

CAPITAL PROGRAMME 2026/27

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 officer (Chief Finance Officer)
Report Author:	Vanessa Newton, Senior Accountant
Wards affected:	(All Wards);
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	Appendix 1 – Proposed Five-year Capital Programme Appendix 2 – Capital Appraisal forms

Summary

This report summarises the proposed 2026/27 capital programme and a provisional programme for 2027/28 to 2030/31. The Committee's approval is sought for the programme to be submitted to Council in February 2026.

Recommendation (s)

The Committee is asked to:

- (1) Submit the capital programme for 2026/27 as identified in section 3.1 of this report to Full Council for approval on 10 February 2026;**
- (2) Submit the additional schemes identified in section 3.4 of this report to Full Council for approval on 10 February 2026 assuming funding is identified;**
- (3) Note the provisional forecast of schemes for the capital programme for 2027/28 to 2030/31;**
- (4) Note that schemes subject to external funding from Disabled Facilities Grants will only proceed once funding has been received.**

1 Reason for Recommendation

- 1.1 To seek the Committee's approval to submit the proposed capital programme for 2026/27 to Council in February 2026 and to inform of the schemes included in the provisional forecast for 2027/28 to 2030/31.

Community and Wellbeing Committee

13 January 2026

2 Background

- 2.1 The Capital Strategy was last agreed by Full Council on 11 February 2025 at which time the capital programme was approved for 2025/26. Schemes for 2026-2030 were provisional pending the annual budget review and an annual assessment of funds for capital investment.
- 2.2 The terms of reference for Financial Strategy Advisory Group (FSAG) include the preparation of the annual capital programme. In order to undertake this, FSAG assesses all capital bids and recommends a programme for approval to the Policy Committees.
- 2.3 The programme assumed funding from capital receipts and government grants. The total proposed level of investment for the 2026/27 programme is £1.945 million - £1.604 million within C&W and a further £341,000 within Environment. Combined with funding from the Disabled Facilities Grants of £974,000, this leaves £971,000 to be funded from the capital receipts reserves and other means if all schemes should be recommended to progress.
- 2.4 The estimated balance of capital receipts at 31 March 2026, after funding of the 2025/26 capital programme is £1.97 million. This balance would fall to just above £1 million upon funding the schemes proposed by FSAG. The agreed minimum threshold of capital receipts is £1 million. Once the balance drops to £1million, any future capital programmes will need to be funded from grant, revenue contributions or borrowing.

3 Core Programme 2026/27

- 3.1 FSAG recommended that the following schemes should be considered by this Committee for inclusion in the capital programme in 2026/27, subject to the Committee approving the project appraisals.

Capital Scheme	Proposed Budget 2026/27 £'000	Expected Funding Source
Epsom Playhouse – Replacement of boiler and controls/replacement of auditorium air conditioning and controls	510	Corporate capital resources
Bourne Hall - Replace lift controls	120	Corporate capital resources
The Disabled Facilities Grant Programme	974	External Grant
Total Community and Wellbeing Committee	1,604	

Community and Wellbeing Committee

13 January 2026

- 3.2 Disabled Facilities Grant is received annually from the Ministry of Housing, Communities and Local Government. The Council has a statutory responsibility to administer the grant. The grant is typically used to make residential adaptations to enable vulnerable residents to maintain independence and remain in their own homes. Such interventions can prevent the need for NHS and/or sheltered housing services. The grant is typically used to:
- Improve access to rooms and facilities – e.g. stairlifts; downstairs bathroom;
 - Provide a heating system;
 - Adapt heating or lighting controls to make them easier to use.
- 3.3 FSAG chose to only agree to schemes that could be afforded within the remaining available capital receipts balance, whilst maintaining the commitment of retaining a minimum balance of capital receipts of £1 million.
- 3.4 Should additional resources be available, FSAG recommended the addition of two further schemes to the 2026/27 programme, as set out in the table below.

