



To: All Members of the Audit and Scrutiny Committee

Dear Councillor,

**AUDIT AND SCRUTINY COMMITTEE - THURSDAY, 6TH FEBRUARY, 2025 , Council Chamber - Epsom Town Hall,
<https://www.youtube.com/@epsomandewellBC/playlists>**

Please find attached the following documents for the meeting of the Audit and Scrutiny Committee to be held on Thursday, 6th February, 2025.

5. **CAPITAL BUDGET MONITORING - QUARTER 3** (Pages 3 - 22)

This report presents the Capital Monitoring position at Quarter 3 for the current financial year 2024/25.

For further information, please contact democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

Yours sincerely

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Chief Executive

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CAPITAL BUDGET MONITORING QUARTER 3

Head of Service:	Peter Sebastian Director of Corporate Services (S151)
Report Author	Vanessa Newton, Senior Accountant
Wards affected:	(All Wards);
Appendices (attached):	Appendix 1: Update of Capital Project Progress

Summary

This report presents the Capital Monitoring position at Quarter 3 for the current financial year 2024/25.

Recommendation (s)

The Committee is asked to:

- (1) Receive the Capital Monitoring position at Quarter 3, as set out in the report:
- (2) Note the progress of Capital projects as set out in Appendix 1.

1 Reason for Recommendation

- 1.1 To present the capital budget monitoring position to members for Quarter 3 and to provide an update on the progress of individual capital projects.

2 Background

- 2.1 This report summarises the capital monitoring information at the end of the third quarter of 2024/25. It details actual capital expenditure and receipts against capital budgets and financing. The report also provides the forecast outturn position and variances at year-end.
- 2.2 The core capital programme does not include investments made through the property acquisition funds, this activity is summarised within section 5.

3 Core Capital Programme

- 3.1 The expenditure budget per Committee for the core capital programme is shown below:

Committee	2024/25 Original Budget £'000	Carry forwards from 2023/24 £'000	Additions during 2024/25 £'000	2024/25 Current Approved Schemes £'000
Strategy & Resources	250	972	0	1,222
Environment	490	565	41	1,096
Community & Wellbeing	1,211	850	2,552	4,613
Licensing & Planning Policy	0	0	0	0
Sub-total Core Capital Programme	1,951	2,387	2,593	6,931
Town Hall Relocation Project	7,000	0	0	7,000
Total	8,951	2,387	2,593	13,931

3.2 The Town Hall Relocation Project and 2024/25 core capital programme budgets were agreed by full Council in December 2023 and February 2024 respectively. The budgets carried forward from 2023/24 were approved at Strategy & Resources Committee on 23 July 2024.

3.3 There were several additions during 2024/25, including projects funded from UK Shared Prosperity capital funding (UKSPF) and Surrey Country Council Empty Homes Reallocation Funding. Within Environment Committee, SCC Empty Homes Reallocation funding of £41k was used for the purchase of three new electric vehicles for Meals at Home Service. The £2,552 additions within Community & Wellbeing Committee for 2024/25 are detailed in the table below:

Scheme	Funding	Amount £'000	Approval
DFG - additional grant received in 23/24	DFG Grant	68	DFG allocation
DFG - higher than budgeted allocation for 24/25	DFG Grant	72	DFG allocation
DFG - additional allocation announced Jan 25	DFG Grant	118	DFG allocation
Bourne Hall Windows Phase 1	UKSPF	201	UKSPF allocation
Epsom Playhouse Emissions reduction	UKSPF	310	UKSPF allocation
Bourne Hall Solar panel structure	UKSPF	50	UKSPF allocation

Bourne Hall roof replacement and solar panel	SCC Empty homes	60	SCC Empty homes allocation
Temporary accommodation property	Residential property fund	828	Urgent decision 131
Fairview Road temporary accommodation	S106	435	S&R Committee Jan 2023
Bourne Hall Windows Phase 2	Capital receipts	410	Full Council Dec 2024
Total		2,552	

3.4 Actual expenditure on the core capital programme to the end of December 2024 and a full year forecast is summarised below:

Committee	2024/25 Current Approved £'000	YTD Expenditure £'000	Forecast Outturn £'000	Forecast Variance £'000
Strategy & Resources	1,222	203	796	(426)
Environment	1,096	825	924	(172)
Community & Wellbeing	4,613	2,483	3,151	(1462)
Licensing & Planning Policy	0	0	0	0
Sub-total Core Capital programme	6,931	3,511	4,871	(2,060)
Town Hall Relocation Project	7,000	85	164	(6,836)
Total	13,931	3,596	5,035	(8,896)

3.5 On the core capital programme, the forecast outturn for the full year is £4.9m. The forecast favourable variance of £2m comprises of:

3.5.1 Works expected to be delivered in 2025/26 - £426,000 on ICT projects, £307,000 on the Disabled Facilities Grant (DFG) scheme, £410,000 on Phase 2 Bourne Hall windows, £405,000 on the construction of three temporary accommodation units.

