

Tuesday, 01 March 2022

## **OVERVIEW AND SCRUTINY BOARD**

A meeting of **Overview and Scrutiny Board** will be held on

**Wednesday, 9 March 2022**

commencing at **5.30 pm**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,  
Torquay, TQ1 3DR

### **Members of the Board**

Councillor Douglas-Dunbar (Chairwoman)

Councillor Atiya-Alla  
Councillor Barrand  
Councillor Brown  
Councillor Bye (Vice-Chair)

Councillor Mandy Darling  
Councillor Foster  
Councillor Kennedy  
Councillor Loxton

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# OVERVIEW AND SCRUTINY BOARD AGENDA

## 1. Apologies

To receive apologies for absence, including notifications of any changes to the membership of the Board.

## 2. Minutes

To confirm as a correct record the minutes of the meeting of the Board held on 9 February 2022.

(Pages 4 - 6)

## 3. Declarations of Interest

a) To receive declarations of non pecuniary interests in respect of items on this agenda

**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

**(Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

## 4. Urgent Items

To consider any other items that the Chairman decides are urgent.

## 5. Review of Torbay's Housing Crisis

To agree the final report of the Torbay's Housing Crisis Review for submission to the Cabinet on 22 March 2022.

(Pages 7 - 14)

## 6. Budget Monitoring Quarter 3 2021/22

To consider the submitted report which sets out the Quarter 3 revenue and capital budget monitoring for 2021/2022 and to make any recommendations to the Cabinet.

(Pages 15 - 40)

## Meeting Attendance

Whilst national Covid-19 restrictions were lifted on 19 July 2021, Torbay Council has taken the decision to continue operating in a Covid-19 secure manner in order to protect staff and visitors entering Council buildings and to help reduce the spread of Covid-

19 in Torbay. This includes social distancing and other protective measures (e.g. wearing a face covering (unless exempt), signing in and using hand sanitiser). Our public meetings will continue to operate with social distancing measures in place and as such there are limited numbers that can access our meeting rooms. Also, to help prevent the spread of the virus, anyone attending meetings is asked to take Covid lateral flow test the evening before - if you have a positive test result please follow the Government's guidelines and do not attend the meeting.

If you wish to attend a public meeting please contact us to confirm arrangements for your attendance.

## **Minutes of the Overview and Scrutiny Board**

**9 February 2022**

**-: Present :-**

Councillor Douglas-Dunbar (Chairwoman)

Councillors Barrand, Brown, Bye (Vice-Chair), Mandy Darling, Dudley, Foster and Loxton

(Also in attendance: Councillors Brooks, Chris Lewis and David Thomas)

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### **41. Apologies**

It was reported that, in accordance with the wishes of the Liberal Democrat Group, the membership of the Board had been amended to include Councillor Dudley in place of Councillor Atiya-Alla. Apologies for absence were also received from Councillor Kennedy and Councillors Steve Darling, Cowell and Stockman.

### **42. Minutes**

The minutes of the meeting of the Board held on 27 January 2022 were confirmed as a correct record and signed by the Chairwoman.

### **43. NHS Long Term Plan for Devon**

Liz Davenport, Chief Executive of Torbay and South Devon NHS Foundation Trust, Rob Dyer, Clinical Advisor for the Devon Integrated Care System and Simon Tapley, Deputy Chief Executive of NHS Devon Clinical Commissioning Group & Devon Integrated Care System provided an update on the progress of NHS Long Term Plan for Devon and responded to questions in respect of the following:

- How would they ensure that the proposed changes would have the affect they need to and ensure that patients receive the care that they need.
- What were the timescales for the projects within the NHS Long Term Plan.
- What was meant by masterclass and who would be invite to them.
- The report suggests that you would work with a Joint Overview and Scrutiny Committee for Torbay, Plymouth and Devon on all workstreams, how do you intend to ensure that you involve Torbay in local and placed based issues.
- How often would you expect the proposed Joint Committee to meet.
- How would you ensure that all Councillors were kept informed so that they could help share information with their constituents on any proposed changes.

- How would you ensure effective engagement with all sectors of the community.
- How would you help people to feel confident that instead of going to the GP or Hospital there were other solutions that would be right for them.
- How would you ensure the voice of the child and their carers and family were taken into account.
- How confident was the ICO that working across a larger scale those who need to would fully engage and 'not be masters of their own castle'.
- A number of community hubs were proposed has any decision been made on their location.
- People have problems accessing their GP and not all people find the E-Consult process user-friendly, how do we make it easier for people to navigate the available options. (Members were requested to share any specific examples of GP surgeries where residents were unable to access services for this to be investigated further.)
- A lot of people were still waiting for surgery, with the new proposals would patients still be referred to specialist departments for treatment.
- New models of care were being developed, what was being done to ensure that they would be appropriately staffed.
- Up to 40% of people in the Emergency Department (ED) could have been dealt with in different ways e.g. through use of Minor Injury Units (MIUs) using app technology, how do we make people aware of these options to encourage greater take up and reduce the numbers going to the ED.
- Has consideration been given to changing the opening times of the MIU from 8.00 am to 8.00 pm to allow longer opening times on a Friday and Saturday night.
- It had previously been proposed to open a new Health and Wellbeing Centre in Paignton, what progress has been made and how were those services currently being delivered.
- What action was being taken to free up bed space and increase capacity within the Emergency Department and on the wards to increase throughput and enable more patients to be discharged to appropriate settings for their future care.
- How often would you expect to come back to the Board in respect of the projects within the NHS Long Term Plan.

Arising from the questions in connection with freeing up bed space, Members raised concern regarding the number of ambulances waiting outside the Emergency Department and requested the Democratic Services Team Leader to write to the South Western Ambulance Services NHS Trust (SWASFT) to ask them to provide a written statement to the Board on the actions they were taking to reduce the number of ambulances waiting to discharge patients at Torbay Hospital.

Resolved:

1. that the Overview and Scrutiny Board supports the principle of development of a Joint Committee with Torbay, Devon and Plymouth so that Long Term Plan work that crosses Local Authority boundaries can be considered and

scrutinised collectively by each of the Scrutiny Committees in the county;  
and

2. that the Overview and Scrutiny Board supports the use of masterclass sessions to undertake a deep dive on the projects within the NHS Long Term Plan to allow focussed time and detailed scrutiny of the data informing the way forward.

Chairwoman

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### **Review of Torbay's Housing Crisis – Report of the Overview and Scrutiny Board**

#### **Report to Cabinet on 22 March 2022**

#### **1. Background**

1.1 The Panel met on 27 September, 21 October, 23 November, 12 December 2021 and 17 January 2022 to consider the issues impacting on Torbay's housing crisis and explore what action was being taken to address the following key areas:

- shortage of temporary accommodation;
- implications of short term leases;
- social and affordable housing and the work of TorVista Homes;
- empty properties;
- general housing supply; and
- the work of the Strategic Housing Board.

This linked to the following Thriving People Priority Actions:

- Deliver and update our Housing Strategy Action Plan, including working with developers to encourage sites to be brought forward, to ensure a five-year housing land supply, thereby protecting our green spaces.
- Continue to work to enable work to start on stalled development sites across Torbay.
- Develop a sufficiency strategy approach to reduce the need for temporary accommodation.
- Working with Registered Providers across Torbay, facilitate the availability of social and affordable accommodation to enable people to move on from temporary accommodation including 'next steps' accommodation.

1.2 The Review Panel comprised Councillors Barnby, Brown, Mandy Darling, Douglas-Dunbar, Foster, Johns, Kennedy and O'Dwyer and was Chaired by Councillor Foster (Councillors Dart and Dudley also took part in the review as substitutes for Councillors Johns and Mandy Darling). The following external advisors also attended the meetings and contributed towards the review:

- Alistair Allender, Independent Chairman of the Strategic Housing Board;
- Steve Barriball and Tom Godwin, Citizens Advice; and

- Stuart Bakewell, Shekinah.

Karen Jemmett a member of the public also attended the meetings and contributed to the discussions.

1.3 The background papers to the Review can be found at <https://www.torbay.gov.uk/DemocraticServices/ieListMeetings.aspx?CommitteeId=1880>.

1.4 Key documents considered by the Panel included:

- Torbay's Housing Crisis Review Scope and Timeline;
- Housing Strategy 2020-2025;
- Housing Delivery Plan 2020 Original;
- Torbay Housing Strategy Delivery Plan Update September 2021 V2;
- Strategic Housing Board Service Area Housing Need in Torbay – Housing and Economic Needs Assessment (HENA);
- Torbay Temporary Accommodation Needs Analysis 2021;
- Overview of the homelessness legislation;
- Summary of Devon Home Choice Data;
- Housing Status at time of joining the waiting list;
- Key Lines of Enquiry and Responses;
- Data on empty properties and second homes;
- Housing and care experienced young people;
- Housing Need Presentation;
- Updated Empty Homes Data;
- Breakdown of age profile of people in temporary accommodation and options for mobile solutions for food and laundry facilities to help people in temporary accommodation;
- Revised Torbay's Housing Crisis Review Scope and Timeline Updated 211021;
- Representation from member of the public, Karen Jemmett;
- Presentation on work of TorVista Homes; and
- Update on Key Lines of Enquiry – Rightsizing Project.

## 2. Key Findings

2.1 **The work of the Strategic Housing Board.** Alistair Allender, Independent Chairman of the Strategic Housing Board provided the background to the establishment of the Strategic Housing Board which had an overview of four priorities linked to the Housing Strategy, namely supply and delivery of new housing; availability; homelessness; and quality and environmental sustainability. The Board helped to provide leadership and challenge around housing and who owns what, what officers were doing and holding them to account to deliver the emerging action plans and helping to translate strategy into operational plans.

