

Appendix 5: Capital Programme 2021/22

Housing/Non-Housing	Scheme	Original Budget £m	M12 2020/21 Spillage	Other Budget Changes £m	Month 8 Spillage	Current Budget £m	Final Outturn £m	Variance to Budget	Reason for Variance	Explanation of Variance
Non-Housing	Compliance and Modernisation (non-housing)	2.865	-	0.597	0.949	2.513	2.030	- 0.483	Reprofiling - Non CV-19	Re-tendering of two major projects (Adventure playgrounds) due to market forces, which are now looking to start in late May. Stock condition surveys are taking longer due to procurement hence the underspend £352k was transferred to Environment.
Non-Housing	Finsbury Leisure Centre Development	0.925	0.035	-	0.660	0.300	0.157	- 0.143	Reprofiling - Non CV-19	Slippage against the current budget is attributed to delays in appointing RIBA stage 1 consultants which was initially anticipated to happen in March 2022 but was rescheduled for April 2022. The bulk of the fees will be invoiced this year.
Non-Housing	Lavocock Street	-	0.233	-	-	0.233	-	- 0.233	Reprofiling - Non CV-19	Project on hold due to the site being used as a rolling station.
Non-Housing	GGF Affordable Work Space	-	0.727	-	-	0.727	0.427	- 0.300	Reprofiling - Partly CV-19	Due to the revised Deed of variation and COVID-19, some of the project work was not completed this year and slipped into next year. Works completed include installation of a Lift in Fonthill road project (FHR) and kit out of the Retail Space. Completion of the Andover garage conversion and kit out. Works still to do include access works at FHR and Internal Fitout of the Techspace.
Non-Housing	Hungerford Rd Chaldron Replacement	0.977	0.258	-	0.446	1.165	1.683	0.518	Overspend	Project completed. Fully funded by grant funding and no impact on the net budget.
Non-Housing	Greenspace - Whittington Park Hocking Hall Community Centre Phase 1	0.941	0.027	-	0.718	0.250	0.362	0.112	Reprofiling - Non CV-19	The project overspend is due to escalated works for the passenger lift, additional works related to the underpinning and ground works, and works to the structure and roof progressing faster than expected.
Non-Housing	Bunhill Energy Centre Phase 2	-	2.073	0.053	-	2.126	1.548	- 0.578	Reprofiling - Non CV-19	Proposed slippage is a combination of outstanding payments to Coliade together with an assessment of fees, works (including connections), purchases and internal costs that are expected to be incurred in 2022/23.
Non-Housing	Cemeteries	-	0.002	-	-	0.002	-	- 0.002	Underspend	This is a project to upgrade CCTV across our cemeteries. This project has now been completed.
Non-Housing	Chapel Market	-	-	0.009	-	0.009	-	- 0.009	Reprofiling - Non CV-19	Chapel Market Inclusive Economy Project (CMIEP) is a masterplan for the enhancement of an existing affordable, diverse and inclusive market. This scheme is in flight and currently in RIBA stage 2 - due to be completed in 2022/23.
Non-Housing	Clerkenwell Green	1.781	-	0.421	1.301	0.059	0.059	-	No Current Variance	This is a scheme to undertake pedestrian, cycle and public realm improvements in Clerkenwell Green. The scheme will remove most through traffic and parking to transform the Green and there will be investment in new community facilities to help further integrate local communities and celebrate the area's heritage.
Non-Housing	Corporate CCTV Upgrade	1.500	0.224	-	0.500	1.224	0.070	- 1.154	Reprofiling - Non CV-19	The project currently is in design stage, with both the heritage and public realm works to commence in Q1 2022/23. Works to St James Church Open Space was intended to be completed prior to year-end, however the project is currently awaiting planning permission in order to progress. The team will be running a procurement exercise soon to appoint a contractor with an aim to be on site June 2022. The majority of the spend will be for next financial year as the project progresses on site.
Non-Housing	Council Building Renovation (Special Projects)	0.085	0.101	0.048	0.025	0.209	0.112	- 0.097	Reprofiling - Non CV-19	This programme is to upgrade cameras from analogue to HD. In order to do this, we have had to commission a review of our radio network and whether it can sustain these cameras and at the same time be split so that it is not supporting council wifi networks. This has now been received and priced but the contractual issues associated with the network and possible TUPE implications mean it will not be completed until the new financial year. Pushing forward the camera replacement programme into 2022/23 and 2023/24.
