



CAPITAL PLAN

2018/2019

Published: Friday, 26 January 2018

1. Capital Plan

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Capital Plan Budget 2018/2019

Torbay Council's Capital Plan totals £329 million for the 4 year programme to 31 March 2021 with £135 million scheduled to be spent in 2017/18 and £138 million due to be spent in 2018/2019¹.

This document provides high-level information on the proposed capital expenditure and funding for 2018/2019 and is part of the total Plan. Shown against the targeted actions of the Council's Corporate Plan, it gives details of the capital schemes which have previously been approved by the Council. However, in some cases, it sets out funding which has been allocated to services but where specific schemes have not yet identified.

In accordance with Torbay Council's Constitution, the figures presented will form the approved capital budget for the coming year.

Appendix 1 provides financial information including the total cost and the expenditure to date of each scheme as well as details of how the Council is intending to fund each project.

¹ Capital Plan – Quarter 3 Monitoring Report - (Council, February 2018)

Targeted Action 1: Protecting children and giving them the best start in life

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2018/2019 Budget £000
Early Years – Ellacombe Academy Nursery	DFE grant funding to support the expansion of nursery places	Council 2 February 2017	746	250
Education Review Projects	This budget has been established from unallocated education capital funding to be used to support future projects.	n/a		200
New Paignton Primary School	A need for primary school places in Paignton. Site cost to be funded by Torbay with the expectation of DFE funding of the school construction.	Council 24 September 2015	509	480
Secondary School Places (Torquay Academy)	A need for secondary school places in Torquay was identified following consultation. This was agreed by the Council with Basic Need Funding being allocated.	Council – 24 September 2015	2,357	1,225
Special Provision Fund	A specific grant to make capital investments in provision for pupils with special educational needs and disabilities.	Council – 13 September 2017	500	166
Torbay School Relocation	The Council agreed the reallocation of £3m previously allocated to Children’s Services for the relocation of Torbay School. The decision was subsequently made to relocate Torbay School from its present site at Torquay Road, Paignton to the MyPlace facility in Paignton in order to better meet the needs of the young people attending this Special School.	Council – 26 February 2015 Chief Executive – 8 July 2016	2,800	2,600
Sub-total				4,921

Targeted Action 2: Working towards a more prosperous Torbay

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2018/2019 Budget £000
Claylands Redevelopment	Council-owned land at Claylands will be redeveloped using a combination of Council and Heart of the South West Local Enterprise Partnership funding. When fully developed the site will support approximately 350-400 jobs and will support the growth of the business rate base.	Council – 10 December 2015 Updated at Council – 19 October 2017	10,400	5,500
Edginswell Business Park	To purchase and develop for regeneration land at Edginswell.	Council 22 June 2017	6,620	3,620
Employment Space – Torbay Business Park	Investment at Torbay Business Park.	Council – 8 December 2016	6,644	1,000
Investment Fund = phase 1	This fund is provided to enable the Council to acquire properties. In addition, the fund will be used to increase the Council's business tax base by investing capital resources within Torbay to stimulate growth.	Council – 22 September 2016	50,000	0
Investment Fund = phase 2	Fund increased to £200 million. Purchases included in capital plan when purchased.	Council – 8 August 2017	150,000	79,456
Electronics and Photonics Innovation Centre (EPIC)	This is Phase Three of the Innovation Centre project which will support the electronics and photonics sector by providing office and clean room space for small start-up businesses.	Council – 26 February 2015	7,740	4,862
Oxen Cove Jetty	Proposal to construct a new landing jetty at Brixham Harbour	Council 19th October 2017	1,967	1,900
Oxen Cove – Shellfish Processing Facility	Proposal to construct a facility funded from external grant.	Council – 7 December 2017	400	300
South Devon Highway	The scheme is substantially complete but there are still other costs to be determined (including compensation claims) before the final cost of this major infrastructure improvement is known.	Council – 13 February 2008	20,224	1,000
Town Centre Regeneration	Council received a report in October 2017 proposing to borrow £25 million to support Town centre Regeneration	Council 19th October 2017	25,000	5,000
Edginswell Station	The Council successfully submitted a bid to the Local Transport Board for the creation of Edginswell station. The Government subsequently confirmed its funding to the Local Transport Board to support this scheme. As reported to Council in December 2016, the costs of this scheme are now higher and an additional bid to Government has been submitted to meet these.	Council – 4 September 2014 Updated at Council – 19 October 2017	4,010	0
Integrated Transport Schemes	Grant allocations from the Department for Transport for 2015/2016-2020/2021. The allocations are linked to the value of the planned maintenance backlog on the road network. The Council agreed to allocate these resources in line with Government intentions.	Council – 26 February 2015 Updated at Council – 13 September 2017	n/a	917
Roads Structural Maintenance			n/a	1,224
Torquay Gateway Road Improvements	The Council successfully submitted a bid to the Local Transport Board for improvements at Torquay Gateway. The Government subsequently confirmed its funding to the Local Transport Board to support this scheme with the Council approving a contribution to the scheme.	Council – 27 September 2014	2,925	1,732
Transport – Western Corridor	Strategic road enhancement funding from a range of resources including LEP funding and Integrated Transport funding.	Council 6 December 2013	10,603	3,494

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2018/2019 Budget £000
		Updated Council 13 September 2017 (ITB)		
Upton Place	To support the design and build of the student accommodation at Upton Place. The Council to enter into a 25 year full repairing and insuring lease.	Council 10 May 2017	14,200	10,000
Sub-total				120,005

Targeted Action 3: Promoting healthy lifestyles across Torbay

The proposed Capital Plan does not include any capital projects which specifically support this targeted action. However, the capital schemes set out against the other targeted actions will contribute towards a healthier Torbay be it through giving our children and young people the best start in life, promoting economic regeneration or protecting our natural environment.