Capital Scheme	Proposed Budget 2026/27 £'000	Expected Funding Source
Bourne Hall -Replacement of high-level roof covering and insulation	470	Corporate capital resources
Bourne Hall - Replacement of Heating and ventilation system	1,000	Corporate capital resources
Total of additional schemes	1,470	

- 3.5 FSAG requested finance staff consider how the above schemes could be funded and ask Community & Wellbeing Committee to support these schemes being recommended to Full Council in February 2026, should additional funding be identified.

4 Provisional Forecast 2027/28 to 2030/31

- 4.1 FSAG also considered the provisional forecast for the subsequent four years, which has been compiled through drawing information from the Asset Management Plan for buildings and other known capital expenditure requirements.

Community and Wellbeing Committee

13 January 2026

- 4.2 The 2027/28 to 2030/31 provisional forecast for Community and Wellbeing currently comprises the following sums, with individual schemes shown in Appendix 1:

Provisional Forecast	2027/28	2028/29	2029/30	2030/31	Total
	£'000	£'000	£'000	£'000	£'000
The Disabled Facilities Grant Programme	974	974	974	974	3,896
Bourne Hall	145	250	118	0	513
Ewell Court House	0	105	0	0	105
Total Community and Wellbeing Committee	1,119	1,329	1,092	974	4,514

- 4.3 The provisional forecast provides an illustration of the Council's anticipated capital expenditure need from 2027/28 to 2030/31 but is not an exhaustive list as future schemes may be identified through other workstreams such as the Climate Change Action Plan and Annual Plan cycle.
- 4.4 Where external funding (for example, grant from SCC) can be used to fund capital schemes, it is anticipated that it will be the primary funding source. However, if it cannot be used, capital receipts or other alternative funding would be applied instead.
- 4.5 The Council expects to review its discretionary services in 2026/27. Should a property be impacted by these reviews or Council priorities change, capital works may be deferred until the outcome of reviews is known. Each year, the forthcoming annual programme will be reviewed by Financial Strategy Advisory Group through the annual capital budget setting process with proposals assessed against the agreed criteria, and the programme updated accordingly.

5 Risk Assessment

Legal or other duties

5.1 Equality Impact Assessment

5.1.1 None for the purposes of this report.

5.2 Crime & Disorder

5.2.1 None for the purposes of this report.

Community and Wellbeing Committee

13 January 2026

5.3 Safeguarding

5.3.1 None for the purposes of this report.

5.4 Dependencies

5.4.1 The schemes identified in section 3.4 exceed the current level of capital receipts available. They have been included as they were supported should the necessary funding be available. These schemes are therefore dependent upon the identification of a suitable funding source.

5.5 Other

5.5.1 None for the purposes of this report.

6 Financial Implications

6.1 Officers in the Projects Team have scheduled sufficient capacity to deliver the recommended schemes next year.

6.2 **Section 151 Officer's comments:** All financial comments have been included within the body of the report.

7 Legal Implications

7.1 **Legal Officer's comments:** None for the purposes of this report

8 Policies, Plans & Partnerships

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

- Effective Council.

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

8.3 **Climate & Environmental Impact of recommendations:** The schemes for replacing the heating systems at Epsom Playhouse and Bourne Hall, and the replacing of high level roof covering and insulation at Bourne Hall, would support delivery of objectives within the Climate Change Action Plan. Further detail of potential carbon savings is set out under each proposed scheme in Appendix 2.

8.4 **Sustainability Policy & Community Safety Implications:** None for the purposes of this report.

8.5 **Partnerships:** None for the purposes of this report.

8.6 **Local Government Reorganisation Implications:** LGR introduces a significant degree of uncertainty and transition risk that must be carefully considered in the management of the Council's capital programme.

Community and Wellbeing Committee

13 January 2026

9 Background papers

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

Previous reports:

- None.

Other papers:

- [Initial Capital Proposals – 2026/27, Financial Strategy Advisory Group, 26 September 2025.](#)
- [Final Capital Proposals – 2026/27, Financial Strategy Advisory Group, 21 November 2025.](#)
- Capital Strategy for agreement at Full Council in February 2026.