

Capital Plan

January 2023

Budget 2023-2024



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Introduction

Torbay Council's Capital Plan totals £308 million for the programme to 31 March 2026 with £43 million scheduled to be spent in 2022/23 and £90 million due to be spent in 2023/24¹.

This document provides high-level information on the proposed capital expenditure and funding for 2023/24 and is part of the total Plan. It gives details of the capital schemes which have previously been approved by the Council.

For each scheme, details are provided of the outcomes that we are seeking to achieve (linked to our Community and Corporate Plan priorities), the milestones we have achieved over the past year and the milestones we expect to pass during 2023/2024.

In accordance with Torbay Council's Constitution, the figures presented will form the approved capital budget for the coming year. The figures are currently based on the Quarter 3 2022/23 capital monitoring report.

	2023/24 £m
Children's Services Capital Plan	5,525
Adult Services Capital Plan	18,390
Pride in Place Capital Plan	64,832
Corporate Capital Plan	1,297
Total Capital Expenditure 2023/2024	90,044

How we intend to fund our capital expenditure over the coming year is set out below:

	2023/24 £m
Prudential Borrowing	40,392
Capital Grants	46,150
Capital Contributions	569
Revenue Contributions	1,035
Use of Reserves	385
Capital Receipts	1,513
Total Capital Expenditure 2023/2024	90,044

¹ Capital Plan – Quarter 3 Monitoring Report (Cabinet, March 2023)

Achievements in 2022/23

Over the course of the past twelve months, the Council has seen extreme cost inflation in respect of its capital projects. As part of the 2022/23 budget, a capital contingency fund of £4 million was established. However, during the course of the year a total contingency of up to £12 million was agreed to support projects. The majority of this has now been allocated to the Harbour View Hotel, Edginswell Enabling Works and a retail unit at Edginswell.

The new wing at Mayfield School, Torquay was completed, providing additional facilities and space for pupils with complex education, health and care needs. The Phase 1 works at St Cuthbert Mayne School have also been completed providing a new Special Educational Needs block; renovated classrooms including newly refurbished science labs; a new access and entrance; remodelled and refurbished reception and offices, refurbished and extended kitchen and dining hall.

As we continue to focus on providing extra care housing, planning permission has been granted for the development at Torre Marine, Torquay. Further, the Council took possession of the Crossways site in Paignton in May 2022 and since then preparations have been underway for the demolition of the existing building.

We are delivering our Temporary Accommodation Improvement Plan and have started purchasing properties so that families needing temporary accommodation can be more appropriately housed.

Following the completion of a purpose-built manufacturing facility at Claylands, Paignton, the lease has been completed and the building occupied. The enabling works are underway at Edginswell so that work can commence on the other projects which are planned at the site.

Planning permission has been secured for 12-14 The Strand, Torbay (the former Debenhams site). Works are continuing at the Harbour View development in Torquay with completion of the hotel expected in late Autumn 2023.

Planning permission has been secured for the solar farms at both Brokenbury, near Churston and Nightingale Park, Torquay. Our partners at Parkwood Leisure are continuing to undertake improvements at the Riviera International Conference Centre, including identifying opportunities for energy efficiencies and reduction of carbon emissions. There has been significant investment by SWISCo in replacement vehicles and bins for the roll-out of the new garden waste collections.

The highway works along the Western Corridor have been completed as part of our commitment to improve transport connectivity within the Bay.

The first Future High Streets project is being delivered at Paignton Picture House. Grant funding has been awarded to help fund the restoration works of the Gatehouse, South West Wing and South East range of Torre Abbey.

Children's Services Capital Plan

The aim of the Children's Services Capital Plan is to ensure that children and young people have good quality settings in which to gain the skills and qualifications that they need to be successful in life. We have high aspirations for all our residents, including our children and young people. We want to reduce levels of deprivation within the Bay, close the educational attainment gap and broaden the skills base of our future workforce.

The capital funding the Children's Services Capital Plan is largely made up of funding received from the Department for Education.

