Full Council Committee

Date: 3rd March 2026
Report Author: Andrew Briggs – Head of Ops
Subject: Capital Refurbishment Programme – PWLB Monitoring Update

1. Purpose of Report

To provide Members with an updated position on:

- The Public Works Loan Board (PWLB) funded Capital Refurbishment Programme
- Expenditure to date
- Grant and EMR funding offsets
- Revised net borrowing utilisation
- Forward commitments

2. Background

The Council approved a £1.25m PWLB loan to deliver capital refurbishment works, allocated as:

- **£1,000,000 – Buildings, compliance and refurbishment works**
- **£250,000 – Play Area improvements**

3. Buildings (Nominal 4780)

Gross Expenditure to Date

Capital expenditure recorded totals:

£89,867.45

This includes:

- Penhill heating and plumbing works – £42,894.03
- Salix procurement and preparatory works – £9,000
- Virement:
    - Fire safety repairs
    - Roof works
    - Mechanical / Electrical
    - Compliance works

3.1 Funding Offsets – Buildings

Penhill Mechanical Works

A Football Foundation grant claim of £23,973.47 will offset the Penhill works.

Description	Amount (£)
Gross cost	42,894.03
Football Foundation offset	(23,973.47)
Net borrowing impact	**18,920.56**

Salix Heat Decarb Programme Costs

Salix payments recorded:

- £3,600.00
- £600.00
- £4,800

Total: **£9,000**

These costs are eligible for and have been (or in progress of being) recovered from Salix.

Description	Amount (£)
Salix costs	9,000.00
Salix grant offset	(9,000.00)
Net borrowing impact	**0.00**

3.2 Revised Net Buildings Position

Description	Amount (£)
Gross expenditure to date	89,867.45
Less Football Foundation	(23,973.47)
Less Salix grant	(9,000.00)
Net PWLB utilised	**56,893.98**

A journal transfer is required to offset this expenditure.

Remaining Buildings Budget

Original allocation: £1,000,000
Net utilised: £56,893.98

Remaining: £943,106.02

Net PWLB utilisation currently stands at £56,893.98, representing 5.7% of the approved £1,000,000 budget, leaving approximately 94.3% of the allocation remaining available for delivery of the wider capital programme.

4. Play Areas (Nominal 4790)

4.1 Gross Expenditure to Date

Capital expenditure recorded totals:

£112,088.44

Breakdown includes:

- Wicksteed Leisure equipment – £86,530.22
- Court Markings – £1,875.00
- Install Spring Rocker – £1,904.00
- Supply Zip Line – £16,102.00
- St Marks – £4,975.22

4.2 Ward Allowance EMR Contribution – Pembroke Garden

Members approved £56,530 would be funded from the Ward Allowance EMR toward the Pembroke Garden project.

Although the full gross cost has been charged to the 4790 capital code, a journal transfer from the EMR is required to offset this expenditure.

4.3 Revised Net Play Area Position

Description	Amount (£)
Gross spend to date	112,088.44
Less EMR contribution	(56,530.00)
Net PWLB utilised	**55,558.44**

Original allocation: £250,000
Net utilised: £55,558.44

Remaining: £194k

Following the EMR journal, only approximately 22% of the play area PWLB allocation has been utilised.

Projects at Alanbrooke & Barnum Court are in progress.

5. Planned Buildings Programme

The following major allocations are progressing through planning and procurement:

- Pavilion refurbishment – circa £360,000
- Fire door replacement programme – £65,000
- Patio and surfacing works – £40,000
- Salix heat decarbonisation works – £135,000 (subject to procurement outcome)
- Roof works – £100,000
- Compliance works (Fire / M&E / DMWCC) – £60,000
- PTCC / JMH Kitchens – £40,000
- Internal refurbishments – £35,000
- External refurbishments – £30,000
- Lift works – £25,000
- Carpark improvements – £60,000
- PTCC Hall floor replacement – £20,000
- Green Energy Improvements – £50,000

6. Total Planned Programme Value

The total indicative value of the above planned works is approximately:

£1,020,000

When combined with net PWLB expenditure already incurred to date of £56,893.98, total projected Buildings utilisation would be:

£1,076,893.98

This currently indicates a potential programme pressure of approximately **£76k** against the approved £1,000,000 Buildings allocation.

7. Programme Position & Mitigation

It is important to note that:

- Several of the above figures remain indicative and subject to procurement refinement.
- The Salix scheme remains subject to confirmation and may reduce overall borrowing exposure.
- External funding opportunities are being explored to support the Pavilion refurbishment, which would positively impact the programme should such funding be approved.
- Scope adjustments and phased delivery may reduce final outturn costs.

The projected pressure therefore represents a planning position rather than a confirmed overspend.

Officers will continue to:

- Seek external funding where available.
- Secure best value through procurement.
- Phase and prioritise works appropriately.
- Monitor running totals against the available budget.
- Keep Members fully informed as figures firm up through tender returns and funding decisions.

This approach will ensure that the programme remains financially controlled and aligned with the approved PWLB allocation.

8. Salix Programme Risk

The £135,000 Salix decarbonisation scheme remains subject to procurement and delivery deadlines (end of March).

Should the scheme not proceed:

- £135,000 borrowing capacity would be released
- Borrowing exposure would reduce
- Headroom would increase for other works

9. Overall Position

Category	Allocation	Net Utilised	Remaining
Buildings	£1,000,000	£61,693.98	£938,306.02
Play Areas	£250,000	£55,558.44	£194,441.56
Total PWLB	**£1,250,000**	**£117,252.42**	**£1,132,747.58**

This demonstrates that, after confirmed offsets:

- Borrowing exposure remains controlled.
- The programme is still in early delivery phase.
- Headroom remains available within the approved loan envelope.

10. Financial Governance

Officers will:

- Process necessary journals to reflect EMR and grant offsets.
- Continue phased delivery of projects.
- Monitor borrowing exposure against approved allocations.
- Present updated capital monitoring to future meetings.

Best value principles will continue to apply to all procurement.

11. Recommendation

Members are asked to:

1. **NOTE** the gross and net capital expenditure position.
2. **NOTE** the confirmed grant and EMR offsets reducing borrowing exposure.
3. **NOTE** the procurement risk relating to the Salix scheme.
4. **APPROVE** continued phased delivery of the Capital Refurbishment Programme subject to ongoing monitoring.