

**CABINET
5 NOVEMBER 2024**

**PROJECT POSITION STATEMENT & CAPITAL PROGRAMME MONITORING
QUARTER 2 2024/25**

**Responsible Cabinet Member -
Councillor Mandy Porter, Resources Portfolio**

**Responsible Directors -
Dave Winstanley, Executive Director – Environment, Highways & Community Services
Elizabeth Davison, Executive Director – Resources and Governance**

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 £331.717m against an approved programme of £332.202m. 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 2024/25 – 2027/28.
4. The Council has a substantial annual construction programme of work. The current project position statement (PPS) shows there are 26 live projects currently being managed by the Council with an overall projected outturn value of £157.489m. 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.

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.

Dave Winstanley
Executive Director – Environment, Highways & Community Services

Elizabeth Davison
Executive Director – Resources and Governance

Background Papers

- (i) Capital Medium Term Financial Plan 2024/25 – 2027/28
- (ii) Project Position Statement and Capital Monitoring Outturn 2023/24

Brian Robson : Extension 6608/Steve Wake : Extension 5424

Council Plan	The capital programme referred to in the report supports delivery of the Council plan.
Addressing inequalities	There are no specific implications for addressing inequalities.
Tackling Climate Change	Tackling climate change issues are assessed and reported in individual projects.
Efficient and effective use of resources	The recommendations support the effective and efficient use of resources.
Health and Wellbeing	There are no issues relating to health and wellbeing which the report needs to address.
S17 Crime and Disorder	This report has no implications for crime and disorder.
Wards Affected	All wards are affected.
Groups Affected	The report does 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.
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

2024/25 Capital Spend and Resources

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 2024-25 schemes previously released by Cabinet, is £151.869m.
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 2024, 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	14	53,592,342	53,614,222	0.04	21,880
Operations	4	38,601,739	38,167,833	(1.1)	(433,906)
People	0	0	0	0.0	0
Services	8	65,343,484	65,706,649	0.6	363,165
TOTAL	26	157,537,565	157,488,704		(48,861)

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	0	3	3	6	2	14
Operations	0	0	1	3	0	0	4
People	0	0	0	0	0	0	0
Services	0	1	0	3	1	3	8
TOTAL	0	1	4	9	7	5	26

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:

Department	Red	Blue	Green
Chief Executive & Economic Growth	1	12	1
Operations	0	3	1
People	0	0	0
Services	2	6	0
TOTAL	3	21	2

- (a) Colours (Green better, Red worse than) 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 the colour Blue.
- (c) In addition to cost, the same colours are used to indicate similar levels of variances in time and quality/outputs/outcomes.

17. Current projects highlighted as Red are as follows:

Project	Reason for Variance	Action
Yards Phase 2	Cost estimates received remain higher than anticipated.	Works are being value engineered to reduce the pressure on budgets whilst still improving the visual aesthetics.
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. It has also been impacted by Nutrient Neutrality further delaying the start on site date, and protracted negotiations and agreements with an adjacent building owner.	Phase 1 demolition is now complete. Discussions are ongoing on the Phase 2 stabilisation works and an option to demolish other buildings which will help improve access.
Hopetown	As previously reported, remaining risk and disputed sums remain. Depending on the outcome the current forecast is between £603k under budget and £363k over budget. The PPS is reporting the worst case scenario at this stage.	The site has been operational since 16 th July and works to the VR pod continue and will likely complete by mid-October.

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

	Value £m
Live Projects from Project Position	157.489
Schemes closed or on hold within CP but awaiting PPS post project review.	13.693
Annualised Schemes excluded from PPS - Housing Repairs & Maintenance	35.679
Annualised Schemes excluded from PPS - Highways Maintenance	13.630
Annualised Schemes excluded from PPS - Childrens Services School Maintenance	0.225
Non construction excluded from PPS	12.208
Capital Investment fund excluded from PPS	52.036
Projects under 75k excluded from PPS	3.058
Capital Schemes not yet integrated into PPS reporting	26.494
Included in PPS & CMR	0.000
Funding not yet allocated	17.205
Capital Programme	331.717

19. The table below shows the split of the approved capital programme of £332.202m, 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 £0.485m underspend on the approved capital programme, however £0.434m of this relates to Housing grants and is therefore unavailable for use.

	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	43.842	35.633	0.000	0.033	1.705	0.000	11.840	93.053
Economic Growth	49.491	0.080	0.440	1.034	7.010	49.223	3.476	110.754
Highways/Transport	65.912	13.501	10.081	1.347	1.741	1.877	1.512	95.971
Leisure & Culture	25.040	0.125	2.545	0.297	0.000	0.550	0.000	28.557
Education	0.000	0.225	0.000	0.307	0.079	1.124	0.290	2.025
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	1.771	0.000	0.000	1.771
Total	184.285	49.564	13.066	3.018	12.377	52.774	17.118	332.202

Capital Programme

20. Paragraph 21 shows the movements in the Capital Programme since the approval of the 2024/25 MTFP.

21. One adjustment to resources has been approved since the last quarter report and is noted below for information.

Department	Scheme	Value £	Reason for adjustment	Resource type adjusted
Chief Executive & Economic Growth	Coniscliffe Road	£49,000	Final works costs now known.	Release of Towns Fund
TOTAL		£49,000		

Outcome of Consultation

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