Current schemes

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Capital repairs and maintenance 2020/21, 2021/22 & 2022/23 (Divisional Director – Education, Learning and Skills)	A grant provided to the Council to improve the condition of school premises.	Children and young people gain the skills and qualifications they need.	On-going funding allocation	<ul style="list-style-type: none"> Years 1 & 2 complete Year 3 programme of works has been agreed and is being tendered ready for start in summer holidays 2023 	<ul style="list-style-type: none"> Tenders complete by Easter 2023 Start on site July 2023 Complete Sept 2023 	Not applicable – annual allocations	300	0
Education Review Projects (Divisional Director – Education, Learning and Skills)	Resources from Government allocations to provide improved school facilities still to be allocated to specific projects	Children and young people gain the skills and qualifications they need.	On-going funding allocation	<ul style="list-style-type: none"> Funding held for future school projects 	<ul style="list-style-type: none"> Priorities of future school projects to be agreed 	Not applicable - annual allocations	1,461	0
High needs capital provision (Divisional Director – Education, Learning and Skills)	Funding to support the delivery of new places and improve existing provision for children and young people with special educational needs and/or disabilities who require alternative provision	Children and young people identified with SEND will be supported and included in education settings	On-going funding allocation	<ul style="list-style-type: none"> Scoping work underway to identify priorities. Priorities for years 1 & 2 agreed and majority of works complete. 	<ul style="list-style-type: none"> Feasibility work to start Jan 2023 Priorities agreed by Easter 2023 Works starting late Summer 2023 	2,920	2,650	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
St Cuthbert Mayne Phase 2 (Divisional Director – Education, Learning and Skills)	School expansion to provide additional secondary school placements in Torquay	Children and young people gain the skills and qualifications they need.	September 2023	<ul style="list-style-type: none"> Project Brief has been agreed and signed off by Project Board. Work progressing on tender documents. 	<ul style="list-style-type: none"> Design work Jan/Feb 23 Tender period Feb/March 23 Contractor to start on site May 23 Completion late 23 	1,000	750	0
Foster home adoptions (Divisional Director – Children’s Safeguarding)	Allocation from revenue to fund the costs of adoptions in foster homes	Children and young people are supported to live independent lives	On-going funding allocation depending on applications received	<ul style="list-style-type: none"> Awarded and implemented upon approval of adoptions 	<ul style="list-style-type: none"> Awarded and implemented upon approval of adoptions 	300	100	0
Youth Investment Fund (Director of Children’s Services)	Funding from Youth Investment Fund for creation/ expansion/ improvement of local youth facilities.	Children and young people are supported to live independent lives	March 2024	<ul style="list-style-type: none"> New grant award Project Plan being determined 	<ul style="list-style-type: none"> To be confirmed 	528	264	264
Sub Total							5,525	264

Adult Services Capital Plan

The aim of the Adult Services Capital Plan is to ensure all our residents are active, healthy, safe, resilient and self-sufficient with good quality homes, which are affordable and meet their needs. We want them to live in communities which are vibrant and attractive with support available if they need it.

The capital funding the Adult Services Capital Plan includes grant funding such as from the Brownfield Land Release Fund, prudential borrowing and receipts from Right to Buy sales. Many of these funding pots have specific conditions attached to them which limits their use.

Current schemes

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Adult Social Care (Director of Adult and Community Services)	To be allocated to adult social care projects	Residents are supported to live independent, healthy and active lives	Ongoing funding allocation	<ul style="list-style-type: none"> Funding set aside for delivery of Torre Marine extra care setting 	<ul style="list-style-type: none"> Funding expected to be used for continued delivery of extra care settings. 	N/A (annual allocations)	895	0
Crossways, Paignton – Regeneration and Extra Care Housing (Director of Adult and Community Services)	Mixed use development to include extra care and affordable housing	Residents are supported to live independent, healthy and active lives Residents live in affordable, quality homes	May 2026	<ul style="list-style-type: none"> Planning approved Feb 2021 Compulsory purchase complete May 2022 	<ul style="list-style-type: none"> Demolition phase to begin March 2023 Build phase start on site September 2023 	25,379	5,000	17,400
Torre Marine, Torquay – Extra Care Housing (Director of Adult and Community Services)	Development of extra care housing	Residents are supported to live independent, healthy and active lives	January 2025	<ul style="list-style-type: none"> Planning approved November 2022 	<ul style="list-style-type: none"> Council approval of scheme June 2023 Construction start on site Autumn 2023 	4,115	2,153	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Disabled Facilities Grants (Divisional Director – Community and Customer Services)	Grants to provide home adaptations for disabled residents	Residents are supported to live independent, healthy and active lives	On-going funding allocation	<ul style="list-style-type: none"> Codesign of draft Housing Assistance Policy to reflect changing need of customers and legislative requirements. Delivery of 63 adaptation and 41 in progress on site. 	<ul style="list-style-type: none"> Consultation on Housing Assistance Policy – Jan-Feb 23 Tender process for contractors to ensure quality and supply of contractors and manage cost – March 23 Awarded and implemented upon approval of adaptations 	Not applicable - annual allocations	1,295	0
Changing Places – Toilets (Director of Adult and Community Services)	Grant for the provision of fully accessible toilet facilities	New fully accessible toilet facilities	March 2024	<ul style="list-style-type: none"> Site identified 	<ul style="list-style-type: none"> To be confirmed 	180	180	0
Housing Rental Company – Capital Loan (Divisional Director – Community and Customer Services)	A loan for capital purposes to facilitate the work of the Housing Rental Company	Residents live in affordable, quality homes	Overall fund rather than individual projects	<ul style="list-style-type: none"> Schemes being developed for approval 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	25,000	0	21,733

