

**CAPITAL PROGRAMME 2021/2022-2023/24
BY CATEGORY**

	2021/22 £000	2022/23 £000	2023/24 £000	TOTAL £000
Committed	4,285	1,535	1,135	6,955
Delivery	335	335	335	1,005
People	50	0	0	50
Central	3,900	1,200	800	5,900
Unavoidable	0	0	0	0
Delivery	0	0	0	0
People	0	0	0	0
Central	0	0	0	0
Maintenance	2,270	4,100	1,500	7,870
Delivery	2,270	4,100	1,500	7,870
People	0	0	0	0
Central	0	0	0	0
Rolling Programme / Other Desirable	303	0	0	303
Delivery	10	0	0	10
People	275	0	0	275
Central	18	0	0	18
Council Funding	6,858	5,635	2,635	15,128
Total External Funding	5,174	2,614	2,364	10,152
Total Capital Programme	12,032	8,249	4,999	25,280

**CAPITAL PROGRAMME 2021/2022-2023/24
BY DIRECTORATE**

	2021/22 £000	2022/23 £000	2023/24 £000	TOTAL £000
Delivery	2,615	4,435	1,835	8,885
People	2,935	250	0	3,185
Central Directorates	6,482	3,564	3,164	13,210
Total Capital Programme	12,032	8,249	4,999	25,280
External Funding	5,174	2,614	2,364	10,152
Council Funding	6,858	5,635	2,635	15,128

CAPITAL PROGRAMME - DELIVERY

	2021/22 £000	2022/23 £000	2023/24 £000	TOTAL £000
Committed				
Capitalisation of Project Management costs	300	300	300	900
Equipment Downshire Golf Complex	35	35	35	105
	335	335	335	1,005
Unavoidable				
No Schemes	-	-	-	-
Maintenance				
Buildings Planned Maintenance Programme	1,270	1,000	1,000	3,270
Commercial Depot Redevelopment	1,000	3,100	500	4,600
	2,270	4,100	1,500	7,870
		-	-	
Rolling Programme / Other Desirable				
Demolition of Napier Road WCs	10	-	-	10
	10	-	-	10
TOTAL REQUEST FOR COUNCIL FUNDING	2,615	4,435	1,835	8,885
External Funding				
No Schemes	-	-	-	-
TOTAL EXTERNAL FUNDING	-	-	-	-
TOTAL CAPITAL PROGRAMME	2,615	4,435	1,835	8,885

Part Capitalisation of Revenue

Delivery Directorate Capital Requests – New Bids

1. Planned Maintenance

Non-Schools Projects (£1.27m)

- **Bracknell Leisure Centre - Re-Roof Pool Roof**
Following a replacement of the sports hall roof, the next highest priority would be to replace the roof above the pool.
- **Owlsmoor Community - Centre Replace BMS System**
The centre has an old JEL system which requires replacement so that the building users can control the heating system effectively.
- **Sandhurst Community - Centre Replace BMS System**
The centre has an old JEL system which requires replacement so that the building users can control the heating system effectively.
- **Time Square - Replace/Overhaul BMS System**
A survey of the BMS system was carried out this summer with a number of findings highlighted that require replacement or overhaul to ensure the system runs effectively. The works would also look to update the user interface to ensure that the system can be monitored more effectively.
- **Time Square - Heating & Ventilation System Works**
Following the condition survey carried out this summer it was found that the boilers and ventilation plant to the basement require urgent attention for replacement.
- **Easthampstead Park Crem & Cem - Facia Replacement – Phase II**
Phase II of the programme continuing from last year to replace the rotten timber facias to the building.
- **Residential Housing - Refurbishment Works Programme**
The Housing stock has not had any funding allocated for a number of years and following review of the stock condition surveys there are a number of properties that would benefit from a complete refurbishment. The programme would look to refurbish 5-10 properties in year.
- **Commercial Depot - Reactive Works**
Ongoing maintenance to the depot site pending a decision on its future. In the past year roofing works, landscaping works and replacement doors have been required for replacement due to complete failure in year.
- **Downshire Golf Course - Landlord Responsibilities**
Allowance for landlords obligated repairs to the property. From the condition survey items such as path replacements and retaining wall works have been highlighted for urgent replacement in year.
- **Bracknell Leisure Centre - Landlord Responsibilities**

Allowance for landlord obligated repairs. It is likely that M&E works will be required in year.

