

**CABINET  
6 SEPTEMBER 2022**

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**PROJECT POSITION STATEMENT & CAPITAL PROGRAMME MONITORING  
QUARTER 1 2022/23**

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**Responsible Cabinet Member -  
Councillor Scott Durham, Resources Portfolio**

**Responsible Director -  
Elizabeth Davison, Group Director of Operations  
Dave Winstanley, Group Director of Services**

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**SUMMARY REPORT**

**Purpose of the Report**

1. This report provides:
  - (a) A summary of the latest Capital resource and commitment position, to inform monitoring of the affordability and funding of the Council's capital programme.
  - (b) An update on the current status of all construction projects currently being undertaken by the Council.
2. It also seeks approval for a number of changes to the programme.

**Summary**

3. The projected outturn of the current Capital Programme is £297.497m against an approved programme of £298.262m. The investment is delivering a wide range of improvements to the Council's assets and more critically, to Council services. Refurbishment of council homes, improved learning environments in schools, better traffic flows and opportunities for sustainable travel have been achieved and are detailed within the report. The programme, including commitments, remains affordable within the Medium Term Financial Plan (MTFP) for 2022/23 – 2025/26.
4. The Council has a substantial annual construction programme of work. The current project position statement (PPS) shows there are 48 live projects currently being managed by the Council with an overall projected outturn value of £186.911m. The majority of projects are running to time, cost and quality expectations but are being monitored given the current pressures on resources in the construction sector nationally.
5. The projects are managed either by the Council's in-house management team, a Framework Partner or by Consultants sourced via an open/OJEU tender process.

## **Recommendations**

6. It is recommended that Cabinet:
  - (a) Note the attached status position on construction projects.
  - (b) Note projected capital expenditure and resources.
  - (c) Approve the adjustments to resources as detailed in paragraph 21.

## **Reasons**

7. The recommendations are supported by the following reasons:
  - (a) To inform Cabinet of the current status of construction projects.
  - (b) To make Cabinet aware of the latest financial position of the Council.
  - (c) To maintain effective management of resources.

**Elizabeth Davison**  
**Group Director of Operations**

**Dave Winstanley**  
**Group Director of Services**

## **Background Papers**

- (i) Capital Medium Term Financial Plan 2022/23 – 2025/26
- (ii) Project Position Statement June 2022

Brian Robson : Extension 6608  
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S17 Crime and Disorder	This report has no implications for crime and disorder.
Health and Well Being	There are no issues relating to health and wellbeing which this report needs to address.
Carbon Impact and Climate Change	There are no carbon impact implications in this report
Diversity	There are no specific implications for diversity
Wards Affected	All wards are affected.
Groups Affected	The proposals do not affect any particular groups within the community
Budget and Policy Framework	This report does not represent a change to the budget and policy framework.
Key Decision	The report does not represent a key decision
Urgent Decision	For the purpose of the 'call-in' procedure this does not represent an urgent matter.
Council Plan	The Capital Programme referred to in the report supports delivery of the Council plan.
Efficiency	The recommendations support the effective and efficient use of resources.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

#### 2022/23 Capital Spend and Resources

### Information and Analysis

8. **Appendix 1** is for information and lists all live construction projects and provides details on numbers, type and of the key individuals responsible for the delivery of the projects. It also provides a statement on the current status position on each project, details of actions being taken, where required and any current issues.
9. **Appendix 2** summarises the Council's capital commitments which are yet to be financed and also shows how it is intended for them to be financed. The total value of commitments, including available resources brought forward from previous years and 2022-23 schemes previously released by Cabinet, is £159.678m.
10. **Appendix 3** shows the Council's projected capital receipts and how they are going to be utilised to help finance the capital programme over the life of the MTFP.

### Project Position Statement

11. Project management procedures require the production by project managers of a Project Position Statement (PPS) for all projects over £75,000. This report brings together the pertinent data from the current PPS with financial information from the Financial Management System (FMS) and approvals by Cabinet.

12. The Project Position Statement (Appendix 1) details the current live construction projects, up to the end of June 2022, by delivery area, and provides details on numbers, type and of the key individuals responsible for the delivery of the projects. It also provides a statement on the current status position on each project, details of actions being taken, where required and any current issues. The statement excludes any completed projects or those on hold.