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Community based Affordable Housing Loan (Divisional Director – Community and Customer Services)	A loan for capital purposes to facilitate the work of community based organisations to deliver affordable housing	Residents live in affordable, quality homes	Overall fund rather than individual projects	<ul style="list-style-type: none"> Schemes will be presented for approval by Chief Finance Officer in consultation with Director of Adult Social Care and the Executive Leads for both Finance and Adult Social Care. Loan criteria to include: Interest rate linked to prevailing PWLB rates Asset security to exceed loan value required Loan repayments on an annuity basis Loan not to exceed asset life (up to a maximum of 50 years) Purpose of loan must comply with HM Treasury borrowing guidance 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	3,000	3,000	0
Affordable Housing (Approval of allocation by the Chief Executive)	Capital resource awaiting allocation to specific affordable housing schemes	Residents live in affordable, quality homes	Overall fund rather than individual projects	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	Not applicable - annual allocations	529	528

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure	Planned expenditure 23/24	Future planned expenditure
						£000	£000	£000
St Kilda's, Brixham – Affordable Housing (Director of Adult and Community Services)	Development for affordable housing	Residents live in affordable, quality homes	October 2024	<ul style="list-style-type: none"> Scheme design complete and planning application submitted. Contractor procurement commenced 	<ul style="list-style-type: none"> Land Transfer Jan 23 Planning Committee Feb 23 Contractor Procurement March 23 	338	338	0
Preston Down Road (Director of Adult and Community Services)	Capital loan to Tor Vista to enable housing development at Preston Down Road site, Paignton	Residents live in affordable, quality homes	March 2024	<ul style="list-style-type: none"> Scheme now revised to be a disposal to a registered provider 	<ul style="list-style-type: none"> Sale of site to registered provider October 2023 	23,000	0	23,000
Temporary Accommodation (Divisional Director – Community and Customer Services)	Purchase and renovation of properties to provide temporary accommodation	37 properties to house families in need of emergency accommodation. Reducing costs and need to use B&B's therefore providing better provision and outcomes.	March 2024	<ul style="list-style-type: none"> 3 properties are at exchange / completion stage, with an additional 16 having offers accepted. All 4 & 5 bed properties required have been sourced. 	<ul style="list-style-type: none"> Continued search for and purchase of properties First occupation of property - February 23 	10,000	5,000	0
Sub Total							18,390	62,661

Pride in Place Capital Plan

There are wide-ranging aims which we are seeking to achieve through the Pride in Place Capital Plan. We want to create an environment in which businesses and jobs can grow, so that we have a local economy which is successful and sustainable. This includes investing in the infrastructure which supports our economy, including our roads and transport links, our town centres and our business parks. We want to be the premier tourist resort in the UK and must invest in the facilities which attract visitors (as well as encouraging their use by our residents). We are working towards being a Carbon Neutral Council and must invest in a range of initiatives to help us achieve this target. We also need to provide the means to encourage our residents to increase the rate at which they recycle.

The breadth of the Capital Plan for Pride in Place is also reflected in the sources of funding that we have. This includes allocations and grants from the Department of Transport, the Local Transport Board, the Local Enterprise Partnership and the Environment Agency. We have also been successful in bidding for the Towns Fund, Future High Streets Funding and Heritage Lottery Funding.

Current schemes

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Edginswell Business Park Unit 1 (Divisional Director – Economy, Environment and Infrastructure)	Development and construction of Unit 1 of Edginswell Business Park.	The local economy is successful and sustainable. The number of businesses and jobs in the Bay increases.	August 2023	<ul style="list-style-type: none"> Start on site September 2022 Wickes agreement for Lease April 21 CCWP approval to additional funding Dec 22. 	<ul style="list-style-type: none"> Works practical completion Aug 2023. 	6,927	5,724	0
Edginswell Station (Divisional Director – Planning, Housing and Climate Emergency)	Provision of new railway station at Edginswell	Transport connectivity and sustainability is improved.	TBC	<ul style="list-style-type: none"> Appointment of Network Rail under a Development Agreement. Network Rail appointed a contractor to design the station, with an option to build. Design ongoing 	<ul style="list-style-type: none"> Linked to Network Rail and final construction cost 	12,395	5,000	6,362
Torbay Economic Development Company Capital Loans/Grant (Director of Pride in Place)	A loan for capital purposes to facilitate the work of the Torbay Economic Development Company	The local economy is successful and sustainable. The number of businesses and jobs in the Bay increases.	March 2024	<ul style="list-style-type: none"> The purchase of Cockington car park has been completed 	<ul style="list-style-type: none"> Drawdown of funds linked to TDA Group cashflow 	4,040	0	574