2.2 The Panel recognised the key role of the Strategic Housing Board in helping to address the housing crisis and work with key partners to drive forward more housing, particularly affordable and social housing in Torbay.



- 2.3 **Housing Market and Temporary Accommodation.** Torbay's Housing market comprised of 68% owner/occupier, 24% private rented sector and 8% social rented sector. There was a heavy reliance on the private rented sector for lower income households with nearly 60% of them in receipt of housing benefit. Torbay also had a higher number of empty properties compared to our statistical neighbours (as of October 2021 892 dwellings in Torbay were empty for longer than 6 months). Members discussed the need to explore ways to bring more empty properties back into use but acknowledged that it was very resource intensive and may only result in a small number of properties being brought back into use. An Empty Homes Policy and Action Plan is currently being developed and officers were requested to consider the views expressed by this Panel as part of this work. High rents and a limited supply of good quality affordable housing made finding suitable housing difficult for many individuals and households and there was a need to take action to help address this issue.
- 2.4 Members had regard to the Councils duties, powers and obligations in respect of people who were homeless or threatened to be homeless and the work and policies which supported this. The main reason for people losing settled accommodation was due to loss of rented accommodation or being asked to leave by friends and family accounting for up to 50% of cases for the last three years. The next highest reason was due to domestic abuse and then a lower number who had breakdowns in their relationships. Prior to the Covid-19 pandemic there had been a 20% increase in the number of families requiring temporary housing, in 2021 this raised to 33%.
- 2.5 The Panel heard from a resident who had been through the temporary accommodation process with her 8 year old daughter and partner, as a result of increased rent not enabling them to secure a home through the private rented sector and having to use the Devon Home Choice to find suitable accommodation. Members noted how the Devon Home Choice banding system worked and suggested that options should be explored to enable more flexibility and priority within the banding system for care leavers and to enable housing swaps so that people no longer needing larger homes could swap with someone who needed a larger home but lived in a smaller home without having to go back on the waiting list. The Council uses Devon Home Choice for its social housing with approximately 1,450 households on the waiting list with around 200 households allocated each year, leaving a large shortfall in supply.
- 2.6 The Panel noted the increase in level of un-affordability of housing due to increases in rents and more people opting to use their properties for Airbnb or holiday lets, reducing the supply available for local people to rent all year round. The Local Housing Allowance rates which people with low income were able to claim for housing in Torbay left a shortfall of between £36-£136 per calendar month for a 1 bedroom property, to between £72-£672 per calendar month for a 4 bedroom property. The rates were set by the Government and Local Valuation Office but do not consider the high rents in Torbay
- 2.7 The Panel welcomed the new contract procurement timetable for temporary accommodation and were satisfied that this would help bring down costs and alleviate pressure to rely on bed and breakfast and hotels to provide the

emergency temporary accommodation required by some of our residents. This would need to be kept under review and consideration may need to be given in the future to the Council buying and owning their own temporary accommodation units. However, more permanent accommodation was required to enable people to move on quicker from temporary accommodation into suitable permanent accommodation.

- 2.8 Members also discussed in detail the housing needs and current provision for care leavers, young people, older people and those who required additional support through the Care Act and the lack of appropriate accommodation available to support them, where possible to live independently. They felt that this could be addressed by building or procuring more varied types of accommodation, extra care, supported living, sheltered accommodation, etc. with a mix of tenure to help develop a sense of community and support each other, as well as appropriate on-site support where necessary. Care would also need to be taken to ensure that vulnerable adults and young people were protected and safeguarded from any potential harm. A joined up and partnership approach was required to make it easier for people to access the right level of support to help them secure the accommodation that best meets their needs and to help them to remain in that accommodation.
- 2.9 The Council had a statutory duty as Corporate Parents to support care leavers and the Panel and the Children and Young People's Overview and Scrutiny Board were concerned about the lack of suitable available accommodation for care leavers. They welcomed exploring opportunities such as the guarantor scheme for care leavers, support around deposits for care leavers, working with their foster families for special guardianship which offered greater permanence for the young people, giving care leavers higher priority for accessing rented accommodation and developments brought forward by TorVista Homes.
- 2.10 **Housing Supply and Future Need.** Members received a presentation which provided an overview of the issues in Torbay in respect of housing and land supply. There were different methods used to calculate the requirements and targets expected by the Government. On 18 February 2021 the Cabinet recognised that the standard methodology was the Government's expected approach to calculating housing need, although they also noted concerns about this method. This meant that Torbay needed around 560-600 new homes a year, this included affordable homes. The Council's Policy required 30% affordable housing on larger developments to be affordable homes or a Section 106 contribution towards the provision of affordable housing to be built off-site. This was in the context of house prices increasing by 32% over the last 10 years and many households being on low wages and therefore the need for many more affordable homes.
- 2.11 The Local Plan and its sub-policies identified areas for housing development across Torbay. The Council consulted on the following five different options for areas for housing growth to inform an update of the Local Plan between 10 January and 28 February 2022 (the Panel noted that the initial feedback from this consultation would be considered at the Overview and Scrutiny Board on 9 March 2022):

**Option 1: No further greenfield allocation beyond already allocated or approved sites.** This was estimated to provide between 190-250 dwellings a year.

**Option 2: Limited further greenfield development.** As per option 1 plus a limited number of greenfield sites deemed as having relatively minor constraints. This was estimated to provide between 250/300 dwellings a year.

**Option 3: One or two further urban extensions.** As per option 2 plus one or two further urban extensions. Several possible “sub-options” for the location of the potential urban extension exist. However, further expansion at the west of Paignton appears to be the most likely area. This option was estimated to provide between 320/380 dwellings a year.

**Option 4: All sites that have not been ruled out in principle.** This includes sites which have significant environmental constraints. This option could provide between 470/500 dwellings a year.

**Option 5: Meeting full needs (as required by Government).** To achieve a growth rate of around 600 dwellings per year, all sites including many rejected by the HELAA as unsuitable for development would need to be allocated.

- 2.12 Members acknowledged the need for large numbers of new housing, particularly affordable housing and suggested the merit of enabling more development on brown field sites and maximising density on brown field sites and greenfield sites to reduce the need to develop on other greenfield sites to ensure their protection and help the environment. Members also supported the development of good quality sustainable development to reduce carbon emissions but acknowledged the additional costs involved.
- 2.13 The Panel was concerned about the standards of some of the private rented accommodation and that some people were using their properties for holiday accommodation rather than residential use and these properties were not always registered as commercial premises, whereby different rates and waste collection rules applied. The Council had designated tourism areas with many of the premises no longer being commercially viable, options could be explored to review the Principal Holiday Accommodation Areas to see if it would be appropriate to allow some bed and breakfast or hotel accommodation to be converted back to residential use to increase the supply. Members noted that the Government intended in future to require homeowners of holiday accommodation to prove that they were available to rent for at least 70 days per year. Whilst the change to Business Rates and Council Tax would not come into force until April 2023, it does require properties to have been available for let for short periods totalling at least 140 days and actually let for at least 70 days during the previous 12 months. Members noted the lack of resource available to investigate such issues across the Council and felt that this should be explored further.
- 2.14 Members had regard to the new South Devon Highway and how this had provided more opportunity for people to live in Torbay and work outside and vice-versa, which meant that the Council should also be looking at areas along the South Devon Highway as potential areas to help meet our housing

need. The Council had a statutory duty to work with Neighbouring Authorities and Members encouraged more work to be done in this regard.

2.15 The Panel also encouraged more exploration of innovative housing solutions such as the housing pods that had been used to provide quick affordable units of accommodation and how the Council could potentially utilise some of its own land for this type of initiative.

2.16 **TorVista Homes and Social Housing Providers.** TorVista Homes was set up by the Council as a Registered Provider to help meet the strategic housing needs facing Torbay. It received Register Provider and Investment Partner status in March 2021 and proposed to deliver 300 homes over the next 4 to 5 years. Projects delivered so far included the delivery of 14 units of accommodation through the Next Steps Accommodation Programme (NSAP) to deliver homes for rough sleepers and investment in an additional 9 for general needs. The following projects were also being progressed:

- 90 units of predominately 1 bed extra care accommodation on the site of the Crossways shopping centre for social rent;
- 2 bed units for affordable rent at the junction of Tweenaway Cross;
- 23 units (mostly 1 bed) for affordable rent in Brixham with priority going to households downsizing from larger affordable stock in Brixham;
- 75 - 1 and 2 bed units of extra care housing for social rent at Torre Marine;
- 7 units for affordable rent on the site of 51-53 Totnes Road;
- Preston Down Road development; and
- Affordable housing allocated as part of the Collaton St Mary development proposals.

2.17 Members welcomed the work and ambitions of TorVista Homes but noted that most of the developments would not be delivered in the next 6 to 12 months which still left a need for other options to be pursued at pace to bring forward more new affordable homes such as the Rightsizing Project currently being explored as one way to help people to downsize to smaller properties when they no longer required a larger property, working with developers to build properties with planning permission and trying to bring more empty homes back into use.

### 3. Conclusion

3.1 The Panel reflected and debated the information provided to them, both in writing and orally and concluded that whilst a lot of work was being done to bring forward new housing across the Council, through TorVista Homes, with registered providers and addressing the shortage of temporary accommodation through the new contract being procured in early 2022, more partnership working, resource and pace was needed to help our residents in the short to medium term as well as longer term planning to ensure that we meet Torbay's future housing needs, especially in light of the high costs of accommodation and increase in household costs as a result of large increases in energy and other costs. Greater communication was also required to let residents know what was happening both in their areas and

across the whole of Torbay and what support there was to help them with their housing needs.