Non-Housing	Energy - LED Lighting Upgrades	0.334	-	-	0.334	0.000	-	-	No Current Variance	This is a programme that covers multiple projects, 222 Generator Upgrades and the WRC. Reorganisation Project. The 222 Generator Project has been successfully completed. For the WRC Reorganisation project a credit note for £66k is due as the system commissioned did not work - quality issues (driven supply chain problems - covid related). This work will need to be re-commissioned.
Non-Housing	Energy - Solar Panels on Corporate Buildings	0.334	-	-	0.334	0.000	-	-	No Current Variance	These projects will only happen after we complete the net zero building feasibility study that has been successfully applied for funding for - as such these will be likely to commence in 2022/23.
Non-Housing	Energy Services	-	0.441	0.190	0.251	0.000	-	-	No Current Variance	These projects will only happen after we complete the net zero building feasibility study that has been successfully applied for funding for - as such these will be likely to commence in 2022/23.
Non-Housing	Environment - Other	-	0.001	-	-	0.001	-	- 0.001	No Current Variance	No variance.
Non-Housing	GreenSCIES	-	-	0.250	-	0.250	0.018	- 0.232	Reprofiling - Non CV-19	This is a scheme to develop a new heat network integrating Solar PV and Electric Vehicle charging points. This project aims to reduce CO2 by 5,000 tonnes benefitting 800 council homes. Currently in design stage with costs to follow in 2022/23.
Non-Housing	Extension of energy network to Highbury West incl Harvist Estate	-	-	-	-	0.000	-	-	No Current Variance	This is a scheme to update the park and add a new building and football pitch. This is a £2.5m capital scheme funded by S106 and football fund grant. Consultation was completed in July 2021. Planning consent was obtained in March now submitting the Football Foundation bid to secure the necessary match funding.
Non-Housing	Greenspace - Barnard Park Renewal	0.903	-	0.105	0.798	0.000	-	-	No Current Variance	Project currently on hold while decision over sports pitch is made. Consultation completed on design options spring 2022.
Non-Housing	Greenspace - Binfield Park (including Crumbles Castle leach)	0.682	-	0.073	0.608	0.001	-	- 0.001	Reprofiling - Non CV-19	Floodlight upgrades for various Greenspace locations through converting all park pitch lighting to LED to reduce running costs and carbon emissions. This has been completed in year and transferred to revenue.
Non-Housing	Greenspace - Floodlight Upgrades	0.090	-	0.090	-	0.000	-	-	No Current Variance	Park improvements including Highbury Fields Sports Pitch. £150k spent in year has been transferred to revenue.
Non-Housing	Greenspace - Greenspace (Park Improvements)	0.400	0.017	0.150	0.192	0.000	-	- 0.075	Reprofiling - Non CV-19	Project change was agreed at SLT (we reduced the scope of the pitch works and reallocated the remainder to the Café project). Part of the variance in spend was due to the lighting works (pitch) not being started before the end of the financial year. This will progress in May. Balance will be spent on Café project to minimise the financial risk with that project as agreed.
Non-Housing	Greenspace - Highbury Bandstand/Highbury Fields	0.690	0.005	0.090	0.605	0.075	-	-	No Current Variance	Budget for a number of small Greenspace projects including Caledonian Clock Tower and Parkland Walk. £70k of works have been carried out in year which has been transferred to revenue.
Non-Housing	Greenspace - Other	-	0.182	0.070	-	0.112	-	- 0.112	Reprofiling - Non CV-19	Underspend due to issues with procuring a consultant for the project. Two procurement rounds did not result in any bids. Project approach adjusted and we now have a consultant on board and project is progressing.
Non-Housing	Greenspace - New River Walk	0.403	0.032	0.032	0.371	0.032	-	- 0.032	Reprofiling - Non CV-19	A scheme to create Water Features in Rosemary Gardens and Paradise Park - these were completed in year.
Non-Housing	Greenspace - Playground Water Features	0.030	0.039	0.300	-	0.291	0.000	-	No Current Variance	This scheme to convert grass football pitch into a hybrid. Currently out to public consultation. To be slippage in 2022/23.