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Highways Structural Maintenance (Divisional Director – Economy, Environment and Infrastructure)	A grant provided to the Council linked to the value of the planned maintenance backlog on the road network.	Transport connectivity and sustainability is improved.	On-going funding allocation	<ul style="list-style-type: none"> DfT Grant Funding. This is an annual programme of highway maintenance works. The works are divided into reactive permanent repairs and larger scale works. 	<ul style="list-style-type: none"> Surface Dressing Programme - Spring 2023. Resurfacing and Reconstruction Programme to be commenced April 2023 	Not applicable - annual allocations	2,038	1,820
Integrated Transport Schemes (Divisional Director – Planning, Housing and Climate Emergency)	A grant provided to the Council linked to the value of the planned maintenance backlog on the road network.	Transport connectivity and sustainability is improved.	On-going funding allocation	<ul style="list-style-type: none"> DfT Grant Funding. Annual Programme of Transportation Schemes. A mixture of highway schemes and initiatives from Spatial Planning 	<ul style="list-style-type: none"> Local Transport Plan for 2023/24 to be agreed in February 2023 (Director in consultation with Cabinet Lead). Programme to be managed by Transportation Steering Group. 	Not applicable - annual allocations	1,147	1,071
Western Corridor (Divisional Director – Planning, Housing and Climate Emergency)	Completion of the Western Corridor along the Torquay/Paignton Ring Road.	Transport connectivity and sustainability is improved.	Not applicable (construction complete, only open for any compensation claim)	<ul style="list-style-type: none"> Construction complete. Project remains open whilst compensation claims are progressed. 	<ul style="list-style-type: none"> Assessment of claims being led by TDA and Legal Services. 	12,293	250	255
Torquay Gateway Road Improvements (Divisional Director – Planning, Housing and Climate Emergency)	Improve road infrastructure and access on outskirts of Torquay.	Transport connectivity and sustainability is improved.	June 2023	<ul style="list-style-type: none"> Scheme substantially complete 	<ul style="list-style-type: none"> Final spend on scheme 	3,485	20	0
Babbacombe Beach Road (Divisional Director – Planning, Housing and Climate Emergency)	Structural improvements to road access to Babbacombe Beach.	Transport connectivity and sustainability is improved.	June 2023	<ul style="list-style-type: none"> Scheme substantially complete 	<ul style="list-style-type: none"> Final spend on scheme 	529	31	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Flood Alleviation – Monksbridge (Divisional Director – Economy, Environment and Infrastructure)	Flood alleviation work.	The risk of flooding will be addressed.	July 2023	<ul style="list-style-type: none"> Contractor appointed and survey works of properties commenced. 	<ul style="list-style-type: none"> Installation of property flood resilience measures will continue and further survey works of properties will take place. 	412	295	0
Paignton Coastal Defence Scheme (Director of Pride in Place)	Provision of additional protection against sea inundation in low lying areas of Paignton and Preston	The risk of flooding will be addressed.	September 2025	<ul style="list-style-type: none"> All public consultation works completed. 	<ul style="list-style-type: none"> Recommendations in relation to the masterplan for the area to be considered by Cabinet in Jan 23. Planning application to be submitted for approval September 23. Works to commence September 24 	3,142	150	2,678
Paignton Future High Streets Fund – Flood Defence (Divisional Director – Economy, Environment and Infrastructure)	Contribution towards Public Realm works associated with the Paignton Coastal Defence Scheme	Our town centres and seaside locations will be supported through an improved public realm.	Design phase by June 2023	<ul style="list-style-type: none"> Design work commissioned in January 2023 	<ul style="list-style-type: none"> Stakeholder Focus Group and Workshop Public Engagement Event Production of detailed design drawings Complete appropriate pre-planning work 	571	485	0
Other Flood Alleviation Schemes (Divisional Director – Planning, Housing and Climate Emergency)	Provision of flood alleviation schemes for Torquay, Paignton, Brixham and Haldon & Princess Pier.			<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	250	135	0
Princess Pier – Structural repair (Director of Pride in Place)	Repairs to the superstructure (and potentially the substructure) of	Torbay's unique heritage is protected for the enjoyment of residents and visitors	TBC	<ul style="list-style-type: none"> Survey works on both Haldon and Princess Piers being carried out to assess the current structural condition of 	<ul style="list-style-type: none"> Business case will be produced and submitted to the Environment Agency by Sep 23. 	1,665	60	772