3.2 The Panel thanked the external advisors and member of the public for their valued contribution towards the review.

3.3 The Panel formed the following recommendations to the Cabinet, which was approved by the Overview and Scrutiny Board on 9 March 2022. On being put to the vote, the motion was declared carried unanimously.

#### 4. Recommendations:

That the Cabinet be recommended:

1. to request officers to lobby the Government and Valuation Office in-year providing the evidence base to demonstrate the huge increase in cost of rent in order to request that the Local Housing Allowance is increased in-year and going forward (consideration to be given if other areas having a similar position to us and joining up with them);
2. to consider paying private landlords more than the standard one month deposit (normally the equivalent to one month's rent) to encourage them to rent properties to care experienced young people to give them more confidence they will not be left out of pocket once the young person has moved on;
3. to request that officers progress the Rightsizing Project as a priority to explore appropriate incentives and support to make it easier and encourage people living in accommodation that is too large for their need to downsize to free up the accommodation for larger families, working across all Registered Housing Providers and Devon Home Choice to maximise the use of suitable housing stock within Torbay;
4. to request that provision of new accommodation for care experienced young people should be a priority for TorVista Homes and other registered housing providers;
5. to explore options to enable more care experienced young people to remain longer term with their foster carers;
6. to explore options for Banding in Devon Home Choice to see if care experienced young people can be given a higher priority and what processes are in place;
7. that a dedicated resource should be appointed to carry out appropriate enforcement on poor standards of accommodation and to bring empty properties back into use and an additional resource should be appointed to chase developers to progress sites which are not coming forward but have received planning permission; this is all linked to the establishment of the housing enabling role in-house (**Note: this recommendation has been included as one of the recommendations from the Priorities & Resources Panel review of the Revenue and Capital Budget 2022/2023.**);

8. to explore how the Council will resource the investigative work required from April 2022 to confirm the availability and actual short-term letting of residential properties (holiday lets/Airbnb) linked to the changes in Council Tax and Business Rates coming into force from April 2023 which requires proof over the previous 12 months to ensure that the appropriate taxes are collected from the owners of these properties;
9. to request that officers provide more regular communication to raise awareness of what the Council is doing to address the housing crisis and to highlight the options and support available to local residents and improve engagement and support to community housing groups;
10. to request that officers look at good practice from other local authorities when refreshing the Affordable Housing Supplementary Planning Document (SPD) to see how we can encourage the development of more larger family homes, single units, units for care experienced young people or units to assist adults with a disability to live independently;
11. to request that officers be encouraged to be more creative to make best use of sites to ensure that they are maximised, including considering greater density and higher developments and to review relevant Policies, where necessary, to enable this to be acceptable within our Policies; and to undertake a structured review of policies which have an impact on housing delivery to ensure that there are (a) no irrelevant/old policies, (b) no elements of policy which conflict with each other e.g. not several top priorities, (c) no policies which are too detailed and indirectly make development stagnate, and (d) whether policies encourage development;
12. to request officers to be more robust in challenging developers to ensure that they are maximising the development potential of the site and providing sufficient affordable housing either within the development or via Section 106 contributions and to use experienced professionals to challenge developers assumptions and to follow up on outcomes with clawback mechanisms; and
13. to identify a named person to take forward the actions arising from the recommendations of the Board.

That the Overview and Scrutiny Board be recommended:

1. That the Torbay's Housing Crisis Review Panel reconvenes six months after the Cabinet has considered this report and reviews the implementation of the Cabinet's response to the recommendations of the review.

# Agenda Item 6

## **TORBAY COUNCIL**

**Meeting:** Overview & Scrutiny Board

**Date:** 9 March 2022

Cabinet

22 March 2022

Council

N/A

**Wards Affected:** All Wards

**Report Title:** Budget Monitoring 2021/22 – Period 10 (April – January) Revenue Outturn Forecast & Quarter 3 (Period 9, to December) Capital Outturn Forecast

**Is the decision a key decision?** No

**When does the decision need to be implemented?** N/A

**Cabinet Lead Contact Details:** Darren Cowell, Cabinet Member for Finance  
[Darren.cowell@torbay.gov.uk](mailto:Darren.cowell@torbay.gov.uk)

**Supporting Officer Contact Details:** Sean Cremer, Deputy Head of Finance  
[Sean.Cremer@Torbay.gov.uk](mailto:Sean.Cremer@Torbay.gov.uk), 01803 20 7553

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### 1. Purpose and Introduction

- 1.1. This report provides a high-level budget summary of the Council's revenue and capital position for the financial year 2021/22 which commenced on 1<sup>st</sup> April 2021. This report is based on the budget and forecast revenue spend as at 31<sup>st</sup> January 2022 and Capital budget and forecast spend as at 31<sup>st</sup> December 2021.
- 1.2. Whilst the majority of the Covid-19 restrictions have now been lifted, the financial impact of the health pandemic remains a significant risk to the Council's finances. So far 2021/22 continues to see continued high demand for frontline services as well as advocacy and support in response to the impact on individuals and households.
- 1.3. As at Quarter 3 the Revenue budget shows a slight overspend of £0.02m which represents a variance of 0.02% against the 2021/22 budget. This shows an improved position since the Quarter 2 report.
- 1.4. The Capital Plan budget totals £282m for the 4 year programme, with £43m currently scheduled to be spent in 2021/22, including £18m on a number of Regeneration projects and £5m on major Transport schemes. At this point (31 Dec 2021) the Capital Plan now requires £6.6m from new capital receipts and capital contributions over the life of the Plan in order to be able to deliver all that is planned.

## **2. Recommendation (s) / Proposed Decision**

### **Recommendations for Overview & Scrutiny Board**

- 2.1. That the Overview & Scrutiny Board notes the latest position for the Council's revenue outturn position and mitigating action identified and make any comments and/or recommendations to the Cabinet.
- 2.2. That the Overview & Scrutiny Board notes the latest position for the Council's Capital outturn position and make any comments and/or recommendations to the Cabinet.

### **Recommendation for Cabinet**

- 2.3. That Cabinet notes the report.

## **3. 2021/22 Budget Summary Position**

- 3.1. Overall Torbay is still seeing the continued financial impact of Covid-19. The impact is both directly and indirectly on the Council's income and expenditure in the year.
- 3.2. Despite the continued uncertainty of the Covid-19 financial impact the approved budget set by the Council in for 2021/22 appears to have effectively reallocated resources to meet the cost pressures faced. As a result, there is a very small forecast variance of 0.02%. This demonstrates that, based on current levels of activity, additional funding for pressures such as the provision of Temporary Accommodation and the impact on Collection fund are sufficient to effectively meet the pressures and challenges anticipated for 2021/22.
- 3.3. However, there are a number of areas upon which officers remain focussed and are closely monitoring given their potential impact:
  - 3.3.1. The continued costs of Covid-19 response including local test, track and trace work alongside the work to support communities and businesses in response to outbreaks.
  - 3.3.2. Variations to income, including car parking and collection fund where the changes to the behaviour of individuals and households affects key funding for local service delivery.
  - 3.3.3. The improvement journey within Children's Services which remains crucial to the Council's medium term financial stability.
  - 3.3.4. The effective deployment of carried forward or one-off funds which are being deployed as part of the Council's recovery. In a number of areas such as Housing, the use of these funds is imperative to ensure the reduction of long term costs as well as providing a pathway to balance the 2022/23 budget.
- 3.4. The areas above are expected to remain a prominent feature of the 2022/23 budget monitoring.



## **Collection Fund**

- 3.2. The establishment of a Collection Fund reserve formed part of the Budget 2021/22 was established in order to meet the future impact of carrying forward the shortfall from 2020/21. This reserve funds the 2020/21 impact of the shortfall for the period 2020/21 – 2023/24.
- 3.3. So far 2021/22 monitoring seems to be in line with forecast collection levels, namely a 2% reduction on pre Covid-19 collection rates.
- 3.4. The impact of the rising cost of living, inflation and utility prices increases may impact negatively on collection rates in 2022/23.
- 3.5. Revised NNDR bills incorporating the new 2021/22 reliefs were issued at the start of the year. There is also a new Covid-19 Additional Relief Fund which will provide rate relief to businesses that so far have not qualified for the other mandatory rate relief schemes.

## **4. Grant Support**

- 4.1. During 2021/22 there are two key schemes which continue to provide funding to offset increased expenditure and income losses. This support has been received through un-ring-fenced grants as well as the income reimbursement scheme.
- 4.2. The un-ringfenced grant funding of £4.1m was included in the approved 2021/22 budget.
- 4.3. The Sales Fees & Charges reimbursement scheme which ran until the end of June 2021 will provide £0.2m of funding.
- 4.4. In addition to the un-ring fenced grants and the Income reimbursement Grant, Central Government have issued a number of other grants related to Covid-19.

## **5. Wholly owned companies**

- 5.1. This section contains an overview of the financial position for the Council's wholly owned companies.
- 5.2. SWISCo which has now been trading for over a year, remains under financial pressure. Day-to-day staffing levels have also been significantly impacted by covid cases, the need for staff to self-isolate as a result of being "pinged" or close-contacts of someone who has tested positive for Covid-19.
- 5.3. A Summer response strategy working group which is made up of partners from across Torbay have been working together to prepare for the 2022 Visitor season.
- 5.4. As part of the 2021/22 budget additional financial support was approved for SWISCo totalling £1.2m. The Council has received a request for additional support of £0.6m which will be required in-year during 2021/22.
- 5.5. TDA group are expected to report a surplus for 2021/22, although within that position Torvista will continue to incur losses until it increases its number of properties and its rental income.

