

Capital Project Position Statement

Projects on Hold

Completed

L = Live; C = Complete; H = On Hold

Nov-19

Project Ref Number	Project Title	Stage					Status Symbol ▲ = Triangle ● = Circle ★ = Star	Project Status	Client Department	Delivery Department	Internal Project Sponsor	Internal Project Manager	Cost Centre	Original Project Budget (CP1)	Initial Approved Budget	Increase to Initial Approved Budget	Current Approved Project Budget	Project Expected Out Turn Cost	Variance (%)	Variance (Value)	Original Planned Project Completion Date	Revised Approved Project Completion Date	Anticipated Project Completion Date / Actual	Schedule Variation (Days)	Risk Log Used	CDM Notifiable Project	Principal Designer	Progress Report			Contracts In Place <small>(Please provide information on the contracts that are in place as part of the Project)</small>	Contract Type / Form	Contract With	Contract Value
		CP1 Start	CP2 Initiate	CP3 Define	CP4 Construct	CP5 Operate																						Progress / Plan / Schedule	Budget	Issues				
23	Civic Theatre Refurbishment & Theatre Hullaballoon						L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Thompson	Brian Robson	LO115	£50,000	£50,000		£16,069,000	£16,069,000	0	0	01-Aug-13	06-Nov-17	06-Nov-17	0	Yes	Yes	Todd Milburn	Works complete. In defect period. Activity plan elements are still being delivered up to March 2021, working to current approved budget.			SCAPE	NEC3	Willmott Dixon	£12,885,288	
25	West Cemetry Development						L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Thompson	Brian Robson	R0154	£4,900,000	£4,900,000		£4,900,000	£4,900,000	0	0	01-Mar-21	01-Mar-21	01-Mar-21	0	Yes	Yes	Todd Milburn	The project is currently in the design stage. Key project milestones, public consultation 07/11/19 Pre -planning application submission 19/11/19	Cabinet have agreed the 4.9 m	Access arrangements	ALIGN	JCT	Building Services		
173	Summer Works 2019/2020						L	People	Peope	Tony Murphy	Rebecca Robson	Various	£238,894	£238,894		£291,793	£303,537	4.0%	£11,744	01-Sep-19	01-Nov-19	01-Nov-19	0	Yes	YES	Mike Brown	Borough Road Nursery – Loose render still needs addressing. George Dent Nursery – All works are now complete. Red Hall Primary School – All works are now complete. CCTV – survey existing system and fund the recommendations up to the budget amount, school are arranging these works themselves but they will be funded by Education. Emergency lighting - survey existing system and fund the recommendations up to the budget amount, school are arranging these works themselves but they will be funded by Education. Rise Carr College Roofing – All works are now complete.	We are currently showing a £9,240.60 overspend on the overall programme, this is made up of the following items, but doesn't match as we have come in slightly under on other accounts. The un earthing of asbestos at Whinfield has increased the budget by £8,000 to fund the removal / disposal of the contaminated land and then the additional clean soil needed for the back fill to complete the scheme. During the periodic electrical test we carried out at George Dent it highlighted £2,030 of emergency works so we asked that they were completed as part of the summer works. TQ approved at Red Hall to supply and install additional fascia boards to parts of the building due to when the defective rainwater pipes were removed the existing fascias were damaged to fix too. £1,700. We are hopeful within the savings made on site, or the electrical works still being priced by the schools that the overspend will be dissolved into the	Final accounts are currently been issued, CP5 review meetings booked in for early December, once this has been done I will complete the CP5 and pass this to Tony to sign.	DLO Delivery	DBC standard T&C	Internal - Building Services	£269,684	
174	RedHall SEND						L	People	Peope	Tony Murphy	Rebecca Robson	E1888	£1,568,289	£1,568,289		£1,568,289	£1,568,289	0.0%	£0	01-Sep-20	01-Sep-20	01-Sep-20	0	Yes	Yes	Mike Brown	The original CP1 key milestones dates are below, Cabinet Meeting 10th September 2019 Planning application 20th September 2019 scheme is currently in detailed design Start on site anticipated January 2020 Occupation September 2020	Cabinet approved costs £1,572,289.00 SEND Capital £350,000.00 Basic Need Capital £1,222,289.00 Awaiting CP2 costs from BDS	The design team have highlighted that the original agreed CP1 milestones dates issues in April 2019 are not going to be achieved and that a October opening is more realistic. This isn't ideal for the two schools and we need to be mindful of the needs of the children accessing these units, transition periods, contract termination dates and recruitment timescales. All these constraints needs to be taken into account and managed appropriately. Before the summer holidays Education gave both project teams approval to works at risk and carry out all the site surveys to allow the detailed design stage to commence before having cabinets approval, this was to help accelerate the program.	DLO Delivery	DBC standard T&C	Internal - Building Services	£1,118,913	
175	Rise Carr SEND						L	People	Peope	Tony Murphy	Rebecca Robson	E1889	£1,522,920	£1,522,920		£1,522,920	£1,522,920	0	0	01-Sep-20	31-Oct-20	31-Oct-20	0	Yes	Yes	Mark McIntosh	The key milestones dates are below, Cabinet Meeting 10th - September 2019 Pre -Planning application - September 2019 Planning application and listed building consent for new build and internal alterations - November Planning application and listed building consent for the windows only - January 2020 Start on site - February 2020 Occupation - October 2020 scheme is in detailed design stage	Cabinet approved costs £1,526,920.00 SEND Capital £350,000.00 Basic Need Capital £1,176,920.00 Awaiting CP2 costs from BDS/Aecom	The design team have highlighted that the original agreed CP1 milestones dates issues in April 2019 are not going to be achieved and that a October opening is more realistic. This isn't ideal for the two schools and we need to be mindful of the needs of the children accessing these units, transition periods, contract termination dates and recruitment timescales. All these constraints needs to be taken into account and managed appropriately. Before the summer holidays Education gave both project teams approval to works at risk and carry out all the site surveys to allow the detailed design stage to commence before having cabinets approval, this was to help accelerate the program.	Perfect Circle	JCT	Internal - Building Services	£1,094,145	