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
	Princess Pier, Torquay			each and identify the remaining repair works that are required.	<ul style="list-style-type: none"> Detailed design works and repair works would commence in April 24. 			
Torquay Town Dock – Infrastructure Improvements (Director of Pride in Place)	Improvements to the infrastructure of the Town Dock at Torquay Harbour	Residents and visitors continue to enjoy the range of activities on offer in Torbay.	March 2024	<ul style="list-style-type: none"> Phase 2 development complete Dec 22 	<ul style="list-style-type: none"> Phase 3 development and practical completion due Spring 23 	1,200	211	0
Car Park investment (Divisional Director – Economy, Environment and Infrastructure)	Improvements to the infrastructure of the car parks across Torbay.	Our town centres and seaside locations will be supported through an improved car park offer.	June 2024		<ul style="list-style-type: none"> Lighting and decorating work at selected multi story sites between January – June 2023 	1,000	500	0
Regeneration Programme and Economic Growth Fund (Director of Pride in Place)	This fund will support town centre and other regeneration The fund will be allocated to specific projects for inclusion in the overall Capital Plan.	The economy of Torbay grows.	Overall approval rather than individual schemes	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	87,157	0	87,157
Harbour View Hotel (Divisional Director – Economy, Environment and Infrastructure)	Development of a new hotel (Premier Inn) Terrace Car Park site, Torquay	The tourist offer in Torbay is improved.	December 2023	<ul style="list-style-type: none"> Appointment of new contractor and work recommencing on site 	<ul style="list-style-type: none"> Practical completion – Autumn 23 Handover of site to operator – December 23 	20,616	8,600	0
Old Toll House (Divisional Director – Economy, Environment and Infrastructure)	Redevelopment of the Old Toll House, Torquay.	The economy of Torbay grows.	To be confirmed	<ul style="list-style-type: none"> Agreement for Lease in place Planning approved Project delayed for legal & financial reasons 	<ul style="list-style-type: none"> Conclusion of legal disputes – June 23 Review of project viability – Summer 23 	1,200	0	1,004

