

Executive 9th October 2007

Report of the Director of Resources

CAPITAL PROGRAMME – MONITOR ONE

Report Summary

- 1. The purpose of this report is to:
 - Inform Members of the likely outturn position of 2007/08 Capital Programme based on the spend profile and information to August 2007 reflecting the capital monitor one reports taken to Executive Member with Advisory Panel (EMAP) meetings for each department;
 - Inform the Executive of any under or overspends and seek approval for any resulting changes to the programme;
 - Inform the Executive of any slippage and seek approval for the associated funding to be slipped to or from the financial years to reflect this:
 - To inform Members of the funding position of the capital programme, taking account of the current capital receipts forecasts for the four year capital programme.
- 2. The 2007/08 2010/11 capital programme was approved by Council on 21st February 2007. Since then a number of amendments have taken place as reported to the Executive in the 2006/07 Capital Outturn paper, urgency papers and under the scheme of delegation. These changes have resulted in a current approved capital programme for 2007/08 of £52.143m, financed by £38.674m of external funding, leaving a cost to the Council of £13.469m to be financed from capital receipts. Table 1 illustrates the movements from the start budget to the current approved position.

	Gross Budget £m	External Funding £m	Cost to CYC £m
Original Budget Approved by Council	43.749	33.803	9.946
Slippage Carried Forward from 06/07 outturn report	4.116	2.772	1.344
Additions from 06/07 outturn report	1.533	1.400	0.133
Additions as a result of Urgency meetings / Exec Reports	2.628	0.406	2.222
Adjustments made under Delegated Authority	0.117	0.293	(0.176)
Current Approved Capital Programme	52.143	38.674	13.469

Table 1 Current Approved Capital Programme

- 3. A number of significant changes to the 2007/08 capital programme have taken place since the 2006/07 Capital Outturn report, these briefly are:
 - Addition of £406k City Strategy Capital Programme 2007/08 Consolidated Report 16 July (see paragraph 13 for details)
 - Addition of £1.424m Accommodation Project Update Executive 24 July 07 (see paragraph 29 for details)
 - Addition of £798k Children's Centre Capital Programme Urgency Report – Urgency Committee 3 August 07 (see paragraph 12 for details)

Consultation

4. The capital programme was developed under the Capital Resource Allocation Model (CRAM) framework and agreed by Council on 21 February 2007. Whilst the capital programme as a whole is not consulted on, the individual scheme proposals and associated capital receipt sales do follow a consultation process with local Councillors and residents in the locality of the individual schemes.

Summary of Key Issues

5. There is an increase of £25.7m in the 2008/09 capital programme, mainly because of the Council's successful Building Schools for the Future pilot programme funding bid, which provides for a brand new replacement school at Joseph Rowntree Secondary School. This increases the 2008/09 programme to £73.6m, 40% more than this years anticipated outturn.

- 6. In year capital receipts, are forecast to be down against the target by £3.6m, although this is mainly because of timing issues with the majority of the slippage expected early in 2008/09. The impact of these delays is reduced by there being corresponding slippage on capital receipt funded schemes of £2.2m. The Council has £5.4m of capital receipt funding carried forward from the £27m raised in 2006/07. Therefore, despite the small anticipated delay in receipts the Council remains in a strong capital funding position.
- 7. Against the current approved budget of £52.143m, there is a predicted outturn of £52.525m, a net increase of £0.382m made up of:
 - Additional schemes costing £2.742m of which £2.363m is fully externally funded less;
 - The reprofiling of budgets from 2007/08 to future years of £2.360m of which capital receipts make up £2.25m.

Table 2 outlines the variances reported against each portfolio area.