5.6. More detailed financial reporting about the Council's Wholly owned Companies will be presented to Audit Committee on a regular basis.

## **6. Statement of Accounts – 2020/21**

- 6.1. The Council's auditors, Grant Thornton, presented their Audit Findings for Torbay Council at the Audit Committee on 6<sup>th</sup> December 2021. Grant Thornton advised that by the Government's Statutory deadline of September only 30% of audits were signed off increasing to 40% in November 2021. This was partly due to lack of capacity in the market and the increase in the amount of work required for external audit compared to two years ago by between 30% to 50%. The representative from Grant Thornton advised the final Report would be issued in the New Year.
- 6.2. The protracted statement of accounts process has put significant pressure on the finance team. For whom the majority of the last year have been working concurrently on 2020/21, 2022/22 and 2022/23 financial years.

## 7. Service Budgets

- 7.1. The table below contains the forecast spend for the financial year 2021/22. The reporting hierarchy reflects the current Senior Leadership Team (SLT) Structure.

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Adult Services	44,460	44,560	99	(33)
Executive	3,120	3,107	(13)	(258)
Children's Services	45,493	45,493	0	0
Corporate Services	5,867	6,909	1,042	154
Finance	(9,215)	(10,733)	(1,518)	(470)
Investment Portfolio	(4,639)	(4,639)	(0)	(0)
Place	20,738	21,151	413	(211)
Public Health	9,825	9,825	0	0
<b>Total</b>	<b>115,650</b>	<b>115,673</b>	<b>23</b>	<b>(817)</b>

- 7.2. The Overall council position shows an improvement of £0.8m resulting in an overspend of £0.02m (0.02%). More information on the service variances is contained below.

### 7.3. **Adult Services**

- 7.4. The Director for Adults Services, now covers the three service areas shown below.

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Adult Social Care	41,519	41,356	(163)	(87)
Community Services	2,493	2,682	189	54
Customer Services	449	522	73	0
<b>Total</b>	<b>44,460</b>	<b>44,560</b>	<b>99</b>	<b>(33)</b>

- 7.5. Overall Adults Services directorate shows a slight overspend representing 0.22% of the budget.
- 7.6. Within Adult Social Care the majority of spend is against a fixed price financial arrangement (contract) for the delivery of services provided by the Integrated Care Organisation (ICO). There is a slight underspend in Local Authority contracted activities.
- 7.7. The current financial arrangement with the ICO is due for renewal on 1st April 2023. Collaborative work is underway between Council & NHS colleagues on the Adult

Social Care Improvement Plan (ASCIP). This includes attendance at a fortnightly budget oversight meetings.

- 7.8. The ICO has experience severe operational challenges this year and some savings activities have been delayed due to covid. However, the ASC Improvement Plan has delivered £2.3million of a target of £2million this year. The overall ASC budget remains overspent due to the rapidly increasing cost of care, the increasing volume of demand and the requirement to discharge people quickly from hospital into a supply based severely reduced by Covid. This overspend is significant, but included in the financial arrangements, thus there is no impact on the Council budget. However, Members should be aware of the financial position of this key partner, delivering a statutory council service.
- 7.9. The Joint Community Equipment Store (JCES) is forecasting an overspend of £763k which is split equally between each of the three partners, CCG, ICO and Torbay Council. As a result, there is no impact to the Council's General Fund.
- 7.10. Community Services has a shortfall on income. This represents the continued impact of Covid-19 on income generating activity within the service including Licensing and the Environmental crime team.
- 7.11. Following the investment of an additional £1m to meet additional demand for Temporary Accommodation, this service is forecast to be on budget. This position is monitored fortnightly by officers to ensure progress in the provision of suitable and stable temporary accommodation options whilst individuals and family groups find permanent accommodation.
- 7.12. There remains considerable pressure in the local housing market which is affecting this service significantly. This scenario is almost a "perfect storm" of staycationers, and landlords opting to sell-up and exit the market as a result of local property prices increasing in the wake of the Stamp duty tax-relief. All of which culminates in the low availability of temporary options for individuals and family groups in need of temporary accommodation. With the end of Furlough and reductions to Universal Credit the team are expecting to see further increases in demand for support.
- 7.13. There are also anecdotal reports of the impact the local housing market is also impacting on the ability for local businesses to attract staff to come and live and work in Torbay due to the lack of available housing.
- 7.14. Customer services continues to see increased costs from staffing, including agency staff and print & postage costs as a result of the increased demand for support throughout Covid-19. Upon implementation of the Councils "CRM" system in future years more self-service options will be available for customers which will help to streamline straight-forward contact.

## 7.15. Children's Services

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Schools Services	3,516	3,634	118	270
Children's Safeguarding	41,977	41,859	(118)	(270)
<b>Total</b>	<b>45,493</b>	<b>45,493</b>	<b>(0)</b>	<b>(0)</b>

- 7.16. Within **Schools Services** Local Authority funded activities are expected to be on budget.
- 7.17. There remains pressure with the provision of Home to School transport as a result of rising costs as transport providers have to adapt their operating models in light of Covid-19 and as children and young people adjust & readjust to the changes to schooling and as a result, may need a different level of support to get to and from school.
- 7.18. Outside of Local Authority funded activities, the schools' higher needs block in the Dedicated Schools Grant (DSG) remains under financial pressure because of an increasing level of referrals from schools for higher needs support for children. The pace of demand is far outstripping increases in dedicated funding and has been for several years.
- 7.19. For 2021/22 the Schools Forum set a deficit budget of £2.6m for 2021/22. Based on the latest monitoring, the forecast in-year deficit is now £3.3m.
- 7.20. As a result, the DSG cumulative deficit is now forecast to exceed £9.0m by the end of 2021/22.
- 7.21. The Council does not receive any funding for schools therefore the overspend will remain in the DSG to be funded from DSG in future years. The School and Early Year Finance (England) Regulations 2020 confirm that this is not a cost that the Council must fund. However, for how long this position is sustainable is not certain. At some point the deficit will need to be funded therefore it is essential that officers and members continue to focus on this key issue.
- 7.22. In 2020/21 and the following two financial years additional legislation has been passed that, for accounting purposes, reclassifies the deficit on the Council's balance sheet. There is currently uncertainty as to what will happen after the end of the three year period.
- 7.23. Representatives from the Council and the School Forum continue to work with the Education & Skills Funding Agency (ESFA) to discuss the proposed financial recovery plan that was submitted to the ESFA. So far, the external scrutiny and review carried out has not identified any new initiatives that are over and above the

work already progressed by Torbay Council and the Schools Forum to address this position.

- 7.24. Most recently, engagements with the Education and Skills Funding Agency (ESFA) have indicated that a central government funding solution is unlikely.
- 7.25. Within **Children’s Safeguarding** there is a slight underspend forecast of £0.2m (0.28%).
- 7.26. Whilst this is an improved position compared to Quarter 2, the service has seen some exceptionally high emergency placement costs at £2,500 per day in January 2022. This serves as a reminder of the significance of the need for continued and rigorous whole Council support for this service given the financial impact if the number and cost of care rises.
- 7.27. In previous years reports the increased spend was perceived to be “within the control” of the Council and the improvements seen in the last 18 – 24 months has been as a result of robust measures put in place to increase the accountability for how resources were deployed in order to meet the needs of children and young people.
- 7.28. The current picture is one of national level issues having a local impact. There are significant shortages of placements meaning children & young people are unable to step down from residential to family-based settings such as fostering placements. The local housing market means that a number of the accommodation options for 16+ have now converted their larger properties to self-catering holiday units in order to take advantage of the increased demand from holiday makers. This has seen the cost of 16+ accommodation increasing from £600 per week to £2,400 in some cases. Other Councils are also reporting placing children as young as 3 years old in residential placements as a result of the inability to find suitable family-based alternatives.
- 7.29. Across the south west other Councils are seeing increased numbers of Children Looked After (CLA), reliance on agency staff and number of children and young people placed out of area. This increased competition also drives the overall market up.
- 7.30. All of this means that despite the continued oversight, challenge and support from colleagues, external factors are significantly influencing spend.
- 7.31. Key measures;

Placement types	Aug'20	Dec'20	Apr'21	Sep'21	Jan'22
Residential Placement	26	23	21	21	24
IFA Fostering Placement	92	89	81	81	79
Total Children Looked After (CLA)	330	322	321	306	291

- 7.32. Overall placement numbers remain stable and the number of Children Looked After (CLA) continues to reduce gradually. Residential Placements has increased by 3 since Quarter 2, but it should be recognised that such fluctuations will occur.
- 7.33. The latest forecast for Agency staff costs is £5m and the number of agency staff has reduced from 49.3 FTE to 36.9 FTE since April 2021.
- 7.34. Within Agency costs £1m of this is associated with the improvement journey of Children's Services and is therefore only expected to be required for a fixed period of time. Similarly there are a number of agency posts which are supporting through managing the caseloads of the newly qualified Social Workers during their first year of employment. Again, these posts are time-limited and scheduled to cease as new staff progress through the Learning Academy and increase their caseloads.
- 7.35. Based on the volatility within recent years at this stage in the year this forecast represents a balance of prudence and realism for 2021/22. The continued stability within placements and continued success of the Learning Academy in recruiting and retaining staff remains integral to delivering a balanced budget in 2022/23.

