

**CABINET**  
**8 NOVEMBER 2022**

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**PROJECT POSITION STATEMENT & CAPITAL PROGRAMME MONITORING**  
**QUARTER 2 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 £307.616m against an approved programme of £307.748m. 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 46 live projects currently being managed by the Council with an overall projected outturn value of £186.155m. 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 23.

## **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 August 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 details 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 £209.159m.
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 August 2022, by delivery area, and provides details on numbers, type and details 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
Chief Executive & Economic Growth	17	56,381,601	56,159,718	(0.4)	(221,883)
Operations	16	52,687,479	53,313,588	1.2	626,109
People	2	4,154,566	3,968,246	(4.5)	(186,320)
Services	11	72,541,277	72,713,926	0.2	172,649
<b>TOTAL</b>	<b>46</b>	<b>185,764,923</b>	<b>186,155,478</b>		<b>390,555</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	2	7	1	4	17
Operations	0	4	2	6	3	1	16
People	0	0	0	0	1	1	2
Services	0	4	0	3	1	3	11
<b>TOTAL</b>	<b>0</b>	<b>11</b>	<b>4</b>	<b>16</b>	<b>6</b>	<b>9</b>	<b>46</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	2
Operations	1	14	1
People	0	1	1
Services	3	8	0
<b>TOTAL</b>	<b>7</b>	<b>35</b>	<b>4</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:

Project	Reason for Variance	Action
Skinnergate Re-development Housing	A delay was encountered following the production of 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 save time. The team are also working through issues with Nutrient Neutrality
Ingenium Parc Masterplan + Infrastructure	Delays encountered due to ground conditions, phase II works underway	Contractor on site to complete drainage works by end of November
Dolphin Centre Bowling Alley & Soft Play	Complete	The over £1m Outturn report is included within an appendix to the report
Darlington Station Enabling Works	Additional site complexities identified around utilities, neighbouring properties and highways impacts of works	Programme date for completion is now end of November
Crown Library Refurbishment	Delays and additional costs have been encountered from the withdrawal of the originally appointed roofing contractor	Building Services are now working with a new roofing contractor and the scheme is progressing
A68 Woodland Road Outram Street Duke Street	A delay has been encountered due to the need for a public Inquiry for the Duke Street proposals	Works due to commence on Outram Street/Duke Street in October
Allington Way - Phase 3	Due to a change in reporting, land value is now included in the overall construction cost. In addition to this there have been external fees incurred as part of the project delivery.	As per paragraph 23, £546k of Homes England grant is requested to be released. Additional £80k variance to be addressed through housing programme resources.

18. In line with the Council's Financial Procedure rules any scheme with an outturn value of in excess of a £1m has to be reported to Cabinet. In accordance with the agreed procedure the Dolphin Centre Bowling Alley and Soft Play scheme has been reviewed (CP5) and the results and final outturn are shown in **Appendix 4**.

19. If approved this scheme will be removed from the live PPS listing in Appendix 1.

## Reconciliation of Project Position Statement to Capital Programme

20. 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, can be of any value and excludes Revenue funded schemes.

	Value £m
<b>Live Projects from Project Position</b>	186.155
Schemes closed or on hold within CP but awaiting PPS post project review.	6.874
Annualised Schemes excluded from PPS - Housing Repairs & Maintenance	0.267
Annualised Schemes excluded from PPS - Highways Maintenance	7.113
Non construction excluded from PPS	15.122
Capital Investment fund excluded from PPS	27.716
Projects under 75k excluded from PPS	3.558
Capital Schemes not yet integrated into PPS reporting	28.933
Included in PPS & CMR	0.471
Funding not yet allocated	31.407
<b>Capital Programme</b>	<b>307.616</b>

21. The table below shows the split of the approved capital programme of £307.748m, 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 £0.132m 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	65.824	0.667	0.562	0.160	1.205	0.000	29.023	97.441
Economic Growth	54.849	0.000	0.485	0.578	9.804	27.716	3.216	96.648
Highways/Transport	64.762	7.113	5.755	2.322	1.334	0.000	2.228	83.514
Leisure & Culture	22.351	0.000	0.072	0.175	0.000	0.000	0.000	22.598
Education	4.155	0.000	0.000	0.323	0.053	0.000	0.290	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>211.941</b>	<b>7.780</b>	<b>6.874</b>	<b>3.558</b>	<b>15.122</b>	<b>27.716</b>	<b>34.757</b>	<b>307.748</b>

## Capital Programme

22. Paragraph 23 shows the movements in the Capital Programme since the approval of the 2022/23 Capital MTFP, some of which have not yet been approved by Members

23. Adjustment to resources requested by departments:

**Adjustments needing approval release**

<b>Department</b>	<b>Scheme</b>	<b>Value £</b>	<b>Reason for adjustment</b>	<b>Resource type adjusted</b>
Operations	Empty Homes - Next Steps	£28,310	Next Steps Grant	Release
Operations	Allington way Phase 3	£546,000	Homes England Grant Allington Way	Release
Operations	Neasham Road	£5,512,500	Homes England Grant Neasham Road	Release
Services	Roundhill Road Bellway homes	£32,800	S106 16/00886 Bellway homes Sustainable transport	Release
<b>TOTAL</b>		<b>£6,119,610</b>		

**Outcome of Consultation**

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