3.5.2 Schemes that have been paused - £170,000 on the Alexander Recreation Dojo scheme whilst additional funding is sought, and the two Wellbeing centre schemes totalling £120,000, pending completion of the Review of Community Services.

- 3.6 Within Environment Committee schemes a number are forecast to complete with favourable variances: £65,000 on the Ashley Centre Barrier controlled parking system; £50,000 for the Bourne Hall solar panels as works have completed under the Bourne Hall roof replacement and solar panel project; £54,000 on the replacement streetlamp project; £40,000 on the Poole Road Pavilion roof replacement; and £23,000 on the sewerage contamination works at the Depot. These are offset by adverse variances on two schemes at the Ashley Car Park, £8,000 on the Expansion Joints Phase 2 scheme, and £2,000 on waterproofing joints to Level 4D.
- 3.7 The Town Hall Relocation Project has been added to the table above as a standalone item to enable it to be monitored separately.
- 3.8 Movements in the year-end forecasts since Q2 are detailed in the table below:

Committee	Forecast Outturn Q2 £'000	Forecast Outturn Q3 £'000	Change £'000
Strategy & Resources	773	796	23
Environment	987	924	(63)
Community & Wellbeing	2,811	3,151	340
Licensing & Planning Policy	0	0	0
Total Core Capital Programme	4,571	4,871	300

- 3.9 The change in forecasts are as follows:
- 3.9.1 Strategy & Resources - an increased forecast for ICT projects of £23,000.
- 3.9.2 Environment - a reduced forecast of £65,000 for Ashley Centre barrier-controlled parking system which nets against an increased forecast of £2,000 for the Sewerage Contamination works at Longmead depot.
- 3.9.3 Community & Wellbeing - an increased forecast for Disabled Facilities Grants of £300,000; an increased forecast of £10,000 for Bourne Hall roof repairs and solar panel and solar structure; and the insertion since quarter 2 of a temporary accommodation construction project forecasting to spend £30,000.
- 3.10 An update on the progress of individual schemes is set out in Appendix 1.

4 Financing of Capital Expenditure 2024/25

- 4.1 The provisional financing of the 2024/25 core capital programme is summarised below:

Financing of Core Capital Programme	2024/25 Current Approved Budget £'000
Capital Receipts Reserves	1,973
Capital Grants-DFG	1,707
Budgeted Revenue Contributions	500
Revenue Reserves	828
Section 106	491
Community Infrastructure Levy	769
External Grant	663
Total	6,931

- 4.2 The Town Hall relocation will be principally funded either by a disposal of the existing Town Hall building, or income from an alternative business plan for the existing Town Hall site, with future options for the site due to go to Strategy & Resource committee in early Spring 2025.

5 Property Acquisition Funds

Commercial Property

- 5.1 The Council retains one in-Borough commercial property acquisition fund, which has a remaining balance of £49.6m available borrowing headroom for investment. Please note, this is not a reserve that the Council holds; it is a limit (approved by Full Council) up to which borrowing could be undertaken.

Residential Property

- 5.2 In 2016/17, the Council established a £3m fund to purchase residential property, principally to assist the Council to manage homelessness and reduce associated costs.
- 5.3 The remaining balances on the Property Acquisition Funds are shown in the following table:

Property Acquisition Funds	Commercial Property (in- Borough) £000	Residential Property £000	Total £000
Opening fund balance	80,000	3,000	83,000
Purchases during 2016/17	(19,206)	(811)	(20,017)

Purchases during 2017/18	(5,148)	(562)	(5,710)
Purchases during 2018/19	0	(257)	(257)
Purchases during 2019/20	(6,077)	(20)	(6,097)
Purchases during 2020/21	0	(95)	(95)
Purchases during 2021/22	0	(238)	(238)
Purchases during 2022/23	0	(39)	(39)
Purchases during 2023/24	0	0	0
YTD purchases during 2024/25	0	(811)	(811)
Current commitments	0	(17)	(17)
Repurposing of funds	0	(150)	(150)
Fund balances at 31/12/2024	49,569	0	49,569