7.36. **Corporate Services & Executive**

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Executive	3,120	3,107	(13)	(258)
Corporate Services	5,867	6,909	1,042	154

- 7.37. Within the Executive unit an improved financial position results in a £0.01m underspend.
- 7.38. Within Corporate Services there are significant, continued pressures within Legal Services:
- 7.38.1. Challenges to recruit suitably qualified staff result in forecast agency costs of £0.4m.
- 7.38.2. Reduced fee-earning work provides a further cost pressure of £0.2m on income.
- 7.39. The Divisional Director for Corporate Services is working closely with the Head of Legal to address both of these pressures.
- 7.40. Elsewhere in Corporate Services a result of reduced income for the Printing & Post Service, there is a further pressure of £0.4m. Again, the Divisional Director for Corporate Services is working with the team to address this shortfall.

7.41. **Finance**

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Finance	(9,215)	(10,733)	(1,518)	(470)

7.42. Within Finance, which is where a number of Central Government Grants are shown, there is an underspend forecast as a result of applying a number of contingencies & Government Grants.

- 7.42.1. Sales Fees & Charges grant £0.2m
- 7.42.2. Release of specific earmarked contingencies £0.7m
- 7.42.3. Gainshare from Devon-wide Business Rates Pool £0.1m
- 7.42.4. Improved NNDR income relating as a result of the Business Rate relief & resultant Section 31 Grants improving the overall % collection rates. Which has a positive impact of £0.5m reported for Quarter 3.

7.43. **Investment Portfolio**

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Investment Portfolio	(4,639)	(4,639)	(0)	(0)

7.44. The Council's Investment Portfolio is forecast to be on budget after the use of the Investment Fund reserve to meet any in year shortfall. Within the portfolio there are some pressures as a result of the Covid-19 impact on commercial tenants.

7.45. Any tenants with arrears are actively engaging with colleagues in TDA and repayment plans have been agreed. Based on the level of arrears outstanding at the end of the Financial Year there may be an accounting adjustment to release some of the bad debt provision made at the end of 2021/22.



## Place

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Place Operations	11,978	12,610	632	(26)
Place Commissioned	3,969	4,009	41	40
Planning, Housing and Climate Emergency	4,792	4,532	(260)	(225)
<b>Total</b>	<b>20,738</b>	<b>21,151</b>	<b>413</b>	<b>(211)</b>

- 7.46. Within Place there is a £0.4m overspend which represents 1.99% of the budget.
- 7.47. **Place Operations** has a cost pressure of £0.6m.
- 7.48. This includes the additional financial support requested by SWISCo of £0.6m.
- 7.49. Within Torre Abbey income, there is a forecast £0.2m shortfall as a result of reduced visitor numbers. This reflects the continued hesitancy to return to indoor visitor attractions even as the Covid restrictions have changed.
- 7.50. The pressures within Place Operations are partially offset by the declaration of a £200k underspend forecast within Parking Services. This is in part due to the service having a number of vacancies across the service. The Head of Parking Services is currently co-ordinating an enhanced Recruitment and Retention offer for staff to boost staffing levels which is vital to ensure safe and compliant parking across the bay.
- 7.51. Despite starting the financial year in a lockdown, and summer weather that could have been better, car parking income over the summer has remained on budget. There remains uncertainty over how the winter season will impact parking income, so at this stage income is forecast to be on budget.
- 7.52. **Place Commissioned** is forecasting an overspend as a result of delays to the implementation of the solar farms which were expected to generate a surplus for the Council in 2021/22.
- 7.53. **Planning, Housing and Climate Emergency**
- 7.54. Planning income is forecast to be slightly better than budget as a result of continued high demand in the wake of the stamp duty relief.
- 7.55. Within Strategy & Project Management an underspend of £0.2m is forecast as a result of reduced costs for Concessionary Fares which is due to lower passenger journeys.

## 7.56. Public Health

Service	Budget £'000	Projected Outturn £'000	Outturn Variance £'000	Movement since Q2
Public Health	9,825	9,825	0	0

- 7.57. Public Health colleagues continue to lead on the Council's response to Covid-19 and co-ordinate and deliver a number of key and continuing strands of the response and recovery work.
- 7.58. This includes the spend of the Contain Outbreak Management Fund Grant, the delivery a number of Testing Programmes as well as the management of the Local Contract tracing work.
- 7.59. As the majority of this work is directly grant funded, there is no forecast variance on Local Authority funded activity within Public Health. There is a slight underspend forecast within the ringfenced grant, which will be carried forward to continue to fund vital local Covid-19 response work once the current Government funded grants end on the 31<sup>st</sup> March 2022.

## 8. Future mitigating actions

- 8.1. Service pressures continue in a number of services;
- 8.1.1. Council Tax & Business Rates Collection
  - 8.1.2. Demand for Council Tax Support Scheme
  - 8.1.3. Support for individuals and families requiring Temporary Accommodation
  - 8.1.4. Income pressures across Car Parking, Investment Properties
  - 8.1.5. Support for the Leisure Centres & SWISCo
  - 8.1.6. Growing pressure within Children's Safeguarding due to National issues
  - 8.1.7. Increasing spend on the Higher Needs Block within the DSG.
- 8.2. Officer groups continue to work in "Incident Management Teams" focussing on each of these issues to identify and deploy interventions to manage these pressures.
- 8.3. During 2021/22 budget focussed senior Officer groups continue to meet monthly for each Directorate. This allows the Chief Executive, Chief Finance Officer & the service Director & support staff to have focussed time managing the budgetary position.
- 8.4. Looking ahead, the financial impact for the Council remains contingent on the level of recovery in Torbay. This recovery is in terms of both the local economic recovery and

collection of Council Tax and NNDR which is vital to fund the delivery of local public services. The summer was a very busy visitor season which gave encouragement in terms of the economic recovery, albeit present pressures on other services due to the influx of visitors.

- 8.5. The Chief Financial Officer and his team are closely monitoring the Council's cash flow, although at this stage there remains no concern about cash flow. As in 2020/21 central government have advanced a number of grants.

## 9. Risks & Sensitivity

- 9.1. There are a number of financial risks facing the Council as shown below:

Risk	Impact	Mitigation
Future funding of DSG Deficit	High	Recovery meetings have been convened by the Chief Finance Officer to review any and all opportunities to locally influence this area of spend.
Continued loss of income	High	Recovery meetings have been convened by the Chief Finance Officer for all the Council's main areas of income. Each group is tasked with developing an action plan to influence income where possible
Collection Fund shortfall	High	Additional resources allocated to support the Revenues & Benefits team and a review of debt recovery will be undertaken.
Fair Funding Formula	Medium	Development of a robust MTRP to address the expected impact on Torbay's funding. Timing of this funding change is now 2022/23 at the earliest.
Identification, and delivery, of savings for 2022/23 to 2024/25 per Medium Term Resource Plan	High	Star Chambers for the 2022/23 Budget setting process commenced in June. Options will be reviewed by Senior Leadership Team in collaboration with Cabinet to consider options for future years.
Delivery of Children's Services cost reduction plan	Medium	Meetings continue to monitor the current rate of delivery against the identified actions from the Sufficiency Strategy.

Unable to recruit staff and need to use agency staff.	High	<p>Recruitment &amp; retention of Social Work staff, particularly in safeguarding is still one of the core priorities for the Senior management team within Children's Services.</p> <p>This pressure is also being seen across a number of front line services which are integral to the Council's "Summer Response Team" Work continues to identify solutions to these challenges which seem to be on a national scale.</p>
Additional demand and cost pressures for services, particularly in children's social care	Low	2021/22 Budget monitoring, use of service performance data and recovery plan.
Delivery of approved savings for 2021/22	Medium	Further to regular budget monitoring for all budget holders, the Council's Senior Leadership Team receive monthly updates on the 2021/22 position.
Investment Property Income changes	High	There are ongoing discussions with tenants about recovery plans

### B - Capital Budget Monitoring Report Q3 2021-22

#### 1. Capital Plan Update

- 1.1. The overall funding position of the 4-year Capital Plan Budget of £282 million, covering the period 2021/22–2024/25, is largely funded, but includes a requirement to generate £6.6m of Capital income from capital receipts and capital contributions over the life of the Capital Plan.
- 1.2. The Capital Plan Budget has been updated for any further revision to both projects and timing, resulting in the latest revision attached at Appendix 1. The Plan now totals £282m over the 4 year period of which £43m relates to 2021/22 and £112m relates to 2022/23.
- 1.3. The movements in the estimate of expenditure in 2021/22 on the Capital Plan between the last monitoring report in November 2021 of £63.2m and the current approved budget for 2021/22 of £43.4m are shown below.
- 1.4. **Updates to Capital Plan**

Scheme	Variation in 2021/22	Change £m	Reason
Estimate as at Q2 2021/22		63.2	Capital Plan Update – 2021/22 Quarter 2 (Report Cabinet 16 Nov 2021)
	<b>Total</b>	<b>63.2</b>	
<b>Budget changes since last report (Q2 2021/22)</b>			
<b>Thriving People and Communities</b>			
Education Review Projects	Transfer of budget	(0.1)	Transfer of £75k to Mayfield Expansion project.
	Reprofiling	(1.5)	Funding is for school places. LA currently reviewing future priorities for investment. Rephasing of £1.5m to 22/23 accordingly.
Mayfield Expansion	Additional budget	0.1	Additional funding of £75k - allocated from Education Review projects.
Special Provision Fund	Transfer of budget	(0.3)	Transfer of £250k underspend on Special Provision Fund projects to Polsham Centre Development.
Polsham Centre Development	New scheme	0.3	New SEN project funded from unspent resources within Special Provision Fund.
Extra Care Housing - Torre Marine	Reprofiling	(0.4)	Reprofiling of £415k to future years.