Targeted Action 4: Ensuring Torbay remains an attractive and safe place to live and visit

Scheme Name	Description	Latest Approval	Estimated Scheme Cost £000	2018/2019 Budget £000
Princess Pier – Structural Repairs	Structural repairs to the superstructure alongside potential substructure repairs expected to be funded by the Environment Agency.	Council – 1 February 2012 Updated Council 13 September 2017	1,744	1,200
Paignton harbour Lights	To redevelop the Harbour Light building at Paignton harbour.	Council 22 June 2017	600	600
Parkwood Leisure Loan	Loan to Parkwood Leisure for investment projects to improve the building (Clennon Valley) , increase revenue generation, modernise and improve the facilities and improve customer satisfaction	Council 22 June 2017	1,700	1,000
Public Toilets – Modernisation	Three year programme to modernise a number of public toilets over a three year period funded from savings from a new contractor	Council 7 December 2017	1,032	532
Sub-total				3,332

Targeted Action 5: Protecting and supporting vulnerable adults

Scheme Name	Description	Latest Approval	Estimated Scheme Cost £000	2018/2019 Budget £000
Affordable Housing	This is the capital resource set aside for affordable housing awaiting allocation to specific schemes. This is mainly funded from Right to Buy receipts, Section 106 contributions and housing grants. The Council agreed that these resources should be ring fenced for affordable housing.	Council – October 2016	2,624	1,430
Empty Homes Scheme	An “invest to save” scheme to bring empty homes back into use to be funded from New Homes Bonus grant.	Council – 8 December 2011	500	457
Private Sector Renewal	Residual of pre 2010 Housing Grant which is currently unallocated.	n/a	n/a	113
Torbay Housing Company Loan	To facilitate the work of the Housing Rental Company, in the form of a loan for a capital purpose	Council 20 July 2017	25,000	5,000
Sub-total				7,000

All targeted actions: Corporate Support

Scheme Name	Description	Approved	Estimated Scheme Cost £000	2018/2019 Budget £000
Corporate IT Developments	A budget to fund essential IT replacement over four years.	Council – 25 February 2016	1,000	299
Essential Capital Repair Works	A budget to fund essential capital repair works over four years. The Executive Head – Business Services is authorised to make allocations from this fund to specific schemes.	Council – 25 February 2016	2,625	1,400
Enhancement of Development Sites	To invest in assets to increase value prior to sale.	Council 8 December 2011	299	150
Flexible use of Capital Receipts	Use of capital receipts to fund costs of service reform (such as transformation costs).	Council 23 February 2017	600	300
Office Rationalisation Project	To fund conversion of improved office accommodation, essential renovation in Council office accommodation allowing for more agile and flexible working.	n/a	700	200
General Capital Contingency	This is capital provision which is set aside to cover urgent, unavoidable additional capital costs where alternative funding is unavailable. This is approximately 0.5% of the current four year capital plan. It should be noted that all capital projects should have contingencies within the individual project costs.	n/a	631	631
Sub-total				2,980

CAPITAL PLAN - RESERVE LIST DECEMBER 2017

Capital Scheme	Ref.	Main Funder	Cost to Council £m
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Protecting Children

PARIS replacement - social care case management	100	TC	0.500
Funding for primary school places in Paignton (beyond existng	101	TC	tbc

Prosperous Torbay

Town Centres Master plans – (beyond £25m allocation)	200	TC	tbc
Brixham Town Centre redevelopment	201	TC	tbc
Multi Storey Car Parks R&M Backlog	202	TC	3.200
Freshwater Car Park expansion	203	TC	tbc
Loan to TDA for Regeneration and Commercial Investment	204	TC	25.000
Riviera Centre - R&M backlog	205	TC	1.000

Healthy Lifestyles

none	300		
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Attractive and Safe Place

Torre Abbey Mansion Phase Three - match funding	401	EH	1.000
Backlog Transport Infrastructure R&M	402	TC	11.000
Environment Agency Schemes - match funding - various	403	EA	tbc
Backlog Property Assets R&M	404	TC	22.000
Princess & Haldon Piers structural repair	405	TC	4.600
TOR2 Asset buyback at end of contract/future waste solutions	406	TC	tbc
Car Park Fencing replacement	407	TC	0.062
Cockington Court - R&M backlog	408	TC	0.700
Willows Sport Pitches improvements	409	TC	0.500
Princess Theatre Investment	410	AC	1.000
Illumination (Festoon lighting) Replacement - phase 2	411	TC	0.072
Oldway Mansion - Future Use of Asset	412	TC	tbc
Torquay Harbourside, Option 1 (Public Realm)	413	TC	0.350
Torquay Harbourside, Option 2 (Extend Torquay Harbour)	414	TC	4.000
Torquay Harbourside, Option 3 (New Torquay Harbour)	415	TC	7.000

Vulnerable Adults

Affordable Housing - via Housing Company (beyond £25m allocation)	500	TC	tbc
Extra Care Housing	501	TC	tbc

Note:

Structural Highways and Integrated Transport schemes as per specific planning documents for both these functions