- 5.4 The expenditure to date on the Residential Property Fund relates to the purchase of temporary accommodation. The commitment of £17k is the balance of budget for this purchase to fund any remaining expenses that may arise before 31 March 2025.
- 5.5 At the November 2024 Strategy & Resources committee, it was agreed that the remaining balance of funds within the Residential Property Acquisition Fund should be repurposed to create a Residential Property Repair and Maintenance Reserve.

6 S106 Developer Contributions

- 6.1 The balance of S106 funds held by the authority are set out in the following table:

	£'000	£'000
Section 106 funds held as at 1 April 2024		1,823
Section 106 net receipts to 31 December 2024		3
Balance of S106 Funds held as 31 December 2024		1,826
Less:		
Funds held due to SCC and other organisations	(130)	
Funds committed and approved for specific schemes	(1,340)	
		(1,470)
Unallocated S106 funds as at 31 December 2024		356

- 6.2 The balance of unallocated S106 balances are all within Affordable Housing; this funding is used to facilitate provision within the Borough where the development is not financially viable without additional funding. Planning officers work with providers to identify schemes where the affordable housing would not be deliverable without the additional support.
- 6.3 The £1.34m funds allocated for specific schemes include:
- 6.3.1 £750k of Affordable Housing S106 funds to part match government grant of £1.5m under the Local Authority Housing Fund 3, as agreed at Strategy & Resources Committee on 12 November 2024.
 - 6.3.2 £435k of Affordable Housing S106 funds which has been earmarked for temporary accommodation use microhomes at Fairview Road;
 - 6.3.3 £56k remains of the £125k of Affordable Housing S106 funds agreed for the refurbishment of a flat for temporary accommodation;
 - 6.3.4 The remaining balance comprises of small schemes such as park bench and signage replacement and maintenance of play equipment.

7 Community Infrastructure Levy

- 7.1 The Council raised invoices totalling £799,498 for Community Infrastructure Levy (CIL) for the period 1 April 2024 to 31 December 2024.
- 7.2 5% is used for administering the scheme and 15% is ring fenced for a local spending fund comprising two schemes, a CIL Neighbourhood Scheme and a Borough Investment Fund. CIL balances are set out in the following table:

	Main Fund (80%) £'000	Community Fund (15%) £'000	Admin Fee (5%) £'000	Total £'000
CIL funds held at 1 April 2024	8,366	1,282	152	9,800
CIL invoices raised to 31 Dec 2024	639	120	40	799
Invoices outstanding at 31 Dec 2024	(288)	(54)	(18)	(360)
Receipt held as charge against property	(1)	0	0	(1)
CIL Payments made to 31 Dec 2024	(369)	(50)	0	(419)
CIL Funds held at 31 Dec 2024	8,347	1,298	174	9,819
<i>Less commitments:</i>				

Stoneleigh Station – Step free access	(400)	0	0	(400)
Replacement of EEBC Lamp Columns	0	0	0	0
CIL Neighbourhood Fund 2022/23	0	(11)	0	(11)
CIL Neighbourhood Fund 2024/25	0	(332)	0	(332)
Monitoring CIL scheme in 2024/25	0	0	(103)	(103)
<u>Strategic CIL Fund in 2024/25</u>				
Ewell Village Public Realm Enhancements	(1,250)	0	0	(1,250)
Priest Hill Football Development – Full size 3G football pitch	(405)	0	0	(405)
New Clubhouse at Old schools Lane, Ewell	(100)	0	0	(100)
Unallocated CIL funds at 31 Dec 2024	6,192	955	71	7,218

7.3 Large sums are collected in instalments so not all the cash has been received at this date. Of the £799k of invoices raised but not yet collected, only £15k relates to financial years prior to 2024/25.

7.4 At its meeting on 17 October 2024, LPPC Committee recommended to S&R Committee that CIL funding allocations totalling £2.25m be approved. At the S&R committee meeting on 12 November 2024, strategic CIL funding allocations of £1.755m were approved and have been added as commitments in the table above.