Scheme	Variation in 2021/22	Change £m	Reason
Crossways, Paignton	Reprofiling	0.3	Reprofiling of spend on project with £273k being brought forward to 21/22.
Roselands Primary - additional classroom	Reprofiling	(0.1)	Reprofiling of spend with £80k going to 22/23 - works likely to take place at Easter 2022.
Polsham Centre Development	Reprofiling	(0.2)	Brief being developed but some delays in identifying provider. Works expected to commence Summer 2022 so resources of £200k rephased.
Capital Repairs & Maintenance	Reprofiling	(0.4)	Phase 2 projects identified and will commence Easter 2022. £400k rephased to 22/23.
Disabled Facilities Grants	Reprofiling	(0.4)	Reprofiling of £400k to future years.
	<b>Total</b>	<b>(2.7)</b>	
<b>Thriving Economy</b>			
Economic Growth Fund Projects	Reprofiling	6.5	Reprofiling of £6.5m Economic Growth Fund to 21/22 from future years to enable transfer of funds to Edginswell Business Park project.
	Transfer of budget	(6.5)	Transfer of £6.5m Economic Growth Fund to Edginswell Business Park Unit 3 project - as agreed at Cabinet 16/11/21.
	Reprofiling	0.5	Reprofiling of £517k Economic Growth Fund to 21/22 from future years to enable transfer of funds to Lymington Road project.
	Transfer of budget	(0.5)	Transfer of £517k Economic Growth Fund to Lymington Road Business Centre. As agreed at Cabinet 16/11/21.
	Reprofiling	1.3	Reprofiling of £1,250k Economic Growth Fund to 21/22 from future years to enable transfer of funds to Corbyn Head Development of Former WCs project.
	Transfer of budget	(1.3)	Transfer of £1,250k Economic Growth Fund to Corbyn Head Development of Former WCs. As agreed at Cabinet 14/12/21.

Scheme	Variation in 2021/22	Change £m	Reason
	Reprofiling	0.7	Reprofiling of £717.5k Economic Growth Fund to 21/22 from future years to enable transfer of funds to Preston (North) Development of Former WCs project.
	Transfer of budget	(0.7)	Transfer of £717.5k Economic Growth Fund to Preston (North) Development of Former WCs. As agreed at Cabinet 14/12/21.
Edginswell Business Park Unit 3 (Develop & Construct)	Transfer of budget	6.5	Transfer of £6.5m from Economic Growth Fund to Edginswell Business Park Unit 3 project - as agreed at Cabinet 16/11/21.
	Reprofiling	(6.3)	Reprofiling of £6.3m to future years.
Lymington Road Business Centre	Transfer of budget	0.5	Cabinet approval 16/11/21 to increase borrowing on Lymington Road Business Centre project to £1,367k - an increase of £517k. Funding from Economic Growth Fund.
	Additional funding	0.2	Additional funding of £200k agreed - revenue contribution from COMF money.
	Reprofiling	(1.9)	Reprofiling of £1,871k to future years.
Corbyn Head - Development of former WCs	New Scheme	1.3	New project to develop former WCs at Corbyn Head. £1,250k agreed at cabinet 14/12/21. Funding from Economic Growth Fund.
Preston (North) - Development of former WCs	New Scheme	0.7	New project to develop former WCs at Preston North. £717.5k agreed at Cabinet 14/12/21. Funding from Economic Growth Fund.
Cockington Flood Alleviation Scheme	Reprofiling	(0.1)	Reprofiling of £50k to future years.
Monksbridge Flood Alleviation Scheme	Reprofiling	(0.3)	Reprofiling of £346k to future years.
Paignton Coastal Defence Scheme	Reprofiling	(0.1)	Reprofiling of £125k to future years.

Scheme	Variation in 2021/22	Change £m	Reason
Transport Highways Structural Maintenance	Reprofiling	(0.1)	Reprofiling of £50k to future years. The Preventative Maintenance Programme is complete, the main resurfacing programme is well under way with further works planned in early 2022. Reactive repairs are on target currently.
Claylands Redevelopment	Reprofiling	(0.1)	£102.99k reprofiled to future years.
RICC Improvements - Backlog Repairs	Reprofiling	0.6	£600k reprofiled to 2021/22 - phased programme over 2 years.
Old Toll House (Econ Growth Fund)	Reprofiling	(0.2)	£213.557k reprofiled to future years. Delays to project currently being resolved.
Edginswell Business Park - Acquisition	Reprofiling	2.5	Reprofiling of £2,526k from future years to 21/22 to enable transfer of budget to Edginswell Business Park Site Retail Unit
	Transfer of budget	(3.7)	Transfer of £3,710k to Edginswell Business Park Site 1
	Transfer of budget	0.1	Overspend on acquisition covered from funding Site 1
	Reallocation of spend	0.1	Transfer of £111k spend to Edginswell Business Park Site 1 therefore budget reinstated on Acquisition
Edginswell Business Park Site 3	Reprofiling	0.0	Reprofiling of future years spend on project - £2m moved from 22/23 to 23/24
Edginswell Business Park Site 1	Transfer of budget	3.7	Transfer of £3,710k from Edginswell Business Park Acquisition
	Transfer of budget	2.3	Transfer of £2,290k (to give total project budget of £6m) from Economic Growth Fund to Edginswell Business Park Unit 1 project - as agreed at Council 21/05/20.
	Transfer of budget	(0.1)	Overspend on acquisition covered from funding Site 1
	Re allocation of spend	(0.1)	Transfer of £111k spend to Edginswell Business Park acquisition therefore budget reduced on Site 1



Scheme	Variation in 2021/22	Change £m	Reason
	Reprofiling	(5.7)	Reprofiling of £5,692k to future years.
Edginswell Business Park -Enabling Works	Reprofiling	(1.8)	Reprofiling of £1,757k to future years.
Town Deal - Union Square Ph.1	Reprofiling	(3.1)	Reprofiling of £3,100k to future years.
Town Deal - Strand Land Assembly and Demolition	Reprofiling	(2.0)	Reprofiling of £2,000k to future years.
Town Deal - Harbour Public Realm	Reprofiling and reallocation	(1.0)	Reprofiling of £1,035k to future years. Also £250k reallocated from Town Deal Torquay Corridor Pinch Point in future years.
Town Deal - Pavilion	Reprofiling and reallocation	0.1	Reprofiling of £100k to 20/21. Also £250k reallocated from Town Deal Torquay Corridor Pinch Point in future years.
Town Deal - Core Area Public Realm	Reallocation	0.0	£350k reallocated from Town Deal Torquay Corridor Pinch Point in future years.
Town Deal - Torquay Coastal Corridor Pinch Point	Reallocation	0.0	The £850k allocated to Torquay Coastal Pinch Point has been reallocated to Harbour Public Realm (£250k), Pavilion (£250k) and Core Area Public Realm (£350k) in future years.
Paignton Future High Street Fund - Station Square	Reprofiling	(1.3)	Reprofiling of £1,254k to future years.
Paignton Future High Street Fund - Victoria Centre Ph.1	Reprofiling	(0.2)	Reprofiling of £234k to future years.
Paignton Future High Street Fund - Paignton Picture House	Reprofiling	0.0	In future years - reprofiling of £367k to 22/23 (from 23/24).
Paignton Future High Street Fund - Victoria Centre Ph.2	Reprofiling	(3.8)	Reprofiling of £3,844k to future years.
Debenhams	Funding Swap	0.0	Town Deal Grant funding has replaced the unsupported borrowing requirement for the acquisition costs of Debenhams. Remaining grant of £231k for demolition costs in 22/23.
Loan	New Scheme	0.2	New loan for £150k Funding from Economic Growth Fund.

Scheme	Variation in 2021/22	Change £m	Reason
Corbyn Head - Development of former WCs	Reprofiling	(1.3)	Reprofiling of £1,250k to future years.
Preston (North) - Development of former WCs	Reprofiling	(0.7)	Reprofiling of £717.5k to future years.
	<b>Total</b>	<b>(15.1)</b>	
<b>Tackling Climate Change</b>			
Solar Farm, Brokenbury (EGF)	Reprofiling	(1.0)	Total project spend increased by £38.6k since quarter 1 update - still within original cabinet approval 19/05/20. £950k reprofiled to future years.
Solar Farm, Nightingale Park (EGF)	Reduced expenditure & reprofiling	(0.1)	Total project spend reduced by £52.3k. £56.7k reprofiled to future years.
	<b>Total</b>	<b>(1.1)</b>	
<b>Council Fit for the Future</b>			
	<b>Total</b>	<b>(0.0)</b>	
<b>Council Approvals with No Plans</b>			
Housing Rental Company - Loan	Reprofiling	(0.9)	Reprofiling of £874k to future years.
Regeneration Programme and Economic Growth Fund	Transfer of budget	(2.3)	Transfer of £2,290k (to give total project budget of £6m) from Economic Growth Fund to Edginswell Business Park Unit 1 as agreed at Council 21/05/20.
	Reprofiling	2.3	Reprofiling of £2,290k Economic Growth Fund to 21/22 from future years to enable transfer of funds to Edginswell Business Park Site 1
	Transfer of budget	(0.2)	Transfer of £150k from Economic Growth Fund to provide loan
	Reprofiling	0.2	Reprofiling of £150k Economic Growth Fund to 21/22 from future years to enable transfer of funds for Loan.
	<b>Total</b>	<b>(0.9)</b>	
<b>Revised forecast capital spend for 2021/22</b>		<b>43.4</b>	

## **Thriving People and Communities**

- 1.5. Roselands Primary Additional Classroom - the second phase of this project to provide additional play space has been delayed because of planning issues and a delay in Torbay Coast and Countryside Trust (TCCT) releasing the land. Planning approval has now been granted but still awaiting land release from TCCT. Works likely to take place Easter 2022 so resources of £80k have been rephased.