Non-Housing	Greenspace - Tuford Park all-weather pitch	0.400	-	0.004	0.385	0.011	-	- 0.011	Reprofiling - Non CV-19	Project management and RIBA design fees. The Project is progressing well. Public Consultation has been completed. Permitted development application for option 3 design decision due in October.
Non-Housing	Greenspace - Woodfall Park Improvements	0.205	-	0.085	0.120	0.000	-	-	No Current Variance	Completion of works at the building, which will also have a green roof and ground source heat pump which supports the Net Zero Carbon 2030 Strategy, as well as supporting physical and community activity in the borough.
Non-Housing	Greenspace - Wray Crescent Cricket Pavilion	0.219	-	0.080	0.139	0.000	-	-	No Current Variance	This scheme is part of the rolling programme to maintain highways and corresponding infrastructure assets.
Non-Housing	Greenspaces - 3G Football Pitch Replacement	1.400	0.309	0.187	0.895	1.847	-	- 0.049	Reprofiling - Non CV-19	This is a scheme to repair and replace the roof for Calv Pool. The project is currently in the feasibility stage pending outcome of leisure estate review.
Non-Housing	Highways - Heat Networks	-	-	-	-	0.000	-	-	No Current Variance	This is a rolling programme covering leisure centre capital works, such as roof repairs and car park maintenance. Overspend due to inclusion of £260k works related to Highbury Leisure Centre Fire.
Non-Housing	Leisure - Calv Pool	0.250	-	-	0.250	0.000	-	-	No Current Variance	Project to replace the Sobell Leisure Centre. This was expected to be delivered in year, however there was a procurement issue. 3 quotes were provided by contractors in August 2021 - however subsequently the team were advised to use a Roofing Manufacturer to develop the spec for pricing which has delayed the procurement process. A contractor has been appointed and due to spend in 2022/23.
Non-Housing	Leisure - Leisure repairs/modernisation	0.100	0.168	0.006	0.185	0.447	0.593	0.146	Reprofiling - Non CV-19	A programme developing on the Low Traffic Neighbourhoods to deliver wide-sweeping environmental improvements on local streets including planting, footway improvements and pocket parks. Currently this is in public consultation and next steps will be deliberated upon the outcome of this. As such this scheme will be slippage to next year.
Non-Housing	Leisure - Strategic Provision	-	-	-	-	0.000	-	-	No Current Variance	A borough wide programme to reduce car trips and improve neighbourhoods for walking, cycling and living with 2 being delivered in year. Due additional consultation with residents in each phase, this scheme has been slippage.
Non-Housing	Leisure - Sobell Leisure Centre	-	0.445	-	-	0.445	-	- 0.445	No Current Variance	A Community driven public realm improvement project as part of public realm improvement plan. Will improve the space outside the shops to encourage community use of the space (e.g. to socialise). Opportunity for public realm features (e.g. play equipment, public art or other) to act as a focal point. This scheme has been slippage to 2022/23.
Non-Housing	People Friendly Streets - Liveable Neighbourhoods	1.950	0.050	-	2.000	0.000	-	-	No Current Variance	A scheme to deliver improvements to recycling and waste facilities for purpose built blocks of flats, to drive down contamination, increase recycling and improve the environment and standard of living on estates.
Non-Housing	People Friendly Streets - Low Traffic Neighbourhoods	4.243	0.247	0.611	2.596	2.011	1.526	- 0.485	Reprofiling - Non CV-19	A scheme to implement temporary street closures to become a pedestrian and cycle zone during the school's opening and closing times to reduce congestion and pollution at the school gates as well as make it easier and safer for children to get to and from school. Consultations have closed, however for logistical reason build only occurs due to school holidays as such there is likely to be some slippage.
Non-Housing	Public Realm - Kings Square Shopping Area Public Space	0.547	-	-	0.547	0.000	-	-	No Current Variance	Project to replace to current street lighting to LED and incorporate a central management system. This scheme will deliver savings through the use of variable lighting, as well as trimming the lighting schedule.