Department	Current Approved Budget	Projected Outturn	Variance	Paragraphs
	£m	£m	£m	
Children's Services	19.651	20.139	0.488	11-12
City Strategy	9.673	9.673	0.000	13-14
Economic Development	0.509	0.259	-0.250	15-16
Housing	9.222	9.453	0.231	17-18
Leisure and Culture	4.601	2.801	-1.800	19-26
Neighbourhood	0.624	0.944	0.320	27-28
Services				
Resources	7.622	8.610	0.988	29-30
Social Services	0.241	0.646	0.405	31-32
Total	52.143	52.525	0.382	

Table 2 Capital Programme Forecast Outturn 2007/08

- 8. To the end of August there was £11.9 m of capital spend representing 23% of the approved budget, compared to 26% for the same period in 2006/07.
- 9. The main highlights of this report are:
 - The completion of the £5.5m Huntington Secondary School Extension incorporating performing arts block;
 - The confirmation of funding for the £27m replacement of Joseph Rowntree Secondary;
 - A successful transition of pupils at York High from the Oakland's site to Lowfield to allow commencement of the new £12.2m York High School;
 - The £2.8m Danesgate Skills Centre is almost complete with opening expected for October half term;
 - Work is progressing well on the £3.5m Moor Lane Roundabout which is on target to be completed by the end of the financial year;

- £0.3m of Road Safety improvements on the A166 Murton Lane junction have been completed;
- The £2.7m annual resurfacing programme is progressing well with the majority of work expected to be completed by December;
- The £0.9m refurbishment of Yearsley Swimming Pool has started and is on target for reopening in October;
- The replacement of 160 heating systems to modernise local authority homes;
- The £0.7m Explore@Acomb Library Learning Centre project is on target for completion for February 2008.

Analysis

10. The Executive Member with Advisory Panels (EMAP's) met during September to report on the performance of each portfolio. A summary of the key exceptions and implications on the capital programme are highlighted below.

Education and Children's Services (EMAP – 6 September 2007)

11. The current approved capital programme for Education and Children's services for 2007/08 is £19.651m following the adjustments made at 2006/07 outturn and as a result of the Children's Centres urgency paper. As a result of changes made in this monitor, the capital programme has been increased by £0.488m to £20.139m. Notably there has been a large increase in the programme for 2008/09 following the confirmation of funding for the replacement of Joseph Rowntree Secondary School as part of the £27m Building Schools for the Future Pathfinder project. Table 3 gives a summary of the changes on a scheme by scheme basis.

Gross Education and Children's	2007/08	2008/09	2009/10	Total
Capital Programme				
	£m	£m	£m	£m
Current Approved Capital	19.651	9.543	0.250	29.444
Programme				
Adjustments:				
Huntington School Improvements	0.379			0.379
Joseph Rowntree One School	0.450	24.750	2.162	27.362
Pathfinder				
NDS Modernisation		2.100		2.100
Reprofiling:				
NDS Modernisation	0.300	-0.300		0.000
Westside Review - Oaklands	-0.641	0.641		0.000
Revised Capital Programme	20.139	36.734	2.412	59.285

Table 3 Education and Children's Services Capital Programme 2007-10

12. The key changes are:

- a. An update to the funding of the Children's Centre scheme as outlined in the report to Urgency Committee on 3rd August which asked for an increase to the Children's capital programme of £798k, to be funded by £244k external funds and £554k capital receipts.
- b. The Huntington School secondary scheme for the provision of new teaching and performing arts blocks is now complete and operational. However, there is a projected maximum overspend of £379k due to problems with design. This is an improvement on the £420k overspend reported to EMAP. Work is on going to finalise the account and there are confidential discussions between the Council and the contractor to resolve the issues surrounding the design problems which resulted in the need to redesign structural elements leading extensions of time and cost. Any additional costs borne by the Council will need to be funded from capital receipts.
- c. The One School Pathfinder scheme for the new build of the Joseph Rowntree Secondary School is anticipated to get under way in 2007/08 once the final contractor is appointed in November. It is expected that expenditure of £450k will take place in 2007/08 financial year with the majority of the build taking place in 2008/09 with an expected spend of £24.750m and forecast expenditure of £2.162m in 2009/10. This scheme is fully funded by the Department for Children Schools and Families.
- d. £300k of expenditure on New Deals for Schools (NDS) Modernisation schemes has been reprofiled into 2007/08 from 2008/09. There is indicative funding of £2.1m for the 2008/09 NDS Modernisation schemes which has been added to the 2008/09 capital programme.
- e. £641k of expenditure due to take place on the Westside Review for Oaklands has been reprofiled into 2008/09. The reason for delay of works on site is to co-ordinate with work on the new community pool and so improve the value for money from the contract.