## **Thriving Economy**

- 1.6. Economic Growth Fund – budget has been allocated to several projects this quarter. Edginswell Business Park Site 3 £6.5m, Lymington Road Business Centre £517k (this increases budget to £1,367k), Corbyn Head development of former WCs £1,250k and Preston (North) development of former WCs £717.5k. Spending mainly in future years.
- 1.7. Lymington Road Business Centre – scheme is projected to be c£100k overspent. Funding to be found – resource to be confirmed. Value engineering exercise underway. Stage 2 tender process to be completed during the next few weeks. Post issuing the stage 1 tender documents the design changed slightly and further drainage survey data have necessitated the value engineering exercise.
- 1.8. Cockington Flood Alleviation Scheme - reprofiling of £50k to future years. Works are on-going but have been delayed due to Covid-19. It is still planned that the majority of works will be completed by end of March 2022. However, some works will have to carry over to 2022/23.
- 1.9. Monksbridge Flood Alleviation Scheme - reprofiling of £346k to future years. Works are delayed due to SWW. SWW have now stated that we cannot connect the overflow to the Sharkham outfall tunnel. As a result, an alternative scheme is having to be designed and the completion has been put back to March 2023.
- 1.10. Paignton Coastal Defence Scheme - reprofiling of £125k to future years. Grant in aid funding over the next three years has been secured. Detailed design works and preparation of planning application has been undertaken however due to objections from local businesses the Council have taken the decision to put the scheme on hold and undertake a review of the options before a planning application is submitted. As a result, it is unlikely that the planning application will be submitted until 2022 therefore the construction phase of the scheme will not commence until 2022/23. Please note that part of the Grant in aid funding towards this scheme has already been drawn down last financial year. Further meetings have been held with the local community and a further option has been proposed by them. The Council have decided to consider this option before deciding on the preferred option. As a result, the planning application will not be submitted this financial year.
- 1.11. Torquay Gateway Road Improvements – the projects is projecting to overspend by c£600k. Additional funding to be determined.
- 1.12. Public Toilet Refurbishment Programme – the project is overspending by c£115k. Additional funding to be determined.

## 2. Receipts & Funding

- 2.1. The funding identified for the latest Capital Plan budget is shown in Appendix 1. This is based on the latest prediction of capital resources available to fund the budgeted expenditure over the next 4 years. A summary of the funding of the Capital Plan is shown in the Table below:

<b>Funding</b>	<b>2021/22 £m</b>	<b>2022/23 £m</b>	<b>2023/24 £m</b>	<b>2024/25 £m</b>	<b>Total @ Q3 21/22 £m</b>
Unsupported Borrowing	18	71	81	19	<b>189</b>
Grants	21	38	22	1	<b>82</b>
Contributions	1	1	0	0	<b>2</b>
Revenue	0	0	0	0	<b>0</b>
Reserves	1	0	0	0	<b>1</b>
Capital Receipts	2	2	0	4	<b>8</b>
<b>Total</b>	<b>43</b>	<b>112</b>	<b>103</b>	<b>24</b>	<b>282</b>

## 11. Grants

- 11.3 The Chancellor announced the Spending Review on 27 October which included a number of capital funding announcements, but the council will not expect to see detail of these until early 2022.

## 12. Capital Receipts

- 4.1. The approved Plan relies on the use of £8.4m capital receipts. The Council has received £1.8m from asset disposals as at the end of December 2021 including prior years.
- 4.2. Consequently the remaining Capital Receipts target to fund the Capital Plan stands at £6.6m still to be achieved. This target is expected to be achieved provided that:
- expected disposals of land and/or assets are completed
  - the Council continues with its disposal policy for surplus and underused assets and,
  - no further new (or amended) schemes are brought forward that rely on the use of capital receipts for funding.

## 5. Capital Contributions – S106 & Community Infrastructure Levy

- 5.1. The Council's Capital Strategy states that capital contributions are applied to support schemes already approved as part of Capital Plan and are not allocated to new schemes unless the agreement with the developer is specific to a particular scheme outside the Capital plan.
- 5.2. Income from Section 106 capital contributions so far in 2021/22 amount to £26.5k, which is already earmarked for use on existing schemes.

- 5.3. The Council's Community Infrastructure Levy (CIL) scheme came into effect from 1 June 2017. The main capital project identified for funding from CIL receipts is the South Devon Highway. Some CIL funds are now being received and a percentage of these receipts are given to local neighbourhood planning areas as the "neighbourhood proportion". CIL contributions so far in 2021/22 amount to £0.4m.

## **6. Borrowing and Prudential Indicators**

- 6.1. As at 30 September 2021, the Council's total borrowing was £391m. No new borrowing has been taken in this financial year to date. The Operational Boundary is set at £590m in the approved Treasury Management Strategy. This limit is set based on the expected maximum borrowing the Council would undertake in order to meet its Capital Financing Requirement.
- 6.2. The Treasury Management mid-year review in was presented to Council on the 9 December 2021 and contains more information on the Council's current and future borrowing requirements.

## **7. CIPFA consultation**

- 7.1. In the autumn of 2021 CIPFA consulted on changes to its Prudential and Treasury Management Code of Practices. The revised codes are expected to be issued in early 2022 with full implementation of the new codes by 2023/24. Where appropriate the Council will incorporate changes arising from the new Codes during 2022/23.
- 7.2. On the 3 February 2022 CIPFA issued a consultation on 'Emergency proposals for the update of the 2021/22 Code of Practice on Local Authority Accounting'. The changes to the Code are to alleviate current delays to the publication of audited financial statements. The consultation is available on the CIPFA website:

<https://www.cipfa.org/policy-and-guidance/consultations>

## **8. Financial Risk**

- 8.1. Members need to be fully aware of the financial risks and ongoing revenue impact of significantly increased levels of borrowing. A balanced view needs to be taken between the increased ongoing revenue borrowing cost, the ongoing value of the underlying assets and the robustness of any income stream associated with those assets. The key criteria is not so much the level of quantum of debt but the ability of the council to afford the higher levels of interest and principal repayments. The Council borrows at fixed rates over a range of maturity profiles, so the risk is with fluctuations in both revenue income streams and asset values. Therefore, due diligence, diversification and robust business cases supported by external advice as required is vital.

## **9. Appendices:**

- 9.1. Appendix 1 - Capital Plan summary – Quarter 3 2021/22

## CAPITAL PLAN - QUARTER 3 2021/22 - EXPENDITURE

Appendix 1

	Closed			Revised 4-year Plan					
	Cost Centre	PLAC E	Accou ntant	Latest Est Scheme Cost	Total 2021/22 Revised	2022/23	2023/24	2024/25	Total for Plan Period
					£'000	£'000	£'000	£'000	£'000
<b>PB = Approved Prudential Borrowing schemes</b>									
<b>Thriving People and Communities</b>									
Barton Academy - Nursery provision	YEA43		SW	527	105				105
Brunel Academy Ph 2 Vocational Classrooms	YEC14		SW	1,134	217				217
Capital Repairs & Maintenance 2019/20	YEE43		SW	269	14				14
Capital Repairs & Maintenance 2020/21 & 2021/22	YEE44		SW	1,010	481	400			881
Devolved Formula Capital	YEE10		SW		260				260
Education Review Projects	YET01		SW		310	3,329			3,639
High Needs Capital Provision	YEC17		SW	530	530				530
Mayfield Expansion	YEC15		SW	1,575	1,022	500			1,522
Medical Tuition Service - relocation	YEC13		SW	601	68				68
New Paignton Primary school sites (St Michaels & Windmill)	YEA39		SW	1,208	587				587
Pgn CS Academy Expansion	YEB24		SW	1,924	190				190
Roselands Primary - additional classroom	YEA42		SW	599	51	80			131
Sixth Day Provision	YEC16		SW	250	117				117
Special Provision Fund (SEND)	YEC12		SW	598	114				114
St Cuthbert Mayne Expansion	YEB25		SW	3,796	3,047	500			3,547
Torbay School Relocation (Expansion Burton Acad Hillside site)	YEC11		SW	1,238	36				36
Polsham Centre Development	YEC18		SW	250	50	200			250
Foster Homes Adaptations	YEG02		SW	300	100	100	100		300
IT replacement - Childrens Case Management System	YQD13		MP	1,000	192				192
Adult Social Care	YQD10		ID		520				520
<b>PB</b> Crossways, Paignton - Regen and Extra Care Hsg	YQB08		JW	25,378	2,600	7,500	10,000	5,167	25,267
Extra Care Housing (Torre Marine)	YQB07		ID	4,115	0	2,800			2,800
Brixham Town Centre Car Park - Housing	YQB09		ID	675	675				675
Disabled Facilities Grants	YQA01		ID		600	980			1,580
Affordable Housing	YTB05		MP	900	899				899
Housing Rental Company - Aff Hsg Developments	YTB53		MP	10	0				0
<b>PB</b> Tor Vista Homes re Preston Down Road	YTB54			23,000	175	7,500	7,500	7,825	23,000
<b>PB</b> Next Steps Accommodation Programme	YTC04			373	0				0
				<b>71,260</b>	<b>12,960</b>	<b>23,889</b>	<b>17,600</b>	<b>12,992</b>	<b>67,441</b>