- **Coral Reef - Landlord Responsibilities**

Allowance for landlord obligated repairs. It is likely that M&E works will be required in year.

- **Longshot Lane Industrial - External Road Repairs**

Several areas of road/ramp repairs have been highlighted for replacement following surveys being carried out this year and being in very poor condition.

- **Harmans Water Shops/Flats - Window Replacements**

The windows to the corridors require immediate replacement. A quote has been obtained to carry out these works.

2. Commercial Depot Redevelopment (£4.6m 2021-22 to 2023/24)

All of the buildings at the Commercial Centre are now in a very poor state of repair and require remedial works estimated to cost in excess of £3,200,000 for priority 1 and 2 repairs. Due to the condition of the buildings, current expenditure to keep the facility operating is very high at approximately £248,000 per year, with yearly planned maintenance of approximately £100,000.

There are a number of significant health and safety issues arising from the existing layout of the site which is no longer fit for the purpose in ensuring the safe movement and circulation of heavy vehicles and plant around the site.

As the town has grown there has been more requirement for depot facilities to support more roads and housing areas. This is particularly the case for highway maintenance, and it has been necessary to use the Market Street site as another highway depot. The reconfiguration of the depot is therefore also required in order to vacate Market Street for future redevelopment as part of Joint Venture Project Other newly identified needs that require additional depot space include storage for new vehicles which are required for highways use and for waste collection.

The proposal is for the demolition of all existing buildings on the site except for the landscape sheds, and the construction of new offices and workshops. The proposed scheme shows a simple workshop structure at the eastern end of the site, divided for the use of the 3 contractors. The offices are located adjacent to the workshops and have separate access to the rest of the site to ensure that there are no unnecessary pedestrian movements across the main part of the site.

The design amalgamates the contractor buildings and operations into one safe & secure area. Due to the reduced size and new construction of the buildings, the new facilities will have lower daily running costs and much lower maintenance costs. The exact reduction in cost is difficult to estimate, but for running costs a potential annual saving of £20,000 has been identified and annual planned maintenance saving of £100,000 – as set out below.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total 10 Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Capital											0
Costs	250	2500	1858								4608
Reduction in planned maintenance		-100	-100	-100	-100	-100	-100	-100	-100	-100	-900
Receipt					-1800						-1800
	250	2400	1758	-100	-1900	-100	-100	-100	-100	-100	1908
Revenue											
Reduction in running costs			-10	-20	-20	-20	-20	-20	-20	-20	-150
Debt interest	3	33	55	54	30	29	28	27	26	25	310
MRP				110	108	60	58	55	53	50	494
	3	33	45	144	118	69	66	62	59	55	654
Interest	2.50%										
MRP	2.50%	Assumes 40 year life									

Atkins have provided a breakdown of the budget based on BCIS for the work areas on the site and these have been summarised in the table below. The total construction cost for the project has been estimated as £4.6m. Other opportunities to raise additional funding are still being explored. An expression of interest has recently been submitted through One Public Estate for assistance towards demolition and contamination costs equating to £350,000. There may also be an opportunity to obtain some funding from CIL.

3. Demolition of Napier Road Public Toilets (£10k)

The public WCs at Napier Road, Crowthorne have been requested to be demolished following discussions with members and the parish council unwilling to take on the full servicing and maintenance for the building. There is potential for the space to be utilised as additional parking bays with an opportunity to provide electric car charging bays within the car park. Removing the WC will save the council in maintaining the building in the long term and will provide additional space potentially providing additional car parking to the village. The Parish council provide an income for the residents to utilise the building, however this income has been classed as cost neutral with between £11,000 to £14,000 being allocated every year to run and maintain the building.