13. The overview of live construction projects is as follows:

	Projects	Current Approved Budget £ / p	Projected Outturn £ / p	Variance %	Variance (Value) £ / p
<b>Chief Executive &amp; Economic Growth</b>	15	55,648,101	55,506,218	(0.3)	(141,883)
<b>Operations</b>	19	56,104,838	56,984,688	1.6	879,850
<b>People</b>	2	4,154,566	3,968,246	(4.5)	(186,320)
<b>Services</b>	12	70,463,310	70,452,155	(0.0)	(11,155)
<b>TOTAL</b>	<b>48</b>	<b>186,370,815</b>	<b>186,911,307</b>	<b>(3.2)</b>	<b>540,492</b>

14. The table shown above includes a column for current approved budget. In certain cases this budget figure may be different from the original approved budget. This could be as a result of variances identified during construction or other variables not known at the initiation stage. The original budget and all subsequent changes have been reported to and approved by Cabinet.

15. The live projects are at the following stages:

Department	Brief	CP1	CP2	CP3	CP4	CP5	Total
Chief Executive & Economic Growth	0	3	1	7	7	3	<b>15</b>
Operations	0	6	0	10	3	0	<b>19</b>
People	0	0	0	0	1	1	<b>2</b>
Services	0	4	1	3	2	2	<b>12</b>
<b>TOTAL</b>	<b>0</b>	<b>13</b>	<b>2</b>	<b>20</b>	<b>7</b>	<b>6</b>	<b>48</b>

**Control Point 1 (CP1) – Start Up:** is used to define the position of a project at its conception stage.

- (a) **Control Point 2 (CP2) – Initiate:** defines a project at feasibility stage and will likely include a desktop assessment of a project and the use of informed estimates.
- (b) **Control Point 3 (CP3) – Define:** the point that the project is progressed to RIBA Stage F, i.e. detailed design.

- (c) **Control Point 4 (CP4) – Construction Phase:** is the stage at which work begins on the project, i.e. for a construction project on site through to build completion.
- (d) **Control Point 5 (CP5) – Evaluate:** is the stage post completion of the project at which time the project is reviewed and lessons learned are discussed in order that they can be taken to the next or similar projects.

16. The status on live projects is as follows:

<b>Department</b>			
Chief Executive & Economic Growth	3	12	0
Operations	2	17	0
People	0	2	0
Services	6	6	0
<b>TOTAL</b>	<b>11</b>	<b>37</b>	<b>0</b>

- (a) Star and triangle symbols are used to identify projects that have variances which are:
  - (i) More than £5,000, if the variance is also more than 5% of the approved budget for the project, or
  - (ii) More than £50,000 regardless of the percentage variance
- (b) Projects that are within these margins are symbolised with circles.
- (c) In addition to cost, the same symbols are used to indicate similar levels of variances in time and quality/outputs/outcomes.

17. Current projects with the triangle symbol are as follows:

<b>Project</b>	<b>Reason for Variance</b>	<b>Action</b>
Skinnergate Re-development Housing	A delay was encountered following the need to produce a revised design to satisfy concerns raised by English Heritage at the planning application stage.	The design team are working on the Stage 4 design and reviewing the programme to see if there is an opportunity to recover time.
Ingenium Parc Masterplan + Infrastructure	Delays encountered due to difficult ground conditions. Works split across two phases.	The contractor has completed the first phase of the drainage works and commences the second phase in early August.
Dolphin Centre Bowling Alley & Soft Play	Work is complete but the outturn report has not yet been produced.	The over £1m Outturn report to be produced.

<p>Darlington Station Enabling Works</p>	<p>Additional site complexities identified around utilities, neighbouring properties and highways impacts of works.</p>	<p>WDC (main contractor) is now managing all current enabling works to the East side and has begun to prepare the site for the demolition process. Demolitions in the West side are being split into multiple phases and are to commence from September.</p>
<p>Crown Library Refurbishment</p>	<p>Delays and additional costs have been encountered from the withdrawal of the originally appointed roofing contractor</p>	<p>Building Services have appointed a replacement roofing contractor and are investigating ways to recover time.</p>
<p>A68 Woodland Road Outram Street Duke Street</p>	<p>A delay has been encountered due to the need for a public Inquiry for the Duke Street proposals</p>	<p>Public Inquiry found that the scheme should proceed. Detailed design being finalised.</p>
<p>LAD 1b funding</p>	<p>The contractor has been delayed and will be delivering until the end of April with reporting to be carried out by May 22</p>	<p>Works being carried forward to 22/23</p>
<p>S &amp; D Trackbed</p>	<p>Delays were encountered with some remedial works required.</p>	<p>Remedial works to be completed.</p>
<p>Skinnergate &amp; Indoor Market</p>	<p>Revised completion date 31/07/23</p>	<p>Design to be progressed.</p>
<p>Walking Cycling Route MSG Yarm Road-Mill Lane</p>	<p>Scheme required additional drainage and structural design work which extended the programme.</p>	<p>Consultants to be appointed to complete design work.</p>
<p>Neasham Rd</p>	<p>The budget in the project position statement is the initial budget based upon the feasibility stage of the project. Between the CP2 stage and CP3 stage designs are developed and work is undertaken on cost certainty based on more developed designs and the market conditions. The figure reported reflects the outcome of tendering and is above</p>	<p>Inflation is a factor being considered in all capital schemes. Action has been taken to manage inflation in terms of modifying the scheme and seeking additional funding from Home England. The scheme remains viable and affordable within the Housing Revenue Account. Funding for the increase has previously been approved</p>