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226	Ingenium Parc Masterplan + Infrastructure					▲	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Julia McCabe	R0130	£2,403,100	£4,400,000		£5,687,756	£5,687,756	0	0	31-Aug-18	30-Mar-21	30-Mar-21	0	Yes	Yes	Noel Walecki/ Kevin Snaith	Complete – McMullen Road Roundabout, Salters Lane Cycle Route, Cummins Car Park, Phase 1 Ecological mitigation: Ponds & hibernacula. Spine Road. One of the final elements of the spine road work for will be to lay service ducts underneath the road crossings (entrances to Cummins and the hammerhead at the bottom of the spine road) so that utilities can be connected into site. The revised surface water route will involve a complex dig additionally constrained by very limited access, ditches, underground stats, overhead HV lines and a small working area between permanent bodies of water within a nature reserve. In order to plan and carry out these works safely within these constraints the decision was taken to re-programme the procurement until July 2020. This will ensure we can approach the market with	Currently projecting to be on budget with all outstanding work provided for (including contingencies). Estimates have been requested from DBC Highways for an extension to the Spine Road to provide access to Phase 2 & 3 plots. A decision can be taken in the new year whether to make a business case to the Indigenous Darlington fund for these works.	The marketing strategy is to be reviewed in light of the time delay due to the SuDS and drainage works. Currently the spine road ends just south of the first plot and there is no provision in for its extension to serve further phases/plots (see Budget comments).	1. Spine Road 2. Phase 2 Ecological mitigation; Planting & seeding	Term Contract NEC Short	DBC highways Brambledown Construction	1. £961,551 2. £148,346	
227	NBMC Car Park					★	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Brian Robson	R0131	£611,500.00	£611,500		£611,500	£510,643	-16.5%	£-100,857	01-Dec-16	01-Aug-17	01-Aug-17	0	Yes	Yes	Noel Walecki	CP5 Project Close out to be completed							
228	Feethams House					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Williams	Jenny Dixon Project/ Richard Storey PM-construction	D0161	£246,000	£8,500,000		£8,500,000	£8,500,000	0	£-53,089	30-Jul-19		30-Sep-19		Yes	Yes	Tim Rainford (Nappers)	Work is progressing well on site with the building nearly water tight							
230	Central Park - Network Rail Accessway					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Brian Robson	R0135	£200,000	£495,000	£495,000	£495,000	£495,000	0	0	31-Mar-18		31-Mar-19	365	Yes	Yes	Noel Walecki	Delayed due to ground conditions	Budget has increased due to potential ground conditions and options to deal with contaminated material	Scheme was completed 16/5/19 with perimeter fencing left around the site. A large stockpile approximately 650 cubic metres has been left on site. This will need to be incorporated into the wider landscaping scheme. The stockpile contains asbestos containing material and must not be disturbed. Air monitoring will need to be done during prolonged dry, windy spkls. Ground conditions are proving to be problematic, some delay has been incurred, main construction works are underway.	with DBC Highways	Internal - Building Services			
