

Appendix 1: Capital Plan Budget 2022/23

22 February 2022

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Capital Plan 2020/2021 to 2024/2025

Torbay Council's Capital Plan totals £288 million for the 4-year programme to 31 March 2025 with £43 million scheduled to be spent in 2021/22 and **£114 million** due to be spent in 2022/23.

Of the £114m, £68m has been allocated to specific projects and £46m is Council borrowing approvals awaiting proposals. The Capital Plan is updated by project managers on a quarterly basis which will result in regular re profiling of budgets to reflect the latest estimate of the timing of expenditure on each project.

This document provides high-level information on the proposed capital expenditure and funding for 2022/23 and is part of the total Plan. Shown against the targeted actions of the Council's Community and 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 been identified.

In accordance with Torbay Council's Constitution, the figures presented will form the approved capital budget for the coming year. The figures are based on the (draft) Quarter 3 2021/22 capital monitoring report which forms the basis of the 2022/23 Capital Budget. In addition, the 2022/23 Capital budget now includes three new allocations, (Car Parks investment £1m, Climate Change initiatives £1m and capital cost inflation and supply chain contingency £4m), which are funded from prudential borrowing where the cost of interest and MRP are included in the 2022/23 revenue budget. The approval process for each of the three new allocations is outlined in the scheme detail.

Expenditure:	£m	%
Thriving People and Communities	23.889	21
Thriving Economy	39.629	35
Tackling Climate Change	4.775	4
A Council fit for the Future	0.065	0
Council Borrowing Approvals Awaiting Proposals	45.591	40
Total Capital Expenditure 2022/23	113.949	100

Funded by:	£m	%
Prudential Borrowing	73.131	64
Capital Grants	37.913	33
Capital Contributions	0.705	1
Revenue Contributions	0.119	0
Use of Reserves	0.206	0
Capital Receipts	1.875	2
Total Capital Funding	113.949	100

Targeted Action 1: Thriving People and Communities

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2022/23 Budget £000
Capital Repairs and Maintenance 20/21 & 21/22	DfE grant to provide resources to improve the condition of school premises			400
Education Review Projects	Resources from Government allocations to provide improved School facilities still to be allocated to specific projects			3,329
Mayfield Expansion	Provide additional pupil place capacity	Council-16 Jul 2020	1,575	500
Roselands Primary - Classroom	Additional teaching space to accommodate demand for primary places	Council – Oct. 2018	599	80
St Cuthbert Mayne Expansion	School expansion to provide additional Secondary School places in Torquay	Council-16 Jul 2020	3,600	500
	Additional allocation (School Conditions Allocation & Diocese contribution)	Cabinet-21 Sep 2021	190	
	Funding from Sustainable Travel Initiative		6	
Polsham Centre Development	Allocation from underspend on Special Provision Fund.	Cabinet – Feb 2022	250	200
Foster Home – adaptations	Allocation from revenue to fund the costs of adaptations in foster homes	Revenue	300	100
Crossways, Paignton	Proposals for mixed use development to include extra care and affordable housing	Council – 26 Sep 2019	22,359	7,500
	Additional funding from Future High Street & Adult Social Care Capital	Cabinet – 16 Nov 2021	3,020	
Disabled Facilities Grants	Residual balance of 2021/22 DFG allocation. 2022/23 allocation expected, but not yet announced.	n/a	n/a	980
Extra Care Housing	Development of extra care units at Torre Marine	Record of Decision – 1 Mar 2019	2,250	2,800
	Additional funding from Affordable Housing budget	Cabinet – 18 Feb 2021	600	
	Additional funding from Adult Social Care Capital	Cabinet – 21 Sep 2021	850	
	Additional funding from Brownfield Land Release Fund	Cabinet – 16 Nov 2021	415	
Tor Vista Housing Co. Loan	Capital loan to Tor Vista to enable housing development at Preston Down Road site, Paignton.	Council – 8 Oct 2020	23,000	7,500
Sub-total				23,889