CAPITAL PROGRAMME - PEOPLE

	2021/22 £000	2022/23 £000	2023/24 £000	TOTAL £000
Committed				
Sandhurst Nursery Relocation	50	-	-	50
	50	-	-	50
Unavoidable				
No Schemes	-	-	-	-
	-	-	-	-
Rolling Programme / Other Desirable				
Non-Schools				
No Schemes	-	-	-	-
Departmental Bids:				
Feasibility Study	60	-	-	60
School Bids:				
School Security and Safeguarding	50	-	-	50
Birch Hill Modular Re-furbishment (SEN)	15	-	-	15
Holly Spring Fusion (SEN)	120	-	-	120
Pines Orchard Outside Space (SEN)	30	-	-	30
Total	275	-	-	275
TOTAL REQUEST FOR COUNCIL FUNDING	325	-	-	325
External Funding - Other				
Non-Schools				
S106 10a Portman Close Flats	200	250		450
Schools				
DfE Grant: Schools Capital Maintenance (provisional)	1,500			1,500
DfE Grant: Devolved Formula Capital (provisional)	250			250
S106 Primary SEMH Hub	660			660
	2,610	250	-	2,860
TOTAL EXTERNAL FUNDING	2,610	250	-	2,860
TOTAL CAPITAL PROGRAMME	2,935	250	-	3,185

People Directorate Capital Requests – New Bids

1. School Investment Feasibility (£60k)

Sandhurst and Easthampstead Part schools have not had major investment in recent years and the standard of their accommodation and facilities is falling behind these other schools (including academy schools) with whom they are in competition for attracting pupils during a time of surplus places.

This budget will pay for a feasibility & cost report to be drawn up, to set out how this maintained school might be redeveloped in the future in order to help maintain their competitive edge.

The feasibility & cost reports will also pick up identified issues including:

- Enhancements targeted to support school improvement
- Works to facilitate land sale
- Works to facilitate reduction in admission numbers
- Future school capacity requirements based on new pupil places forecasts
- Potential for income generation by utilising surplus assets
- Potential for greater community use by utilising surplus assets

The feasibility & cost report will be drawn up in consultation with the Headteacher. Surplus funding will be used to commence the redevelopment project.

2. School Security and Safeguarding (50k)

A number of schemes have been prioritised relating to security and safeguarding issues. A budget of £50k is proposed to deal with these

Sandhurst Fencing, Gates and Fire Alarms

- One of the gates installed in the 2018 project fencing project needs to open electronically upon the fire alarm sounding. The gate is a major thoroughfare to the fire evacuation meeting point in the sports centre and so has to remain unlocked and / or open throughout the day. Whilst the gate is not visible from the road, and so isn't obvious, it means the school is not 100% access controlled. 125m of additional boundary fencing plus gates is required to make secure the car park which has been transferred to the school from the Council when the Sports Centre closed. Following an issue with the school's fire panel in March, we were advised by our service engineers that "Fire panel has panel and loop faults and has been recommended for replacement". Whilst the panel is still "roadworthy", the number of incidents and faults are continuing and the current panel has without doubt a finite life and so a replacement is sought.

The Pines Security

- The office area at the front of The Pines School is not safe. The front desk is low enough that the children can get over the top of it, and children can then leave the school premises by pressing the button to unlock the front door. The office staff are only protected from the public by a magnet locked door and once an unwanted visitor is in reception they would be able to get over the lower desk to gain access to the whole school.

Due to the site set up at The Pines School the front access of the building is open to the public as we are unable to put a fence around the car park as we share access to it with the social club and nursery on site. To protect the children and staff we would like to install glass to the front desk area and re work the desk to make it suitable for someone to work at the front desk. To do this we would need to remove the current wall between the main office and reception so that we are all able to assist with visitors at the front desk and rework the seating arrangements so that we are facing the visitors to the reception area. We would also like to install an electronic sign in system to again improve the security of the school premises.