	initial feasibility stages, which is why it is being reported as out of tolerance. However, the scheme remains viable and the revised costs are funded from the HRA new build capital programme which was released in February 2022.	and will be vired between the HRA new build programme budget and the scheme.
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### Reconciliation of Project Position Statement to Capital Programme

18. The table shown below reconciles the differences between the Capital Programme (CP) and the Project Position Statement (PPS). Differences occur because the Project Position Statement includes all construction projects over £75,000 in value funded from Capital and Revenue sources. Spending within the Capital Programme is not always of a construction nature and can be of any value and excludes Revenue funded schemes.

	Value £m
<b>Live Projects from Project Position Statement</b>	<b>186.911</b>
Schemes closed or on hold within CP but awaiting PPS post project review.	6.058
Annualised Schemes excluded from PPS - Housing Repairs & Maintenance	0.267
Annualised Schemes excluded from PPS - Highways Maintenance	5.583
Non construction excluded from PPS	15.122
Capital Investment fund excluded from PPS	29.216
Projects under 75k excluded from PPS	4.415
Capital Schemes not yet integrated into PPS reporting	18.760
Included in PPS & CMR	0.403
Funding not yet allocated	30.762
<b>Capital Programme</b>	<b>297.497</b>

19. The table below shows the split of the approved capital programme of £298.262m, between the different service areas and also the various categories of spend. When compared to the table above it shows that there is a projected £0.765m underspend on the approved capital programme.

	Construction				Non construction	Capital investment fund	Housing New Build not yet allocated	Total
	Live Schemes 75k & Over	Annualised Schemes	Completed Schemes awaiting review	Live Schemes under 75k				
Area	£m	£m	£m	£m	£m	£m	£m	£m
Housing	36.049	0.667	0.000	0.160	1.205	0.000	59.161	97.242
Economic Growth	46.464	0.000	0.474	0.578	9.804	29.216	3.216	89.752
Highways/Transport	65.488	5.583	5.511	3.178	1.334	0.000	0.028	81.122
Leisure & Culture	22.351	0.000	0.073	0.175	0.000	0.000	0.000	22.599
Education	4.155	0.000	0.000	0.324	0.053	0.000	0.289	4.821
Adult Social Care	0.000	0.000	0.000	0.000	0.071	0.000	0.000	0.071
Other	0.000	0.000	0.000	0.000	2.655	0.000	0.000	2.655
<b>Total</b>	<b>174.507</b>	<b>6.250</b>	<b>6.058</b>	<b>4.415</b>	<b>15.122</b>	<b>29.216</b>	<b>62.694</b>	<b>298.262</b>

## Capital Programme

20. Paragraph 21 shows the movement in the Capital Programme since the approval of the 2022/23 Capital MTFP.

21. Adjustment to resources requested by departments:

### Virements

Department	Scheme	Value £	Reason for adjustment	Impact on budget
Operations	Housing Investment Fund	(£893,520)	Housing Investment Fund moved to the Neasham Road scheme	Nil Effect
Operations	Neasham Road	£893,520	Housing Investment Fund moved to the Neasham Road scheme	Nil Effect
<b>TOTAL</b>		<b>£0</b>		

### Adjustments needing approval release

Department	Scheme	Value £	Reason for adjustment	Resource type adjusted
Operations	Green Homes Grant - LA Delivery Phase 2	£199,265	Match funded grant for energy efficiency as per MTFP	Release
<b>TOTAL</b>		<b>£199,265</b>		

### Outcome of Consultation

22. There has been no consultation in the preparation of this report.