Non-Housing	Recycling Site Improvement	0.100	-	-	0.050	0.050	0.015	- 0.035	Reprofiling - Non CV-19	Borough-wide cycle parking and cycle hangars to provide secure cycle storage (especially for residents without domestic or garden space) to overcome a major barrier for new and continuing cyclists. Significant additional investment in the bike hangar programme to reduce the waiting list, and contribute to our Net Zero Vision 2030 strategy and improve Air Quality. This programme has been accelerated as more hangars have been purchased to be placed in 2022/23.
Non-Housing	School Streets	0.400	-	0.132	-	0.532	0.339	- 0.193	Reprofiling - Non CV-19	A programme to install a number of EV charging points for the public across the borough. Currently site assessments and consultation in progress. Works began in February with balance to be cleared early 2022/23.
Non-Housing	Street Lighting	-	0.070	-	-	0.070	0.050	- 0.020	Reprofiling - Non CV-19	Schemes have been slippage - key driver being an under-resourced team a 40% reduction in senior engineers has meant there hasn't been the team in place to be able to push schemes forward.
Non-Housing	Traffic & Safety - Cycling	0.907	0.102	0.317	-	1.122	1.135	0.014	Reprofiling - Non CV-19	Schemes have been slippage - key driver being an under-resourced team a 40% reduction in senior engineers has meant there hasn't been the team in place to be able to push schemes forward.
Non-Housing	Traffic & Safety - Electric Vehicles	0.160	0.194	0.212	-	0.178	0.047	- 0.131	Reprofiling - Non CV-19	This is a rolling project to plant trees across the borough - the associated costs have been transferred to revenue.
Non-Housing	Traffic & Safety - Enforcement	0.400	0.036	0.100	-	0.326	0.319	- 0.017	Reprofiling - Non CV-19	Project to increase EV infrastructure in the waste site in Caledonian road. Contractor was due to start at the beginning of December, however due to a contractual dispute, they have only begun works as of January 2021. Due to Covid and increased lead times on core supplies, with items increasing from a 10 week lead time to a 20 week lead time this scheme has been slippage. Fleet team are looking into other options for equipment that may expedite lead times.
Non-Housing	Traffic & Safety - Safety	0.778	0.179	0.476	-	1.433	0.672	- 0.762	Reprofiling - Non CV-19	Rolling replacement programme for council vehicles. Outturn represents orders from prior year and replacements. As a new Corporate Fleet and Transport Manager is now in post. The scheme has now been accelerated.
Non-Housing	Tree Planting Programme	0.239	-	0.139	0.100	0.000	-	-	No Current Variance	Slippage caused by delayed instructions from the client to commence on the modernisation of Wray Court and Orchard Court. The work started in April 2022.
Non-Housing	Vehicle fleet electrification (infrastructure)	3.566	0.200	-	2.016	1.750	0.252	- 1.498	Reprofiling - Partly CV-19	All Schools expansion schemes completed. Dispute on the final payment with the contractor on Highbury Grove Scheme.
Non-Housing	Vehicle Replacement	4.600	0.708	0.020	4.554	0.734	1.290	0.556	Overspend	Main reason for the slippage is 2 window projects just over £500k each that have had tenders come in above budget due to increase costs in the market and has resulted in a revision which rolls in 2022/23.
Non-Housing	Adult Social Care	0.505	0.035	-	-	0.470	0.243	- 0.227	Reprofiling - Non CV-19	Slippage reflects expenditure transferred to revenue for items which are not considered capital (e.g. expenditure not enhancing the value of the asset).
Non-Housing	Schools Master Works	0.250	0.649	-	0.688	0.211	0.057	- 0.154	Reprofiling - Non CV-19	Combination of reasons for various projects slippage some have started and some will not start until 2022/23 around the Early Years Kitchen improvements works.
Non-Housing	Schools Condition Works	2.075	1.399	0.200	0.186	3.088	2.022	- 1.066	Reprofiling - Non CV-19	Slippage covers the Library Museum works expected to start in 2022/23 and Archive Library modernisation which is under review.
Non-Housing	Schools Matchino	-	0.940	0.200	-	0.240	0.163	- 0.077	Reprofiling - Non CV-19	Slippage relates to MLK and Cornwallis Adventure Playgrounds completion dates now moved from March 2022 to July 2022.
Non-Housing	Early Years	1.249	0.149	-	0.450	0.948	0.670	- 0.278	Reprofiling - Non CV-19	This relates to New River College (Elthorne). A number of hurdles have delayed the project, covid and supply issues concerning the roofing and a review of the design.