3. Birch Hill Modular Refurbishment (£15k)

This bid is to refurbish our existing modular building that is near end of life to provide a resource for our SEND children. We are seeing an increase number of children with a range of complex Special Education & Disability Needs (SEND) including children with Autism Spectrum Disorder (ASD), Moderate Learning Difficulties and increasing numbers of children who have significant Social, Emotional & Mental Health Needs (SEMH). In addition, we have a number of children who are Looked After (LAC), Post LAC/Adopted. We recognise the importance having alternatives to the standard classroom provision for children who need variety and a more bespoke approach to education. This is a continuation and a development of our successful and popular Nurture provision that we have been establishing

4. Holly Spring FUSION (£120k)

To extend and update our existing terrapin to become a self contained multiuse space for a one of a kind specialist support hub for nurture/Sen and community provision to lead the way as an outstanding school providing in house and LA school bespoke training as well as available to hire by other local schools, council and agencies such as PSCO, social workers etc (SEN) Extension and refurbishment of a modular building for specialist support for nurture/SEN and community. Supported by the Head of Children's Support Services.

5. The Pines Orchard Outside Space (£30k)

The Pines would like to develop an outside space to include a canopy and all weather surface so that the children are able to access this space at all times to further their learning and development. This outside space will allow for the sensory needs of the children who have been identified as having specific learning needs as well as sensory seeking needs. All the children in The Orchard have an Education, Health Care Plan and the provision for their needs requires hands-on practical play-based learning opportunities. The Orchard provision is to be run as an Early Years environment where learning through play and use of an outside continuous provision is essential. The space is essential for development of gross motor skills as well as interaction with their peers. This covered outside area will also enable a safe place for the pupils to be if the large and busy main playground is too overwhelming, both in terms of noise, people and overstimulating.

External Funding Bids

6. 10a Portman Close Flats, (£450k) S106 Funding

10 Portman Close consists of a two story 1970s building with respite care for children to the ground floor and residential accommodation to the first. The upper floor referred to as 10a is used as temporary accommodation for homeless households and is split into two units managed by the Housing Service. Current accommodation at Portman Close is currently poorly laid out. Each of the flats is designed as a multiple occupancy dwelling with rooms, with shared kitchen facilities between the two flats.

The proposal is to remodel the interior to a total of four self-contained flats to increase the provision of temporary accommodation for families, improving facilities and making better use of the current space. The plan provides for 3x2-bed and 1x1 bed flats – small family/lone parents can comfortably be accommodated in these on a temporary basis. Aged sanitary, electrical, heating and fire detection systems will require attention as part of the project.

7. New SEMH facility, (£660k) Conditional on S106 Funding

A proposal for a new 4-11 primary co-educational SEMH school with 50 places to be created in existing school accommodation that is or will become surplus as a result of falling school rolls. Detailed studies and analysis of pupil numbers, education provision and trends in the Borough relating to SEND, migration and accommodation have revealed that the creation of a new SEMH School best meets the needs of children and young people (CYP) and their families. A specific trend has been the arrival in recent years of an increasing number of families from outside the UK. In particular, we are experiencing a steady rise in the numbers of refugees; currently 10 CYP in the borough are refugees. Experiencing a traumatic situation, such as conflict, separation from family and financial hardship, all of which are common experiences for refugees, can significantly increase the likelihood of needing specialist SEMH provision.

We do not have sufficient specialist provision for a growing number of CYP with a primary presentation of SEMH, which is why so many are currently educated out of Borough. Out of borough places have a personal impact on individuals and families. CYP with SEMH are at a disadvantage due to travel over long distances to school, separation from their community support network and inability to engage with community life. There is also a significant financial impact on the Borough. BF spends more on SEND than both the national average and our statistical neighbours. The spend for CYP educated out of authority in non-maintained or independent schools is £2,731,386, with £37,935 of this for 72 pre-16 pupils. 71% of CYP with SEN who are educated in independent or non-maintained schools present a prime difficulty of either ASC (35%) or SEMH (36%).