231	Faverdale Project Development					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Dave Winstanley	Julia McCabe	R0137	£440,000	£440,000		£440,000	£440,000	0	0	01-Jun-18	30-Sep-20	30-Sep-20	0	Yes	Yes		This work is feasibility on development options. Stage 1 Feasibility is complete, discussions ongoing with developer about whether DBC progress with Stage 2 or transfers to Developer.							
317	Dophin Centre Refurbishment					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Ian Thompson	Brian Robson	D0125	£2,750,000	£2,850,000		£2,850,000	£2,850,000	0	0	30-Apr-16	05-May-16	30-Apr-16	-5	YES	YES	Todd Milburn	Works complete CP5 to complete	Budget is made up of £2.75m Cabinet approval and additional £100k from Community Services	Works to external canopy complete	Willmott Dixon (Through SCAPE framework)	NEC ECC Option A	Willmott Dixon	£2.75m	
449	Whitby Way Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6739	£1,011,428	£975,000		£1,125,000	£1,108,206	-1.5%	£-16,794	18-May-18	18-May-18	30-Sep-18	135	Yes	YES	Clark Morrison	Works complete, in defect period			Internal	Internal	DLO	£1,064,562	
451	East Haven Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	IPM	£5,402,952	£5,402,952	£5,402,952	£5,402,952	£5,402,952	0	0	30-Jun-21	30-Jun-21	30-Jun-21	0	Yes	Yes	Mike Brown	Detailed design underway in advance of planning application. Commencement on site summer 2020.	Initial CP1 budget estimate produced	Agreement with carehome to be negotiated. Options over housing mix produced.					
452	Harris Street Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6740	£5,049,000	£5,049,000		£5,583,411	£5,583,411	0	0	01-Oct-20	11-Jun-21	11-Jun-21	0	Yes	Yes	Mike Brown	Detailed design ongoing. Changes to include childrens homes incorporated.	Budget changed to reflect latest proposals.	Main design changed significantly to run along back of properties on Estoril Rd South as opposed to extension to Harris St to Salters Lane to satisfy planners - Councillors consulted on proposal					
453	Allington Way North Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6741	£4,256,436	£4,256,436		£4,318,538	£4,320,865	0.1%	£2,327	31-May-19	31-Aug-19	01-Nov-19	62	Yes	Yes	Mike Brown	Complete	Budget increase by 55k to support client change requests	HE financial completion agreed	Main contractor DBC	in spirit of JCT	Building Services	£4,129,520	
454	Fenby Avenue Housing - Phase II					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Richard Storey	H6135	£2,019,963	£2,019,963		£2,155,000	£2,148,148	-0.3%	£-6,852	31-Jan-20	06-Mar-20	27-Mar-20	21	Yes	Yes	Mike Brown	Latest agreed completion date back to 27th March 2020. Contamination issues and weather delays have prolonged programme	On current approved budget	Agreement to notify Homes England of completion delay to April 2020 to mitigate any further delays over winter.	Main contractor DBC	in spirit of JCT	Building Services	£1,921,233	
455	IPM (Internal Planned Maintenance) Programme 2019 / 20 Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Matthew Plews	H6242	£1,980,000	£1,980,000	£1,980,000	£1,980,000	£1,980,000	0	0	31-Mar-20	31-Mar-20	31-Mar-20	0				Works started on site 1/4/19, all works are on target to be completed 31/03/20	Works still planned to be completed on budget		Main contractor DBC			£1,350,000	
456	Central Heating Programme 2019 / 20 Housing					●	L	Economic Growth & Neighbourhood Services	Economic Growth	Pauline Mitchell	Matthew Plews	H6231	£950,000	£950,000	£950,000	£950,000	£950,000	0	0	31-Mar-20	31-Mar-20	31-Mar-20	0				Works started on site 1/4/19, all works are on target to be completed 31/03/20	Works still planned to be completed on budget		Main contractor DBC			£95,000	