Non-Housing	Libraries	1.400	0.017	-	0.650	0.727	0.394	- 0.333	Reprofiling - Non CV-19	Continuing earmarked for Hayward Adventure Playground in 2022/23.
Non-Housing	Adventure Playgrounds	2.100	0.094	-	1.692	0.502	0.225	- 0.277	Reprofiling - Non CV-19	
Non-Housing	SEN	2.253	-	-	1.788	0.465	0.193	- 0.272	Reprofiling - Non CV-19	
Non-Housing	Children - Other	0.279	-	-	0.279	0.023	-	- 0.256	Reprofiling - Non CV-19	
Non-Housing	TOTAL - Non-Housing Programme	43.515	7.738	1.538	25.226	27.565	18.921	- 8.644		

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Housing/Non-Housing	Scheme	Original Budget £m	M12 2020/21 Slippage £m	Other Budget Changes £m	Month 8 Slippage £m	Current Budget £m	Final Outturn £m	Variance to Budget £m	Reason for Variance	Explanation of Variance
Housing	HRA Current New Build Programme - General Fund Open Market Sales Units	15,909	1,665	-	5,246	12,328	10,082	- 2,246	Reprofiling - Largely CV-19	Construction productivity levels remain low across the UK primarily due to labour shortages and increased lead times in terms of the availability of materials impacting the progress of the entire programme. In addition, protracted negotiations have delayed a main start on site contract for 1 scheme and another scheme's main works contract was deferred in order to allow for the completion of complex enabling works.
Housing	HRA Pipeline New Build Programme - General Fund Open Market Sales units	5,881	-	-	0,68	5,200	0,629	- 4,571	Reprofiling - Largely CV-19	Budget Provision: to cover the early stages of new projects and to cover land purchases for new projects - the progress of which during the year are uncertain and difficult to predict, being subject to consultation and planning.
Housing	Housing Revenue Account Major Works and Improvements	40,000	-	-	8,183	31,817	34,169	2,352	Reprofiling - Partly CV-19	Although the original budget was revised down due to delays arising mainly due to the mobilisation (i.e. additional time required to carry out detailed surveys and define costed packages of works) of the new CIP contractors and ongoing delays due to Covid site restrictions and delays in accessing materials. Generally across the programme, works have progressed quicker than anticipated and as such the variance against the current budget represents works carried out sooner than anticipated.
Housing	HRA Current New Build Programme - HRA Social Rented Units	64,412	6,662	-	21,687	49,387	36,676	- 12,711	Reprofiling - Largely CV-19	Construction productivity levels remain low across the UK primarily due to labour shortages and increased lead times in terms of the availability of materials impacting the progress of the entire programme. In addition, protracted negotiations have delayed a main start on site contract for one scheme and another scheme's main works contract was deferred in order to allow for the completion of complex enabling works.
Housing	HRA Pipeline New Build Programme - HRA Social Rented Units	10,922	-	-	3,122	7,800	6,729	- 1,071	Reprofiling - Largely CV-19	Budget was to cover the early stages of new projects and to cover land purchases for new projects, the progress of which during the year are uncertain and difficult to predict being subject to consultation and planning. A significant proportion of the spend this year relates to the Stacc Street purchase and refurbishment totalling 16.1m.
Housing	HRA Property Acquisitions	-	-	25,426	3,803	29,229	21,205	- 8,024	Reprofiling - Non CV-19	57 property purchases completed as at 31.3.22, the remaining budget totalling £36.5m (the total budget is £57.4m - of the spend in 2021-22, £250k relates to refurbishments regarding properties not budgeted for in 2021-22, funded from temporary RCCO) will be fully spent in 2022-23 covering the remaining 83 purchases. A further 10 completions at around £4m rolled into the early part of 2022-23 and there are a further 35 purchases in progress where offers have been accepted.
Housing	Reprofiling Housing Estates - Digt Projects	0,550	-	-	0,550	0,000	-	-	No Current Variance	No variance.
	TOTAL - Housing Programme	137,674	8,327	25,426	35,666	135,761	109,491	- 26,270		
	TOTAL - Capital Programme	181,189	16,065	26,964	60,892	163,326	128,411	- 34,915		