City Strategy (EMAP – 10 September 2007)

- 13. The approved capital programme for City Strategy is £9.673m following the adjustments made at 2006/07 outturn and as a result of the Consolidated Capital Programme EMAP report taken on 16 July 2007. The EMAP report requested an increase of £406k on the Developers Contributions Scheme which is fully funded from £406k of section 106 receipts already received by developers.
- 14. At this stage it is expected that the programme will outturn against the approved budget, with no other changes to the City Strategy capital programme reported in this monitor. The £9.673m programme is to be funded from £7.953m of external sources leaving a call on capital receipts of £1.720m

Economic Development (EMAP – 10 September 2007)

- 15. The approved capital programme for Economic Development is £0.509m following the adjustments made at 2006/07 outturn. As part of this monitor it proposed to move £250k relating to the Visitor Information Centre scheme for the provision of new toilets at Silver Street which is being managed by Neighbourhood Services. This change will result in the 2007/08 budget being reduced down to £259k. The remaining £259k relating to the Small Business Workshop scheme at Clifton Moor which is progressing well and should open this financial year.
- 16. The main change to the programme is the removal of the original Visitor Information Centre scheme, which was planned to be on the Parliament Street toilet site. The £2.3m of external funding anticipated from Yorkshire Forward towards a new £3.5m Visitor Information Centre is no longer available and new proposals have been put forward to relocate the De Grey Rooms visitor information centre to Blake Street. Table 4 gives a summary of the changes on a scheme by scheme basis.

Gross Economic Development Capital Programme	2007/08 £m	2008/09 £m	2009/10 £m	Total £m
Current Approved Capital Programme	0.509	3.500	0.000	4.009
Adjustments :				
Silver St Toilets to Neighbourhood Services Portfolio	-0.250			-0.250
Visitor Information Centre		-3.500		-3.500
Revised Capital Programme	0.259	0.000	0.000	0.259

Table 4 Economic Development Capital Programme 2007 -10

Housing (EMAP – 10 September 2007)

17. The approved capital programme for Housing services is £9.222m following the adjustments made at 2006/07 outturn. As a result of changes made in this monitor, the capital programme has been increased by £231k to £9.453m. Table 5 gives a summary of the changes on a scheme by scheme basis.

Gross Housing Capital Programme	2007/08	2008/09	2009/10	Total
	£m	£m	£m	£m
Current Approved Capital	9.222	8.745	8.927	26.894
Programme				
Reprofiling:				
Repairs to Local Authority Properties	0.231	-0.231		0.000
Revised Capital Programme	9.453	8.514	8.927	26.894

Table 5 Housing Capital Programme 2007/08 - 09/10

18. The key change is the bringing forward of the boiler replacement programme in the Repairs to Local Authority Properties scheme as a result of a number of boilers that failed to pass the annual gas service, this has resulted in an increase in expenditure of £231k in 2007/08.

Leisure and Culture (EMAP – 4 September 2007)

19. The approved capital programme for Leisure and Culture services is £4.601m following the adjustments made at 2006/07 outturn. As a result of reprofiling changes made in this monitor, the capital programme has decreased by £1.8m to £2.801m. Table 6 gives a summary of the changes on a scheme by scheme basis.