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Torquay Towns Fund – general (Divisional Director – Economy, Environment and Infrastructure)	A grant provided to the Council to regenerate Torquay. The fund will be allocated to specific projects for inclusion in the overall Capital Plan.	The economy of Torbay grows.	The fund will be allocated to specific projects for inclusion in the overall Capital Plan.	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	157	52	0
Torquay Town Deal – Union Square Phase 1 (Divisional Director – Economy, Environment and Infrastructure)	Phase 1 of the redevelopment of Union Square Shopping Centre, Torquay.	The economy of Torbay grows.	March 2026	<ul style="list-style-type: none"> Purchase of site 	<ul style="list-style-type: none"> Determination of preferred option – April-June 23 Submission of planning application – Summer 23 	5,050	1,050	0
Torquay Town Deal – Union Square Phase 2 (Divisional Director – Economy, Environment and Infrastructure)	Phase 2 of the redevelopment of Union Square Shopping Centre, Torquay.	The economy of Torbay grows.	TBC	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Phase 2 focus on development around Union Square/Pannier Market -awaiting Union Sq Phase1 feasibility to be completed to fully scope 	5,993	5,993	0
Torquay Town Deal – Harbour Public Realm (Divisional Director – Economy, Environment and Infrastructure)	Improvements to the public realm around Torquay Harbour	The economy of Torbay grows.	March 2024	<ul style="list-style-type: none"> Detailed design and costed scheme. Contractor tender commenced Dec 2022 	<ul style="list-style-type: none"> Appointment of contractor – March 23 Start on site – April 23 Completion of the project – March 24 	2,506	1,814	0
Torquay Town Deal – Pavilion (Divisional Director – Economy, Environment and Infrastructure)	To undertake feasibility work to identify a cost plan for the full refurbishment of the Pavilion, Torquay	Torbay’s unique heritage is protected for the enjoyment of residents and visitors	March 2024	<ul style="list-style-type: none"> Cost plan identified and revised Negotiations ongoing with the tenant 	<ul style="list-style-type: none"> Negotiation with tenant Spring 23 Contractor procurement complete 	2,000	1,300	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Torquay Town Deal – Core Area Public Realm (Divisional Director – Economy, Environment and Infrastructure)	Improvements to the public realm in Torquay Town Centre	The economy of Torbay grows.	March 2024	<ul style="list-style-type: none"> • Consultation undertaken 	<ul style="list-style-type: none"> • Conclusion of first phase of consultation – February 23 • Completion of next stage of design – April 23 • Start of project on site – Autumn 23 • Completion of works – March 24 	600	598	0
Paignton Future High Streets Fund – Torbay Road (Divisional Director – Economy, Environment and Infrastructure)	Improvements to the public realm in Torbay Road, Paignton	The economy of Torbay grows.	March 2024	<ul style="list-style-type: none"> • Trial of full pedestrianisation scheme including consultation and engagement 	<ul style="list-style-type: none"> • Conclusion of the consultation on the pedestrianisation trial – June 23 • Review & development of design - July 23 • Procurement of contractor – August 23 • Start on site – Autumn 23 	668	426	0
Paignton Future High Streets Fund – Station Square (Divisional Director – Economy, Environment and Infrastructure)	Redevelopment of Station Square, Paignton	The economy of Torbay grows.	March 2024	<ul style="list-style-type: none"> • Stage 4 design and Cost Plan progressed (information package for tendering a contractor) 	<ul style="list-style-type: none"> • Contractor procurement – June 23 • Start on site – September 23 • Completion of work – March 24 	2,259	2,027	0
Paignton Future High Streets Fund – Victoria Centre Phase 1 (Divisional Director – Economy, Environment and Infrastructure)	Phase 1 of the redevelopment of Victoria Centre, Paignton.	The economy of Torbay grows.	January 2026	<ul style="list-style-type: none"> • Early enabling and pre-works activity progressed • Programme of demolition underway (subject to Contract) 	<ul style="list-style-type: none"> • Demolition Garfield Road Structure (July 23). • Programme to be confirmed subject to scheme development and delivery procurement partner routes 	652	602	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Paignton Future High Streets Fund – Victoria Centre Phase 2 (Divisional Director – Economy, Environment and Infrastructure)	Phase 2 of the redevelopment of Victoria Centre, Paignton.	The economy of Torbay grows.	To be confirmed	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Reliant on delivery of Victoria Centre phase 1 (above) 	3,862	3,312	0
Paignton Future High Streets Fund – Picture House (Divisional Director – Economy, Environment and Infrastructure)	Renovation of Paignton Picture House and re-opening of Cinema supported by FHSF and CDF Funding	Torbay's unique heritage is protected for the enjoyment of residents and visitors	November 2024	<ul style="list-style-type: none"> Design, feasibility and cost appraisal progressed. 	<ul style="list-style-type: none"> Scheme designs developed – Feb 23 Planning application committee - May 23 Contractor Procurement - Aug 23 Start on site - Sept 23 	1,285	367	0
Paignton Picture House (Divisional Director – Economy, Environment and Infrastructure)	Restoration of Paignton Picture House (The same project as above but funded from a different grant)	See above	See above	See above	See above	2,322	1,800	372
Paignton Future High Streets Fund – Diversification (Divisional Director – Economy, Environment and Infrastructure)	Residential re-development 62-70 Victoria Street	Residents live in affordable, quality homes	To be confirmed	<ul style="list-style-type: none"> Pre-planning and design development progressed Project being reviewed as part of Future High Streets programme including alternative options available to the Council 	<ul style="list-style-type: none"> Preferred option confirmed- April 2023 	1,300	1,300	0
Lymington Road Business Centre	Additional start-up workshop units at	The economy of Torbay grows.	January 2024	<ul style="list-style-type: none"> Enabling Works completed – Aug 2022 	<ul style="list-style-type: none"> Capital Contingency allocated February 23 	5,359	3,986	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
(Divisional Director – Economy, Environment and Infrastructure)	Torquay Coach station site			<ul style="list-style-type: none"> Re-procurement of contractor approved and initiated 	<ul style="list-style-type: none"> Contractor procured and start on site – March 23 			
Edginswell enabling works (Divisional Director – Economy, Environment and Infrastructure)	Infrastructure improvements as part of the regeneration at Edginswell.	The economy of Torbay grows. Transport connectivity and sustainability is improved.	April 2023	<ul style="list-style-type: none"> Start on site Sep 22 Additional GBF funding award Nov 22. 	<ul style="list-style-type: none"> Practical completion April 2023 	4,209	2,250	0
Corbyn Head – Development of former WCs (Divisional Director – Economy, Environment and Infrastructure)	Redevelopment of site of the former WCs at Corbyn Head, Torquay.	The economy of Torbay grows.	March 24	<ul style="list-style-type: none"> Project deemed as unviable under current options and new feasibility studies initiated. 	<ul style="list-style-type: none"> Feasibility and options appraisal to be complete – Summer 2023 	1,250	0	1,250
Preston (North) – Development of former WCs (Divisional Director – Economy, Environment and Infrastructure)	Redevelopment of site of the former WCs at Preston (North), Paignton.	The economy of Torbay grows.	March 24	<ul style="list-style-type: none"> Pre-application planning advice received. Project team appointed and due diligence ongoing. Awaiting Council approval to proceed to planning. 	<ul style="list-style-type: none"> Feasibility and options appraisal to be complete – Summer 2023 	717	717	0
12-14 The Strand (former Debenhams) (Divisional Director – Economy, Environment and Infrastructure)	Redevelopment of 12-14 The Strand, Torquay.	Residents and visitors continue to enjoy the range of activities on offer in Torbay. The economy of Torbay grows.	February 2025	<ul style="list-style-type: none"> Planning Committee recommended approval Nov 22 	<ul style="list-style-type: none"> Construction start on site October 2023 subject to viability 	9,600	2,500	6,500
Torre Abbey Renovation – Phase 3	Phase 2 of the renovation works at Torre Abbey, Torquay.	Torbay's unique heritage is protected for the enjoyment of residents and visitors	April 2024	<ul style="list-style-type: none"> Architects and construction project managers have been procured. 	<ul style="list-style-type: none"> Contractors due on site from May 2023. 	1,208	208	1,000