Targeted Action 2: Thriving Economy

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2022/23 Budget £000
Claylands Redevelopment	Council-owned land at Claylands will be redeveloped using a combination of Council and Heart of the Southwest 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 Dec 2015 Updated at Council – 19 Oct 2017	10,440	350
	Additional funding – contribution from tenant	Cabinet -21 Sep 2021	710	
Edginswell Business Park Unit 1	Development of retail unit for regeneration.	Council 22 Jun 2017 Updated at Council 21 May 2020	5,819	4,000
Edginswell Business Park Unit 3	Development of retail unit for regeneration.	Cabinet 16 Nov 2021	6,500	2,000
Edginswell Enabling Works	Additional grant support for infrastructure improvements on the Edginswell Business Park site, funded by LEP grant	Cabinet – 16 June 20	1,957	1,757
Edginswell Station	Provision of new railway station to enhance transport options to the Edginswell area including Torbay Hospital. DfT New Stations Fund grant £7.883m with costs likely to be spread across two years.	Council – Sep 2014 Chief Executive Decision 5 Jun 2020	13,017	4,000
Lymington Road Business Centre	Additional start-up workshop units at Torquay Coach station site funded with LEP grant	Cabinet – 16 Jun 20, 15 Dec 2020, 16 Nov 21 and Feb 22	3,527	3,330
Flood Defence Schemes	This budget represents resources for flood alleviation work largely funded by Environment Agency at Cockington and Monksbridge	Council – 27 September 2012	740	396
Paignton Coastal Defence Scheme	Scheme to provide additional protection against sea inundation in low lying areas of Paignton and Preston	Cabinet – Jan 2020	3,142	1,705
Princess Pier Structural repairs	Structural repairs to the superstructure alongside potential substructure repairs partly funded by the Environment Agency.	Council – 1 Feb 2012 Updated Council 13 Sep 2017	1,665	796
RICC Improvements – Backlog Repairs	To improve facilities and refurbish the RICC to facilitate new management agreement.	Council - 18 Jul 2019 Council – 6 Feb 2020	1,250	493
Transport - Integrated Transport Schemes	Grant allocations from the Department for Transport.	Council – 26 Feb 2015	n/a	
Roads Structural Maintenance	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	Updated at Council – 13 Sep 2017	n/a	150

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2022/23 Budget £000
	Remaining funding - demolition		231	231
	Harbour Public Realm		2,500	2,500
	Pavilion		2,000	1,900
	Core Area Public Realm		600	575
	Stronger Future		600	
	Stronger Future moved to Revenue		(600)	
	Edginswell Station		3,000	
	Moved to Edginswell Station Project (see above)		(3,000)	
Harbour View Hotel Development	New hotel (Premier Inn) development on Terrace Car Park site	Investment & Regeneration Committee – 10 Jul 2018 Cabinet – 19 May 2020	14,017	765
Old Toll House	Redevelop site to support Town Centre Regeneration – funded from Economic Growth Fund.	Cabinet – Nov 2019	1,200	350
Corbyn Head – Development of former WCs	Redevelop site to support Town Centre Regeneration – funded from Economic Growth Fund.	Cabinet – 14 Dec 21	1,250	1,250
Preston (North) – Development of former WCs	Redevelop site to support Town Centre Regeneration – funded from Economic Growth Fund.	Cabinet – 14 Dec 21	718	718
Car Park Investment	Investment in car park infrastructure. Allocation of budget to be by Director of Place in consultation with Leader of the Council, Cabinet Lead for Finance and Cabinet Lead for Infrastructure, Environment and Culture.	Council 3 March 2022	1,000	500
Sub-total				39,629

Targeted Action 3: Tackling Climate Change

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2022/23 Budget £000
Solar Farm, Brokenbury	Creation of solar farm on agricultural land at Brokenbury	Cabinet - 19 May 2020	2,750	1,605
	Revision to projected spend	Cabinet – 21 Sep 2021 and Feb 2022	(987)	
Solar Farm, Nightingale Park	Construction of solar farm on former landfill site near The Willows to generate energy.	Cabinet - 11 August 2020	2,200	2,920
		Cabinet – 24 Aug 2021	900	
	Revision to projected spend	Cabinet – Feb	(52)	

		2022		
Climate Change Initiatives	Allocation to support programme of capital investment to help achieve net nil carbon. Allocation of budget to be by Director of Place in consultation with Leader of the Council, Cabinet Lead for Finance and Cabinet Lead for Infrastructure, Environment and Culture.	Council 3 March 2022	1,000	250
Sub-total				4,775

Targeted Action 4: A Council fit for the future

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2022/23 Budget £000
Enhancement of Development Sites	Capital provision for expenditure required on Strategic sites to enable development and disposal. 22/23 budget is unspent balance from 21/22.	n/a	n/a	65
Sub-total				65

Targeted Action 5: Council Borrowing Approvals Awaiting Proposals

Scheme Name	Description	Latest Approval	Total Estimated Scheme Cost £000	2022/23 Budget £000
Torre Abbey Renovation – Phase 3	Council commitment to proposed further renovation works at Torre Abbey, awaiting further bids for funding,	Council – 27 Feb 2020	1,700	1,700
Regeneration Programme and Economic Growth Fund	Council received a report in October 2017 proposing to borrow £25 million to support Town centre Regeneration. Council agreed additional £100m Torbay Economic Growth Fund allocation to fund further regeneration	Council 19 Oct 2017 Council - 18 Jul 2019	90,391	40,391
Tor Vista - Loan	To facilitate the work of the Housing Rental Company, in the form of a loan for a capital purpose	Council 20 Jul 2017	24,442	2,500
Capital Contingency	Capital allocation to support approved capital projects to ensure their viability that are subject to higher costs either from supply chain issues or cost inflation. Allocation of contingency to be by Chief Finance officer in consultation with Leader of the Council and Cabinet Lead for Finance and reported to Cabinet.	Council 3 March 2022	4,000	1,000
Sub-total				45,591