

**CABINET**  
**4 NOVEMBER 2025**

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**PROJECT POSITION STATEMENT & CAPITAL PROGRAMME MONITORING**  
**QUARTER 2 2025/26**

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

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

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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 £339.385m against an approved programme of £339.992m. 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 2025/26 – 2028/29.
4. The Council has a substantial annual construction programme of work. The current project position statement (PPS) shows there are 19 live projects currently being managed by the Council with an overall projected outturn value of £131.241m. 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.

**Dave Winstanley**  
**Executive Director – Environment, Highways & Community Services**

**Elizabeth Davison**  
**Executive Director – Resources & Governance**

## **Background Papers**

- (i) Capital Medium Term Financial Plan 2024/25 – 2028/29
- (ii) Project Position Statement and Capital Monitoring Outturn 2025/26

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 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.
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

#### 2025/26 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 2025-26 schemes previously released by Cabinet, is £135.566m.

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 2025, 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
Environment, Highways & Community Services	10	77,026,795	77,779,395	1.0	752,600
Resources & Governance	3	38,485,621	37,691,715	(2.1)	(793,906)
Economy & Public Protection	6	15,813,360	15,770,360	(0.3)	(43,000)
<b>TOTAL</b>	<b>19</b>	<b>131,325,776</b>	<b>131,241,470</b>		<b>(84,306)</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
Environment, Highways & Community Services	0	0	0	4	2	4	10
Resources & Governance	0	0	0	2	0	1	3
Economy & Public Protection	0	0	1	4	1	0	6
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>3</b>	<b>5</b>	<b>19</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:

Department	Red	Blue	Green
Environment, Highways & Community Services	3	7	0
Resources & Governance	0	1	2
Economy & Public Protection	0	5	1
<b>TOTAL</b>	<b>3</b>	<b>13</b>	<b>3</b>

- (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 with the red colour are as follows:

<b>Project</b>	<b>Reason for Variance</b>	<b>Action</b>
Skinnergate Re-development Housing	This project is flagged as red for programme due to a number of delays that have occurred on this project, including the need to produce a revised design to satisfy concerns raised by English Heritage at the planning application stage and the requirements for Nutrient Neutrality.	The remaining phase of demolition is now underway.
Hopetown Darlington	This project is flagged as red for budget. As reported previously the PPS is showing the worst-case number which represents an overspend of 2%.	We are seeking legal advice on the areas of dispute and continuing to engage with Network Rail on costs.
Woodland Road LCWIP Phase 2	This project is flagged as red for programme due to delays in receiving a Grant Funding Agreement.	Project unable to advance into construction stage until a Grant Funding Letter is received from TVCA. This is expected by the end of Q3.

### **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.

	<b>Value £m</b>
<b>Live Projects from Project Position</b>	<b>131.241</b>
Schemes closed or on hold within CP but awaiting post project review.	6.802
Annualised Schemes excluded from PPS - Housing Repairs & Maintenance	27.042
Annualised Schemes excluded from PPS - Highways Maintenance	15.814
Annualised Schemes excluded from PPS - Childrens Services School Maintenance	0.509
Non construction excluded from PPS	14.534
Capital Investment fund excluded from PPS	99.224
Projects under 75k excluded from PPS	2.245
Capital Schemes not yet integrated into PPS reporting	21.061

Included in PPS & CMR	0.000
Funding not yet allocated	20.913
<b>Capital Programme</b>	<b>339.385</b>

19. The table below shows the split of the approved capital programme of £339.992m, 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 £0.607m underspend on the approved capital programme, however, it should be noted that most of this amount is made up of grant funding or borrowing and therefore is not available for other capital uses.

	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	43.551	26.945	0.000	0.033	2.097	0.000	15.925	88.551
Economic Growth	33.057	0.099	0.440	0.348	8.284	77.834	3.476	123.538
Highways/Transport	50.023	15.687	2.756	1.304	2.418	17.977	1.512	91.677
Leisure & Culture	22.026	0.125	2.545	0.310	0.000	3.974	0.000	28.980
Education	3.768	0.509	1.061	0.177	0.079	0.000	0.000	5.594
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	1.581	0.000	0.000	1.581
<b>Total</b>	<b>152.425</b>	<b>43.365</b>	<b>6.802</b>	<b>2.172</b>	<b>14.530</b>	<b>99.785</b>	<b>20.913</b>	<b>339.992</b>

### Capital Programme

20. Paragraph 21 shows the movements in the Capital Programme since the approval of the 2025/26 Capital MTFP, some of which have not yet been approved by Members.

21. Adjustment to resources requested by departments:

### Adjustments to note which have been prior released

Department	Scheme	Value £	Reason for adjustment	Resource type adjusted
Environment, Highways & Community Services	Symmetry Park - Amazon - Bus Service	£156,176	Release of S106 funds to fulfil requirement of s106 agreement - Tritax Symmetry 07/00041 - Highways & Sustainable Transport	None
<b>TOTAL</b>		<b>£156,176</b>		

**Adjustments needing approval release**

<b>Department</b>	<b>Scheme</b>	<b>Value £</b>	<b>Reason for adjustment</b>	<b>Resource type adjusted</b>
Resources & Governance	Capitalised repairs	£27,867	Release of RCCO 25/26 Contribution towards Town Hall Block C Works	RCCO
Environment, Highways & Community Services	Various Transport Capital Schemes	£1,682,176	Release of s106 funds in order to fulfil requirements of the s106 agreement's.	S106
Environment, Highways & Community Services	Transport Highways Maintenance	£901,812	Additional release of Highway Maintenance Funding from CRSTS/TVCA	CRSTS
Environment, Highways & Community Services	Lime Lane 25/26	£120,000	Release of RCCO 24/25 Contribution towards Highways Maintenance at Lime Lane	RCCO
Environment, Highways & Community Services	Flood Prevention Works	£45,000	Release of RCCO 24/25 Contribution towards Flood Prevention Works	RCCO
<b>TOTAL</b>		<b>£2,776,855</b>		

**Outcome of Consultation**

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