The proposal is to create the new SEMH Hub in existing school accommodation that is or will become surplus as a result of falling school rolls. There is currently a 13% surplus of primary places across the Borough in the intake year which is forecast to increase over the next five years. When suitable surplus school accommodation has been identified, this project will entail conversion/adaptation of the vacated space for SEN use prior to occupation. By taking up surplus school accommodation this proposal will also remove surplus mainstream school places from the system, which links to and forms part of the current School Capacity Strategy.

CAPITAL PROGRAMME - CENTRAL DIRECTORATE

	2021/22 £000	2022/23 £000	2023/24 £000	TOTAL £000
Committed				
Roads & Footway Resurfacing	200	200	200	600
CIL Strategic Transport Schemes	500	600	600	1,700
Highway Maintenance (Lamp Columns)	400	400		800
A3095 - Phased funding	2,800	-	-	2,800
	3,900	1,200	800	5,900
Unavoidable				
No Schemes	-	-	-	-
	-	-	-	-
Maintenance				
	-	-	-	-
Rolling Programme / Other Desirable				
Car Park Barriers	18	-	-	18
	18	-	-	18
TOTAL REQUEST FOR COUNCIL FUNDING	3,918	1,200	800	5,918
External Funding				
Highways Maintenance	1,369	1,369	1,369	4,107
Integrated Transport & Maintenance	720	720	720	2,160
Section 106 Schemes (LTP)	200	-	-	200
Sustainable Alternative Natural Green Space	150	150	150	450
Natural Estate Improvements (S106)	125	125	125	375
	2,564	2,364	2,364	7,292
TOTAL EXTERNAL FUNDING	2,564	2,364	2,364	7,292
TOTAL CAPITAL PROGRAMME	6,482	3,564	3,164	13,210

Central Directorate Capital Requests – New Bids

1. Car Park Barriers, (£18k)

Many Parks and Countryside sites have car parks that enable and support public access. A significant proportion of these have experienced anti-social behaviour (ASB) during evening and late-night hours with visitors using them for congregations. Such types of anti-social behaviour include noise, litter, drug-taking and vandalism. The service has sought methods to try to curb this ASB through such measures as posters, communications campaigns and CCTV installations. In addition, the service has forged greater links with the local police and youth workers in a bid to try to eradicate the issues. Unfortunately, these measures are not able to provide a complete solution to the issues and resident complaints are periodically received.

Where it is possible to limit the amount of time the car park is open this has been successful. Particularly when limiting the after dark access. Car parks that are not open to the public for 24 hours a day experience less anti-social behaviour, because peak periods for this behaviour are the late evening and after dark.

So far, reduced opening has only been feasible on sites where an existing staff or volunteer resource was available to manually open and close gates. The times at which the car parks could be opened and closed under these systems are not optimal because they have to be governed by the time that the person can attend. The result is that the car park may be unnecessarily closed in the early morning and early evening where there is no risk of antisocial behaviour. This is the only aspect of reduced parking hours that has been raised as a resident dissatisfaction during a closure. Generally the public view of after dark closure of car parks is positive, given that the decline in ASB witnessed by staff and visitors is observed to decline. However, in the long term the closures require a lot of staff and volunteer time and effort which is unsustainable in the long-term.

The service is proposing to install automatic barriers to the affected car parks to enable optimal opening and closure times through a sustainable system. Barriers will either run using solar panels for power or through connection to local underground electricity supply. These barriers will be programmed to open and close at specific times to allow visitors to enjoy the site for legitimate reasons but will also curtail illegitimate use and subsequent ASB. This should result in fewer resident complaints and less officer time dealing with the complaints. The automated barriers would mean much less officer and volunteer time needed to open and close temporary barriers. With less ASB the litter levels will reduce, making sites more appealing and less costly to keep clean.

Should this model prove successful then it can be rolled out to new car parks taken under management by Parks and Countryside in the future as per Suitable Alternative Natural Greenspace (SANG) specification.