Gross Leisure and Culture Capital Programme	2007/08	2008/09	2009/10	Total
	£m	£m	£m	£m
Current Approved Capital	4.601	5.688	1.763	12.052
Programme				
Reprofiling:				
York Pools Strategy	-1.800	1.800	0.105	0.105
Revised Capital Programme	2.801	7.488	1.868	12.157

Table 6 Leisure and Culture Capital Programme 2007/08-09/10

- 20. The key change is the £1.8m reprofile of the Councils £2.0m contribution toward a third pool in the city from 2007/08 into 2008/09 to reflect the cross party review of the pools strategy. The remaining £200k is earmarked for the provision of a community building for users displaced following the closure of the Barbican.
- 21. The Leisure Facilities Strategy report, to be published later this month, covers the York Pools project in greater detail. However, there is a request to reallocate a number of budget elements to cover additional costs at Yearsley and York High Pools.
- 22. Principally there are a number of costs pressures on both sites. Problems have been encountered on the Yearsley refurbishment programme, which relate to additional ground and drainage works discovered during the course of the work. This is likely to add a further £100k to the works, which is requested to be funded from the contingency held within the York Pools Programme.
- 23. The pool at York High has also faced a number of cost pressures which total £540k. £200k is in relation to general cost pressures despite a rigorous process of value engineering taking place. There is a further pressure of £170k in relation to improve the appearance of the building and link better with the school and existing building. Finally a further £170k is required to install high specification equipment to heat the pool and achieve a BREEAM rating of "very good".

- 24. A review of the budget strands of the project reveal that there is an overall contingency budget of £754k available, which consists of the £514k already identified as contingency and a £240k underspend on the procurement costs. In addition there is the potential to raise an additional £105k from prudential borrowing funded from the unallocated savings expected from operating an integrated sports facility and from the environmental features proposed for the new pool.
- 25. It is therefore recommended to increase the gross capital programme by £105k and reallocate funding within the scheme from the contingency to fund enhancements at Yeasley and York High Pools.
- 26. If approved, these changes will leave an unallocated contingency of £219k on the York Pools Programme.

Neighbourhood Services (EMAP – 6 September 2007)

27. The approved capital programme for Neighbourhood services is £624k following the adjustments made at 2006/07 outturn. As a result of this monitor, the capital programme will increase by £320k to £944k. As reported under the Economic Development portfolio it is requested that the Silver Street Toilets scheme be moved to Neighbourhood Services. Table 7 gives a summary of the changes on a scheme by scheme basis.

Gross Neighbourhood Services Capital Programme	2007/08	2008/09	2009/10	Total
	£m	£m	£m	£m
Current Approved Capital	0.624	0.202	0.000	0.826
Programme				
Additions:				
Air Quality Management	0.070			0.070
Silver Street Toilets from Economic	0.250			0.250
Development Portfolio				
Revised Capital Programme	0.944	0.202	0.000	1.146

Table 7 Neighbourhood Services 2007/08 – 2009/10

28. The key change is an increase in the Air Quality Scheme budget due to receipt of an additional £70k grant to enable improved air quality monitoring, modelling and action planning.

Resources (EMAP – 11 September 2007)

29. The approved capital programme for Resources is £7.622m following the adjustments made at 2006/07 outturn and the increase to the Administrative Accommodation scheme, approved by the Executive on the 24 July. As a result of this monitor, the capital programme has increased by £988k to £8.610m. Table 8 gives a summary of the changes on a scheme by scheme basis.

Gross Resources Services Capital	2007/08	2008/09	2009/10	2010/11 £m	Total
Programme	£m	£m	£m		£m
Current Approved	7.622	13.144	17.516	3.113	41.395
Capital Programme					
Additions:					
IT Equipment	1.438				1.438
Reprofiling:					
Admin Accommodation	-0.450	0.450			0.000
Revised Capital	8.610	13.594	17.516	3.113	42.833
Programme					

Table 8 Resources Capital Programme 2007/08 –2010/11

30. The key changes are:

- The addition of the 2007/08 anticipated IT equipment spend. The increase of £1.438m will result in a total IT equipment budget of £1.800m in 2007/08. This increase is following the quarterly options appraisal on the financing the purchase of IT assets. The Council has the option to either lease or purchase outright and fund from prudential borrowing. Due to the large value of intangible assets the recommended option is to purchase outright as oppose to lease.
- A delay to the start on site of the homeless hostel at Fishergate, as part
 of the Administrative Accommodation project, has resulted in £450k of
 expenditure being reprofiled in to 2008/09. The delay is not expected
 to impact on the overall timetable for the construction of the new office
 on the Hungate site.