8 CIL Neighbourhood Scheme (15%)

8.1 CIL 15% Neighbourhood Scheme projects are reported separately to Licencing & Planning Policy Committee. LPPC considered proposals for the 2024/25 scheme at its meeting on 17 October 2024 and S&R committee on 12 November 2024 approved neighbourhood CIL funding allocations of £332k. This amount has been added as commitments in the table above. Updates have been made through the Member News channel.

9 Capital Receipts

9.1 The expected balance of capital receipt reserves is shown below:

Capital Reserves	Capital Receipts Reserve £'000
Balance brought forward at 1 April 2024	3,808
Estimated use to fund the 2024/25 capital programme	(1,973)
Capital receipts received to 31 December 2024	130

Estimated Balance at 31 March 2025	1,965
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- 9.2 During 2024/25, the Council has received a net receipt of £130k for a deed of easement to lift a restricted covenant on Council land off Kiln Lane.

10 Treasury Management Performance

- 10.1 At its November 2024 meeting, Financial Strategy Advisory Group received a report on the 2024/25 Mid-year Treasury Management performance. The meeting was preceded by annual Treasury Management training delivered by the Council's sector specialist Link Asset Solutions.
- 10.2 The report detailed that the average return from investments for 2024/25 was budgeted at 4.5%, amounting to total income for the year of £1,125,000, to be generated on reserves, working balances and cash flow.
- 10.3 The performance for the first six months of 2024/25 on the council's investments is as follows:

01 April to 30 September 2024	Average Investment £'m	Interest Receivable £'000	Average Rate of Return %
Internally Managed Funds			
Money Market Funds	14.47	368.7	5.09
Fixed Rate Deposits	15.00	392.9	5.24
Interest Bearing Account	0.09	1.3	3.01
Total	29.55	762.8	5.16

- 10.4 During the first half of the year, £762,845 of interest had been earned, overachieving the profiled budgeted target of £562,500 for the same period.
- 10.5 It noted that whilst the Council has been able to capitalise on greater returns available in the market for the first half of 2024/25, the forecast for base rates to drop from the current 5% (as at October 2024) to 4% by the end of the financial year.
- 10.6 In terms of performance on returns on cash balances, the average return achieved for the first six months of 5.16% compares slightly favourably with the average benchmark overnight SONIA (Sterling Overnight Index Average) rate of 5.12%.

11 Risk Assessment

Legal or other duties

11.1 Equality Impact Assessment

11.1.1 The impact of each scheme is assessed during the capital appraisal process.

11.2 Crime & Disorder

11.2.1 None arising directly from the contents of this report.

11.3 Safeguarding

11.3.1 None arising directly from the contents of this report.

11.4 Dependencies

11.4.1 None arising directly from the contents of this report.

11.5 Other

11.5.1 Global events and rising inflation have caused firms to significantly increase their quotes for works, having a major impact on the Council's ability to source contractors within budget. This is likely to impact on both current and future capital projects.

12 Financial Implications

12.1 Financial implications are set out in the body of the report.

12.2 **Section 151 Officer's comments:** If members have a detailed question(s) on particular capital projects, it is requested that these be submitted in advance where possible, to enable officers to investigate with the relevant scheme manager.

13 Legal Implications

13.1 There are no direct legal implications arising from this report.

13.2 **Legal Officer's comments:** None arising from the contents of this report.

14 Policies, Plans & Partnerships

14.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- Effective Council.

14.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

14.3 **Climate & Environmental Impact of recommendations:** The impact of each scheme is assessed during the capital bidding process.

14.4 **Sustainability Policy & Community Safety Implications:** None arising directly from the contents of this report.

14.5 **Partnerships:** None arising directly from the contents of this report.

15 Background papers

15.1 The documents referred to in compiling this report are as follows:

Previous reports:

- [Budget Report to Full Council – 13 February 2024.](#)
- [Capital Budget Monitoring Quarter 1 – Audit & Scrutiny Committee on 26 September 2024.](#)
- [Capital Budget Monitoring Report Quarter 2 – Audit & Scrutiny Committee, 14 November 2024.](#)
- [Bourne Hall Windows Phase 2, Full Council, 10 December 2024.](#)

Other papers:

- [Residential property repair and maintenance fund report, Strategy & Resources Committee, 12 November 2024.](#)
- [Local Authority Housing Fund: Round 3 report, Strategy & Resources Committee, 12 November 2024.](#)
- [2024/25 Mid-year Treasury Management, Financial Strategy Advisory Group, 22 November 2024.](#)

