	19,177	8,569	7,489	3,540	3,540
Internal borrowing	0	0	0	2,440	13,955	0	0	0	0	0	0
Revenue contributions	8,266	5,056	12,679	753	14,173	100	100	100	0	0	0
Borrowing (external)	0	0	0	0	0	0	0	0	0	0	0
Total expenditure	31,067	19,745	33,643	19,286	75,491	69,860	22,703	10,869	9,689	5,740	5,740
Financing required					75,491	90,757	32,853	24,572	8,500		
Financing shortfall					0	20,897	10,150	13,703	Cr 1,189		
Usable capital receipts											
Balance brought forward	24,439	24,439	25,263	25,263	33,979	26,095	Cr 336	3,431	2,896	2,896	8,262
New usable receipts	3,995	1,927	11,750	10,073	10,815	51,287	22,944	8,529	7,489	8,906	0
	28,434	26,366	37,013	35,336	44,794	77,382	22,608	11,960	10,385	11,802	8,262
Capital financing	Cr 1,365	Cr 1,103	Cr 3,034	Cr 3,542	Cr 18,699	Cr 61,818	Cr 19,177	Cr 8,569	Cr 7,489	Cr 3,540	Cr 3,540
Repayment of internal borrowing	0	0	0	0	0	Cr 15,900	0	Cr 495	0	0	0
Balance carried forward	27,069	25,263	33,979	31,794	26,095	Cr 336	3,431	2,896	2,896	8,262	4,722
Internal Borrowing											
Balance brought forward	0	0	0	0	0	Cr 13,955	1,945	1,945	2,440	2,440	2,440
Capital financing	0	0	0	0	Cr 13,955	0	0	0	0	0	0
Repaid from new capital receipts	0	0	0	0	0	15,900	0	495	0	0	0
Balance carried forward	0	0	0	0	Cr 13,955	1,945	1,945	2,440	2,440	2,440	2,440
General Fund											
Balance brought forward	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Less: capital financing	0	0	0	0	0	0	0	0	0	0	0
Less: use for revenue budget	0	0	0	0	0	0	0	0	0	0	0
Balance carried forward	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
TOTAL AVAILABLE RESERVES	47,069	45,263	53,979	51,794	46,095	19,664	23,431	22,896	22,896	28,262	24,722
Anticipated Capital Financing Requirement (CFR)											
Non housing	Cr 1,000	25,700	14,900	25,700	29,800	20,000					
Housing	0	0	10,000	0	0	10,000					
Total CFR	Cr 1,000	25,700	24,900	25,700	29,800	30,000					
Movement in CFR	Cr 10,600	16,100	Cr 800	0	4,900	200					

The future transfer of land from the General Fund to the HRA does not result in a capital receipt, as the HRA is not a separate legal entity but the effect would be similar in that it would mean that the Council can incur more capital expenditure without needing to borrow. Although the accounting arrangements are 'technical' in order to meet statutory accounting requirements the effective transfer of land has the same impact as generating a capital receipt of an equivalent value and therefore the equivalent value can be used to fund future capital schemes.

Assumptions:

New capital schemes - £3.5m p.a. from 2022/23 for future new schemes.

Capital receipts - includes figures reported by Property Division as shown in Appendix E

Current approved programme - as recommended to the Executive 24/11/21

Internal borrowing to fund until capital receipts pay back - Site G, depot improv,

Investment Fund	£'000
Revenue Funding:	
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
Capital Funding*:	
Approved by Executive 11th February 2015 (general capital receipts)	15,000
Approved by Executive 2nd December 2015 (sale of Egerton Lodge)	1,216
Approved by Executive 7th November 2017 (Disposal of 72-76 High St)	4,100
	20,316
Total Funding Approved:	104,833
Property Purchase	
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 24/03/15 (Morrisons)	Cr 8,672
Approved by Executive 15/07/15 (Old Christchurch)	Cr 5,362
Approved by Executive 15/07/15 (Tilgate)	Cr 6,746
Approved by Executive 15/12/15 (Newbury House)	Cr 3,307
Approved by Executive 15/12/15 (Unit G - Hubert Road)	Cr 6,038
Approved by Executive 23/03/16 (British Gas Training Centre, Thatcham)	Cr 3,666
Approved by Executive 15/06/16 (C2 and C3)	Cr 6,394
Approved by Executive 14/03/17 (Trinity House)	Cr 6,236
Approved by Executive 01/12/17 (54 Bridge Street, Peterborough)	Cr 3,930
	Cr 82,869
Other Schemes	
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
Approved by Executive 10/02/21 - property acquisition scheme	Cr 6,000
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 15,430
Uncommitted Balance on Investment Fund	6,534

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

Growth Fund:		£'000
Funding:		
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
Subject to approval by Executive 20th June 2017 (Provisional final accounts 2016/17)		3,311
Approved by Executive 21st May 2018		2,319
Total funding approved		<u>39,154</u>
Schemes Approved and Committed		
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 Employme	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 (Council 10th April 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 improvement Scheme	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
Noted by Executive 12th February 2020 - £1.5m of s106 to replace Growth Fund allocation for Bromley Town Centre capital scheme		1,500
Approved by Executive April 1st 2020 - Consultancy services for advice on urban design	Cr	50
scheme	Cr	800
Noted by Executive May 2020 - £2m of s106 to replace Growth Fund allocation for Bromley Town Centre capital scheme		2,000
Approved by Executive 30th June 2021 - £116k for 2 year FTC Planning Officer	Cr	116
Approved by Executive 20th Oct 2021 - Professional Services: Civic Centre Development	Cr	500
Approved by Executive on 9th February 2021 - Operational Maintenance Programme Manager	Cr	65
Approved by Executive on 6th October 2022 - Local Plan review process	Cr	600
Total further spending approvals	Cr	<u>20,993</u>
Schemes approved, but not yet committed		
Approved by Executive 26th November 2014 (for Biggin Hill and Cray Valley)	Cr	6,790
Uncommitted Balance on Growth Fund		11,371

APPENDIX F - FEASIBILITY WORKS

Location	Estimated Feasibility / Viability Cost (£'000)	Description	September 2022 status
West Wickham Leisure Centre		HRA/Regen opportunity	Awaiting condition reports
Feasability of re-purposing of High Street assets	100	Works to value Council's stake in potential variations to lease	Detailed proposals awaited from tenant
The Walnuts Centre		Regen opportunity	In detailed negotiations with developer prior to seeking Executive approval
Old Town Hall/Civic Centre		Reduction and refurbishment of Council office space	Subject to output of Accommodation Review
Depots Review - disposal options		Env Services programme	Works to clarify scope ongoing
Libraries (Chislehurst model roll out)		Regen opportunity	