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
(Divisional Director – Economy, Environment and Infrastructure)				<ul style="list-style-type: none"> Ecological Surveys have been carried out; further surveys are required - Spring 23 				
Torre Abbey Gatehouse/SW Wing (Divisional Director – Economy, Environment and Infrastructure)	Restoration works of the Gatehouse and the South West Wing (the café side) of Torre Abbey, Torquay.	Torbay's unique heritage is protected for the enjoyment of residents and visitors	April 2024	<ul style="list-style-type: none"> Architects and construction project managers have been procured. 	<ul style="list-style-type: none"> Contractors due on site from May 2023. 	964	707	97
Torre Abbey SE Wing/Courtyard/Tower (Divisional Director – Economy, Environment and Infrastructure)	Works to the South East range (Learning Lab and Ballroom) at Torre Abbey, Torquay.	Torbay's unique heritage is protected for the enjoyment of residents and visitors	April 2024	<ul style="list-style-type: none"> Architects and construction project managers have been procured. 	<ul style="list-style-type: none"> Contractors due on site from May 2023. 	404	297	40
UK Shared Prosperity Fund (Director of Pride in Place)	Grant funding for investment in community and place, supporting local businesses, people and skills.	Range of outcomes identified in bid including: Employment opportunities and decarbonisation schemes,	Grant funding is to March 2025	<ul style="list-style-type: none"> New grant Allocation of funds in line with bid allocation will be actioned by TEDC 	<ul style="list-style-type: none"> Milestones in line with bid award 	406	139	222
SWISCo Loan – Vehicle and Equipment Replacement (Divisional Director – Economy, Environment and Infrastructure)	Loan to SWISCo to enable new vehicles and equipment to be purchased.	Services are delivered more efficiently.	Ongoing	<ul style="list-style-type: none"> Vehicle lease deals converted to purchase schemes 	<ul style="list-style-type: none"> Complete the conversion of the hired fleet to owned fleet where appropriate Identify investment opportunities in electric vehicles 	2,800	2,338	0
SWISCo Loan – Buildings	Loan to SWISCo to enable investment in	The Council's estate is in good repair.	June 2023	<ul style="list-style-type: none"> Feasibility work underway for additional 	<ul style="list-style-type: none"> Procure contractor for the works 	1,200	1,000	0

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
(Divisional Director – Economy, Environment and Infrastructure)	structure of buildings from which company operates.			works at the Tor Park Road site to meet the requirements of the Environment Agency	<ul style="list-style-type: none"> Deliver the scheme 			
Solar Farm – Brokenbury (Divisional Director – Planning, Housing and Climate Emergency)	Construction of solar farm on agricultural land at Brokenbury, Churston	A reduction in the Council's carbon footprint	January 2024	<ul style="list-style-type: none"> Planning Committee recommended approval Nov 22 	<ul style="list-style-type: none"> Power Purchase Agreement needs to be concluded with South West Water Start on site August 2023 	1,763	1,620	0
Solar Farm – Nightingale Park (Divisional Director – Planning, Housing and Climate Emergency)	Construction of solar farm on a former landfill site near The Willows, Torquay	A reduction in the Council's carbon footprint.	January 2024	<ul style="list-style-type: none"> Planning Committee recommended approval June 22 	<ul style="list-style-type: none"> NHS Invite to Tender Jan 2023 Power purchase agreement to be in place Summer 23 Work starts Oct 23 	3,047	2,914	0
Climate Change initiatives (Divisional Director – Planning, Housing and Climate Emergency)	A fund identified to support capital investment in initiatives to tackle climate change. The fund will be allocated to specific projects for inclusion in the overall Capital Plan.	A reduction in the Council's carbon footprint.	To be confirmed	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	1,000	250	500
Green Waste bins (Divisional Director – Economy, Environment and Infrastructure)	Purchase of kerbside green waste wheely bins.	An increase in the Council's recycling rate.	March 2024	<ul style="list-style-type: none"> New green waste bins purchased Green waste collection scheme launched 	<ul style="list-style-type: none"> Complete roll out of green waste scheme 	929	619	0
Sub Total							64,832	111,674

Corporate Capital Plan

The aim of the current Corporate Capital Plan is to support the delivery of projects across the overall Capital Plan.

It includes a general capital contingency which is approximately 0.2% of the current four-year Capital Plan. Whilst all capital projects include contingencies within the individual project costs, this contingency is to cover urgent, unavoidable capital costs which cannot be met by other means.