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Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
Disabled Facilities Grants and Small Repairs Grants	1,706,771	1,040,021	1,400,000	(306,771)	The DFG programme continues to support residents requiring adaptations to enable them to continue living in their own homes. This year’s £1.4m spend is for the Home Improvement Agency to assist disabled, elderly and vulnerable residents to stay in their homes safely and independently. This is achieved through home assessments by the team, using the various forms of grant assistance that are available along with the Handy Person service. In addition, the team has teamed up with Action Surrey to replace condemned and inefficient boilers to eligible households across the borough.	March 2025
Ashley Centre Car Park Expansion Joints Phase 2	37,000	45,068	45,068	8,068	Projected completed. Works carried out by a specialist contractor ensuring joints are waterproof, guaranteed for 10 years. A waiver was approved for extra funding.	Completed May 2024
Ashley Centre Car Park - Waterproofing joints to level 4D	50,000	52,367	52,367	2,367	Project completed. Works were in two parts. Part one - Waterproofing of car park Level 4. Part two – Replacement of flat roof over garages above Level 4. Extra work to flat roof caused slight overspend, a waiver was obtained approving additional spend. This waterproofing ensures that there will be no water ingress into the new Primark shop due beneath.	Original target date: March 2022 Completed August 2024
Flat Conversion	56,444	56,088	56,088	(356)	Project completed. Works were completed successfully and property handed over to Housing department for Temporary Accommodation.	Completed May 2024

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
ICT Programme of Works	480,965	135,658	315,658	(165,307)	<p>The planned replacement of the older network switches is likely to be completed in the current year at an anticipated cost of £50K. The replacement of the Firewall Appliances is likely to take place in the new financial year and discussions are ongoing with suppliers, the estimated cost for these replacement units will be circa £80K.</p> <p>The laptop roll-out for the Town Hall is substantially complete (95%) with a final small procurement piece to be completed to purchase the remaining laptops required. The roll-out of the monitors has been completed with all the units deployed.</p> <p>The NEC DMS project is on target for completion of both Phase 1 and Phase 2 in January 2025.</p> <p>Included in the programme of works is the updating and upgrading of the councils four main websites. A project team has been established, and work is underway to develop the sites with a new look and feel and updated content by the end of 2025. This will also include a move to either updated or new platforms.</p> <p>PSN connectivity has been successfully migrated to a new secured provider and will provide connectivity until such time until PSN's replacement is organised by the Cabinet Office.</p>	<p>March 2025 / June 2025</p> <p>March 2025</p> <p>January 2025</p> <p>December 2025</p> <p>August 2025</p>

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
Sewerage contamination prevention-	50,000	26,970	26,970	(23,030)	Project completed. Works completed to stakeholders' satisfaction and significantly under budget.	Completed July 2024
Ashley Centre – Barrier controlled parking system	240,000	145,818	175,000	(65,000)	The main body of works have been completed and the system is operational. The majority of signs and safety features have also been added with the remainder to be completed by January 2025. The system however was completed on a local network basis due to a switch failure meaning the transactions could not revert back to the Town Hall. Some additional work from ICT may therefore be required in Quarter 4 in order to operate the background systems as originally intended.	Operational system completed November 2024
Acquisition of temporary accommodation	827,950	811,350	827,950	0	Project completed. Property purchase completed in September for use as temporary accommodation.	Completed September 2024
Bourne Hall - Patio for outside seating area for café	15,711	13,109	15,711	0	The main patio works were completed in the previous financial year with the remaining budget covers ancillary items.	March 2025

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
Replacement of CRM and Data Warehouse	284,701	11,663	23,663	(261,038)	<p>Work continues on the MCS platform with the Garden Waste Module now reaching the testing phases. Once these have been completed the likely go-live date will be in February 2025. This will be followed by the General Waste Module which is less complex in its structure as it does not have a subscription element.</p> <p>Discussions continue with service providers for the datacentre project with a continuation of the view that hardware in the current EEBC server room will be relocated to a secured external datacentre to ensure a continuity of the current service. As previously noted, this process will include the procurement of storage space for all the digital files that we currently have and those that will be generated as a result of the scanning of the old paper files in the Town Hall. The full understanding of the amount of storage space is still developing at this time. Once this is fully understood this will help form the decision on the size and type of storage needed in the next quarter.</p>	<p>March 2025</p> <p>September 2025</p>