				Revised 4-year Plan					
				Latest Est Scheme Cost	Total 2021/22 Revised	2022/23	2023/24	2024/25	Total for Plan Period
				£'000	£'000	£'000	£'000	£'000	£'000
<b>PB = Approved Prudential Borrowing schemes</b>									
<b>Thriving Economy</b>									
<b>PB</b>	Claylands Redevelopment	YNA12	SW	11,150	2,262	350			2,612
	DfT Better Bus Areas	YJC02	PLACE SW	1,197	102				102
<b>PB</b>	Edginswell Business Park	YNA14	JW	3,094	0	0			0
<b>PB</b>	Edginswell Business Park Site 3 (BOWA)	YNA18	JW	6,500	200	2,000	4,300		6,500
<b>PB</b>	Edginswell Business Park Unit 1 (Wickes)	YNA19	JW	5,819	200	4,000	1,619		5,819
	Edginswell Station	YJC15	PLACE SW	13,017	500	4,000	7,999		12,499
<b>PB</b>	Innovation Centre Ph 3 (EPIC)	YNA05	SW	7,649	91				91
<b>PB</b>	South Devon Highway - Council contribution	YJC07	PLACE SW	20,227	1,463				1,463
<b>PB</b>	TEDC Capital Loans/Grant	YNA11 / 06	MP	4,040	575				575
	Transport Highways Structural Maintenance	YJA01/YJB01	PLACE SW		2,191	150			2,341
	Transport Integrated Transport Schemes	YJC01/YJD01	PLACE SW		113	0	0		113
	Transport - Torquay Gateway Road Improvements	YJC18	PLACE SW	2,969	630	80			710
	Transport - Western Corridor	YJC14	PLACE SW	12,293	149	257	225		631
									0
	Babbacombe Beach Road	YJE02	PLACE SW	530	250				250
	Brixham Harbour - CCTV upgrade	YMB09	PLACE PT	86	7				7
	Brixham Harbour - Infrastructure Repairs	YMB11	PLACE PT	214	55				55
<b>PB</b>	CCTV equipment	YBD02	SB	518	0				0
	Torre Valley North Enhancements	YCE25	PLACE SB	36	0				0
	Clennon Valley Sport Improvements	YCE28	PLACE SB	70	37				37
	Flood Alleviation - Cockington	YKA30	PLACE SH	328	191	50			241
	Flood Alleviation - Monksbridge	YKA31	PLACE SH	412	10	346			356
	Paignton Coastal Defence Scheme	YKA32	PLACE SH	3,142	75	1,705	1,227		3,007
<b>PB</b>	Paignton Harbour Light Redevelopment	YMC01	PLACE PT	799	81				81
	Princess Pier - Structural repair (with Env Agency)	YMA04	PLACE SW	1,665	50	796			846
<b>PB</b>	Torquay Town Dock - Infrastructure Improvements	YMA13	PLACE SH	1,200	1,200				1,200
<b>PB</b>	Public Toilets Modernisation Programme	YKA29	PLACE SB	1,780	108				108
	Recreation Ground Drainage Network	YCE33	PLACE SB	33	9				9
<b>PB</b>	RICC Improvements - Backlog Repairs	YCE32	PLACE SB	1,250	600	493	0		1,093
<b>PB</b>	RICC Improvements - Landlord Repairs (Parkwood)	YCE36	PLACE SB	1,449	1,449				1,449
<b>PB</b>	Torbay Leisure Centre (Parkwood Loan)	YCE29	PLACE SB	1,700	0				0
	Pgn Velopark Cyclocross & Pump Tracks	YCE35	PLACE SB	60	60				60
	Torre Valley Sports Pavilion	YCE37	PLACE SB	57	57				57
<b>PB</b>	Regeneration Programme-Harbour View Hotel Developmt	YAB45	JW	14,017	9,750	765			10,515
<b>PB</b>	Nanusens Limited Loan (Econ Growth Fund)	YNA21	JW	150	150				150
<b>PB</b>	Old Toll House (Econ Growth Fund)	YNA26	PLACE JW	1,200	30	350	664		1,044
<b>PB</b>	TCCT Occombe Farm Development (EGF)	YNA29	JW	1,285	1,177				1,177
	Torquay Towns Fund - Accelerated Funds	YNA40	JW	761	232				232
	Torquay Towns Fund (General)	YNA41	JW	157	53	52	52		157
	Torquay Town Deal - Union Square Ph.1	YNA42	JW	5,050	100	3,100	1,850		5,050
	Torquay Town Deal - Strand Land Assembly & Demo	YNA43	JW	231	0	231			231
	Torquay Town Deal - Harbour Public Realm	YNA44	JW	2,500	0	2,500			2,500
	Torquay Town Deal - Pavilion	YNA45	JW	2,000	100	1,900			2,000
	Torquay Town Deal - Stronger Future Revenue	YNA46	JW	0	0				0
	Torquay Town Deal - Union Square Ph.2	YNA47	JW	5,993	0	750	5,243		5,993
	Torquay Town Deal - Core Area Public Realm	YNA48	JW	600	25	575			600
	Torquay Town Deal - Torquay Coastal Corridor Pinch Point	YNA49	JW	0	0	0			0
	Paignton Future High Streets Fund (General)	YNA50	JW	0	0	0	0		0
	Paignton Future High Streets Fund - Torbay Road	YNA51	JW	668	9	0	659		668
	Paignton Future High Streets Fund - Station Square	YNA52	JW	2,259	125	1,254	880		2,259
	Paignton Future High Streets Fund - Victoria Centre Phase 1	YNA53	JW	652	0	652			652
	Paignton Future High Streets Fund - Picture House	YNA54	JW	1,285	184	1,101	0		1,285
	Paignton Future High Streets Fund - Diversification	YNA55	JW	1,300	0		1,300		1,300
	Paignton Future High Streets Fund - Crossways	YNA56	JW	0	0	0			0
	Paignton Future High Streets Fund - Flood Defence	YNA57	JW	571	457	114			571
	Paignton Future High Streets Fund - Victoria Centre Phase 2	YNA58	JW	3,862	18	3,844			3,862
<b>PB</b>	Lymington Rd Business Centre (LEP GBF/EGF)	YNA37	JW	3,527	181	3,330			3,511

CAPITAL PLAN - QUARTER 3 2021/22 - EXPENDITURE

Appendix 1

				CGB Closed	Revised 4-year Plan				
	Cost Centre	PLAC E	Accou ntant	Latest Est Scheme Cost	Total 2021/22 Revised	2022/23	2023/24	2024/25	Total for Plan Period
				£'000	£'000	£'000	£'000	£'000	£'000
<b>= Approved Prudential Borrowing schemes</b>									
	Edginswell Enabling Works (LEP GBF)	YNA38	JW	1,957	127	1,757			1,884
	EPIC and SD College (LEP GBF)	YNA39	JW	1,180	768				768
	Corbyn Head - Development of former WCs	YNA59	JW	1,250	0	1,250			1,250
	Preston (North) - Development of former WCs	YNA60	JW	718	0	718			718
				156,457	26,201	38,470	26,018	0	90,689
<b>Tackling Climate Change</b>									
	Council Fleet Vehicles	YLA01	PLACE SB	4,771	330				330
	Solar Farm, Brokenbury (EGF)	YNA28	JW	1,763	125	1,605			1,730
	Solar Farm, Nightingale Park (EGF)	YNA36	JW	3,048	110	2,920			3,030
	Torbay Leisure Centre - Decarbonisation Scheme	YCE34	PLACE SB	1,850	1,850				1,850
				11,432	2,415	4,525	0	0	6,940
<b>A Council fit for the future</b>									
	Corporate IT Developments	YAA12	ID	1,883	7				7
	IT Equipment - TOR2	YAA13	JW	150	47				47
	Essential Capital repair works	YBB03	PLACE SW	875	679				679
	Enhancement of Development sites	YAB32	SW	329	10	65	65	60	200
	General Capital Contingency	YBB01	SW	632	632				632
				3,869	1,375	65	65	60	1,565
<b>Council Borrowing Approvals awaiting proposals</b>									
	Torre Abbey Renovation - Phase 3 (TC contrib)	YCB06	PLACE SB	1,700	0	1,700			1,700
	Regeneration Programme and Economic Growth Fund	YNA20	JW	90,391	0	40,391	50,000		90,391
	Housing Rental Company - Loan	YTB52	MP	24,442	500	2,500	10,000	10,664	23,664
				116,533	500	44,591	60,000	10,664	115,755
<b>TOTALS</b>					<b>43,451</b>	<b>111,539</b>	<b>103,683</b>	<b>23,716</b>	<b>282,389</b>
<b>CAPITAL PLAN - QUARTER 2 2021/22 - FUNDING</b>									
	Unsupported Borrowing				18,238	71,380	80,528	18,489	188,635
	Grants				20,586	37,254	22,725	745	81,309
	Contributions				1,481	705	221		2,407
	Revenue				301	119	100		520
	Reserves				930	206	22		1,158
	Capital Receipts				1,916	1,876	87	4,482	8,360
<b>Total</b>					<b>43,451</b>	<b>111,539</b>	<b>103,683</b>	<b>23,716</b>	<b>282,389</b>