Social Services (EMAP – 10 September 2007)

31. The approved capital programme for Social Services is £241k following the adjustments made at 2006/07 outturn. As a result of this monitor, the capital programme has increased by £405k to £646k. Table 9 gives a summary of the changes on a scheme by scheme basis.

Gross Resources Services	2007/08	2008/09	2009/10	2010/11	Total
Capital Programme					
	£m	£m	£m	£m	£m
Current Approved Capital Prog	0.241	0.205	0.205	0.205	0.856
Additions:					
22 The Avenue	0.094				0.094
Improving The Care Home	0.220				0.220
Environment for Older People					
Information Management	0.091				0.091
Imp'ments					
Revised Capital Programme	0.646	0.205	0.205	0.205	1.261

Table 9 Social Services Capital Programme 2007/08 – 2010/11

- 32. The key changes are:
 - The addition of three fully externally funded schemes totalling £405k.
 The addition of £94k is for works on 22 The Avenue is financed by Supported Capital Expenditure (SCE) from the separate programme element SCE.
 - Improving the Care Home environment and Information Management Improvement schemes are new schemes that are fully funded by direct capital grants.

Hazel Court Depot

33. The Hazel Court Depot final account is still being negotiated between Keyland Gregory (KLG) and Carrillion. The Executive will recall from the 2006/07 monitoring and outturn reports that there was a £200k claim for prolongation that was being disputed by KLG for breaking the environmental capping over the former tip site. There was a further potential cost of £260k that related to extensions to the contract that were agreed by the project managers jointly appointed by the Council and KLG to oversee the project. Efforts are continuing to dispute this cost and there is a possibility that the Council will have to meet the cost.

Summary

34. As a result of the changes reported to the directorate EMAP meetings the revised four year capital programme is summarised in Table 10.

Gross Capital	2007/08	2008/09	2009/10	2010/11	Total
Programme	£m	£m	£m	£m	£m
Current Programme	52.143	47.879	34.774	18.213	153.009
Additional Funding:					
Children's Services	0.450	26.850	2.162		29.462
Neighbourhood Services	0.070				0.070
Resources	1.438				1.438
Social Services	0.405				0.405
Removed Scheme					
Visitor Information Centre		-3.500			-3.500
Reprofiling:					
Children's Services	-0.341	0.341			0.000
Housing Services	0.231	-0.231			0.000
Leisure Services	-1.800	1.800	0.105		0.105
Resources	-0.450	0.450			0.000
Additional Funding:					
Children's Services	0.379				0.379
Revised Programme	52.525	73.589	37.041	18.213	181.368

Table 10 Revised Four Year Capital Programme

Funding the 2007/08 Capital Programme

- 35. The current capital programme is funded from a number of externally funded sources, along with capital receipts raised from the sale of surplus assets.
- 36. Following the adjustments made as part of this report, the revised capital programme is £52.525m. Funding from external sources and prudential borrowing is £40.927m, leaving a balance of £11.598m to be funded from capital receipts. Table 11 illustrates the funding breakdown of the capital programme with Confidential Annex B giving details of individual properties, indicative values and timescales for sale.