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
Replacement of EEBC Lamp Columns	568,841	454,275	514,825	(54,016)	Majority of works for phase 2 completed successfully with an extra column fitted in Gibraltar recreation park. Outstanding defects works likely to continue after March 2025.	March 2022 – Revised date: June 2025
Meals at home service	41,500	41,500	41,500	0	Three electric vehicles purchased and in use.	Completed May 2024
Bourne Hall roof replacement and solar panels	365,626	345,549	365,626	0	Project completed. Works were carried out in November/December to fit solar panels. The budget includes additional funding from the Surrey County Council Empty Homes allocation for environmental improvements. Under this project both the structural support system and the solar panel installation was carried out.	Roof works completed August 2024 Solar panel structure Completed December 2024
Poole Road Pavilion - Roof replacement	108,848	59,147	68,848	(40,000)	Project completed. The project budget was initially £150,000 in 2023/24, however quotes were subsequently much higher. Additional funding of £105,000 was approved at S&R committee meeting on 21 st September 2023. The project has been completed £40,000 under the updated budget, mainly as the contingency was not fully required. Works guaranteed for 40 years.	Completed April 2024

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget	Actuals to Q3 2024/25	Year End Forecast 2024/25	Estimated Variance	Comments from Manager	Target Completion
Epsom Playhouse Emissions reduction	310,000	272,683	310,000	0	Mezzanine works completed. Artworks currently underway in foyer and bar area as well as remedial lift works yet to be completed.	Mezzanine works Completed November 2024 Project completion January 2025
Bourne Hall Solar panel structure	50,000	0	0	(50,000)	All works have been completed under the Bourne Hall roof replacement and solar panels project.	Completed December 2024
Bourne Hall Window replacement – First and Second Phases	601,234	0	201,234	(410,000)	Works due to commence 17 February. Listed consent was approved 3 October 2024. Phase 1 -Anticipate start in January 2025, completion end March 2025. An additional £410,000 for Phase 2 was approved by Council in December 2024 and expected to complete in Summer 2025. Tenders for the asbestos works were received on 4 December 2024. Contract awarded and works starting in February 2025.	Phase 1 completion end March 2025 Phase 2 completion June/July 2025

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
Town Hall relocation	7,000,000	84,909	164,360	(6,835,640)	The majority of capital costs are expected to be incurred in 2025/26 on appointment of the construction contractor, meaning the estimated variance at year-end will need to be carried forward to 2025/26. The invitation to tender is currently live, with selection and appointment of a contractor expected to take place during February 2025. Start on site is expected in March 2025, with completion of works programmed for November 2026 and occupation by the council of 70 East Street anticipated during December 2026.	December 2026
Construction of Temporary Accommodation units	435,000	0	30,000	(405,000)	Planning permission for 3 modular family units was granted on 7 November 2024. Each unit will contain two bedrooms. Site clearance works scheduled to start 20 January 2025. Tender for a project manager is due to be initiated mid January. Tendering for accommodation units will commence end of January and hopefully secure a preferred supplier by the end of February. Estimated spend at March 2025 is £30k with balance to be spent by August 2025.	August 2025
Wellbeing Centre solar panel installation	60,000	0	0	(60,000)	Works pending completion of the Review of Community Services report by Community and Wellbeing Head of Service.	N/A

Capital Project Progress – 2024/25 Quarter 3

Project	Current Approved Budget £	Actuals to Q3 2024/25 £	Year End Forecast 2024/25 £	Estimated Variance £	Comments from Manager	Target Completion
Wellbeing Centre windows replacement	60,000	0	0	(60,000)	Works pending completion of the Review of Community Services report by Community and Wellbeing Head of Service.	N/A
Stoneleigh Station Step free access	400,000	0	400,000	0	The Council agreed to contribute CIL funding towards the Network's Rail project to create step free access at Stoneleigh Station. The project has been managed by Network Rail. £100,000 has already been paid over in a previous year. The invoice for £400,000 has now been received and will be paid before the year end as Entry into Service (EIS) was achieved on 29 th November 2024 (lifts opened to the public and a two week fault free running period passed).	Completed November 2024
Alexandra Rec Dojo	170,000	0	0	(170,000)	The old building has been demolished; a planning application was submitted for the new proposal at committee in November 2023. Quotes for works amounted to £390,000. As this is higher than budget, other sources of grant funding are being investigated. Works will commence if funding/necessary approvals can be secured.	N/A