Within the 2022/2023 budget, a further contingency fund of £12m was allocated to cover the higher than budgeted costs arising from the impact of increasing inflation on the construction industry. The majority of that has now been allocated to the Harbour View Hotel, Edginswell Enabling Works and Lymington Road Business Centre projects. £1.6m remains within the contingency to be allocated as necessary.

Current schemes

Title and lead officer	Project description	Expected outcome	Planned completion date	Progress to date	Key delivery milestones 23/24	Total approved capital expenditure £000	Planned expenditure 23/24 £000	Future planned expenditure £000
Enhancement of development sites (Director of Finance)	Capital provision for works required on strategic sites to enable development and disposal.	The ambitions within the Community and Corporate Plan are met through an effective Capital Plan	Not applicable	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	200 p.a.	65	60
General capital contingency (Director of Finance)	Capital provision set aside to cover urgent, unavoidable additional capital costs where alternative funding is unavailable.	The ambitions within the Community and Corporate Plan are met through an effective Capital Plan	Not applicable	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	632	632	0
Capital contingency (Director of Finance)	Capital provision agreed in 2022/23 to cover increased costs associated with construction industry inflation.	The ambitions within the Community and Corporate Plan are met through an effective Capital Plan	Not applicable	<ul style="list-style-type: none"> Allocation of funding to Harbour View Hotel project Allocation of funding to Edginswell Enabling Works project Allocation of funding to Lymington Road Business Centre project 	<ul style="list-style-type: none"> Priorities for any future use to be agreed 	600	600	0
Sub Total							1,297	60

Governance of the Capital Plan

Roles and responsibilities

Capital and Growth Board: Made up of senior council officers, the Capital and Growth Board keeps the capital plan under review and confirms the level of risk for each project in terms of delivery against key milestones and budget. It makes recommendations on additional projects which should be included within the plan, based on the priorities of the Council. The Board also provides highlight reports to the Senior Leadership Team on matters that need escalation.

Senior Leadership Team: Receives quarterly reports on the delivery and performance of the capital plan as part of its performance management responsibility. It considers any highlight reports from the Capital and Growth Board. The Team also undertakes an annual review of the priorities within the Plan. Any recommendations for amendment to the Capital Plan are made to the Cabinet.

Overview and Scrutiny Board: Receives quarterly reports on the capital plan as part of its budget monitoring responsibility. It holds the Cabinet to account for its performance and, as such, can make recommendations for amendments.

Cabinet: Operating within the Budget and Policy Framework of the Council, the Cabinet considers the recommendations from the Overview and Scrutiny Board and/or Senior Leadership Team and makes decisions about any changes to the capital plan accordingly. For decisions which would be outside the Budget and Policy Framework, it make recommendations to the Council.

Council: Agrees the capital plan when setting the Council's budget for each financial year and determines any changes to the capital plan having considered the recommendations of the Cabinet.

Agreeing new capital schemes

As a unitary council, Torbay Council delivers a huge number of varied services. With a limited amount of funding available, it can be difficult to make choices between competing priorities.

The key stages in the Council's prioritisation and approval process are as follows:

- The Head of Service submits a capital business case for consideration by the Director of Finance and the Capital and Growth Board. This can take place at any stage in the financial year but the business case must be linked to that service's needs.
- If the Director of Finance and the Capital and Growth Board accept the business case, the views of the Senior Leadership Team and members of the Cabinet are sought.
 - If a scheme is to be funded from a capital allocation previously approved by the Council, the scheme will be approved as stated in the approval or, if the approval process not stated, by the relevant Director in consultation with the relevant Cabinet Lead and Director of Finance and progressed when funding confirmed or,

- If new (confirmed) funding is to be used for a scheme to be funded by, say, a specific grant and if the scheme is supported by the Chief Executive, in consultation with the Cabinet Lead for Finance and Director of Finance, it will be reported to Council.
- If funding has been allocated by Council to a service without individual schemes being identified at the time of approval (such as a general allocation to schools for “basic need” projects), individual schemes within that allocation are subject to approval by the relevant Director in consultation with the Director of Finance.
- Proposals for invest to save or self-financing schemes (usually financed from prudential borrowing) will also require a detailed capital business case. This will be considered by the Director of Finance and the Capital and Growth Board. If the scheme is supported, it will be recommended to Council for approval.
- Any recommendations for schemes to be approved by Council will be included in the next quarterly Capital Plan Update Report.
- Schemes that do not require financial support but include the use of Council assets as a Council contribution to a scheme will also be subject to the Council’s approval process.
- Where there is a proposal to transfer capital resources from a previously approved scheme to a new scheme and there is a change of “policy”, the new scheme will be approved by Council.
- Where a specific approval process has been set up and approved by Council that process will apply.

This document can be made available in other languages and formats.
For more information please contact consultation@torbay.gov.uk