	2007/08	2008/09	2009/10	2010/11	Total
	£m	£m	£m	£m	£m
Gross Capital Programme	52.525	73.589	37.041	18.213	181.368
Funded by					
Supported Borrowing	8.293	7.755	5.933	5.623	27.604
Grants and Contributions	29.295	36.465	10.682	8.685	85.127
Prudential Borrowing	3.339	8.764	17.243	1.918	31.264
Total External Funding	40.927	52.984	33.858	16.226	143.995
Funding to be Financed from Capital Receipts	11.598	20.605	3.183	1.987	37.373
Expected Capital Receipts	-7.997	-12.739	-3.100	-8.796	-32.632
Receipts b/fwd (surplus)/deficit	-5.432	-1.831	6.035	6.118	-5.432
Receipts c/fwd (surplus)/deficit	-1.831	6.035	6.118	-0.691	-0.691

Table 11 – Capital Programme Funding and Receipts Position

- 37. As part of the budget setting process, a list of asset sales were agreed by the Council for reinvestment in the capital programme. The budgeted receipts for 2007/08 was set at £11.4m, of which £3.5m has already being received. The latest capital receipt projections suggest that a further £4.7m will be achieved by the end of the financial year, which represents a £3.2m shortfall in year, which are anticipated to be received in early 2008/09. This has been partially offset by corresponding slippage on capital receipt funded spend of £2.2m. There also remains capital receipts of £5.4m that have been carried forward from 2006/07. Therefore the 2007/08 funding position does not present a problem for the Council overall.
- 38. Following the adjustments made to the capital programme in this monitor it is anticipated that there will be a small receipts surplus over the four year programme of £0.7m. This compared to a deficit, to be funded by prudential borrowing, of £0.25m when the budget was set. Table 11 illustrates the restated funding of the programme.

39. The capital programme continues to be reliant on a number of high value, high risk receipts, which if not achieved would require the Council to review its existing spending commitments. Monthly monitoring of capital receipts will identify any problems in receipt timing and will be reported accordingly to the Executive in the next monitoring report.

Corporate Priorities

40. The capital programme is decided through a formal process, using a Capital Resource Allocation Model (CRAM). CRAM is a tool used for allocating the Council's scarce capital resources to schemes that meet corporate priorities.

Implications

Financial Implications

41. The financial implications are considered in the main body of the report.

Human Resources Implications

42. There are no HR implications as a result of this report

Equalities Implications

43. There are no equalities implications as a result of this report

Legal Implications

44. There are no legal implications as a result of this report

Crime and Disorder

45. There are no crime and disorder implications as a result of this report

Information Technology

46. There are no information technology implications as a result of this report

Property

47. The property implications of this paper are included in the main body of the report which covers the funding of the capital programme from capital receipts in paragraphs 35-39.

Risk Management

48. The capital programme is regularly monitored as part of the corporate monitoring process. In addition to this the Corporate Capital Monitoring Group (CAPMOG) meets regularly to plan monitor and review major capital receipts to ensure that all capital risks to the Council are minimised.

Recommendations

- 49. The Executive is requested to:
 - Note the £117k of adjustments made under delegated authority to the 2007/08 approved capital programme illustrated in Table 1;
 - Approve the inclusion of £2.732m of additional funding to the 2007/08 to 2010/11 as illustrated in paragraph 7.
 - Approve reprofiling of £2.360m from 2007/08 to future years as summarised in paragraph 7.
 - Approve the restated capital programme summarised in Table 10 and as set out in detail in Annex A.
 - Note the capital receipt projects for 2007/08 to 2010/11 as summarised in Confidential Annex B.

Reason: to enable the effective management and monitoring of the Council's capital programme

Contact Details

Annexes

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	Report Approved	V	Date	19/9/07
Specialist Implications Officer(s	s)			
N/a				
Wards Affected:				All 🗸
For further information please of	contact the aut	hor of the	e repor	t
Background Papers:				
2007/08 – 2010/11 Capital Budge Department EMAP Capital Monito	•			

Annex A – Restated Capital Programme 2007/08 to 2010/11
Confidential Annex B – Capital Receipt Projections 2007/08 to 2010/11