

ANNEX A

**CAPITAL PROGRAMME 2023/2024-2025/26
BY CATEGORY**

	2023/24 £000	2024/25 £000	2025/26 £000	TOTAL £000
Committed	3,480	2,350	2,100	7,930
Delivery	1,880	650	300	2,830
People	0	0	0	0
Central	1,600	1,700	1,800	5,100
Unavoidable	0	0	0	0
Delivery	0	0	0	0
People	0	0	0	0
Central	0	0	0	0
Maintenance	1,820	331	42	2,193
Delivery	1,820	331	42	2,193
People	0	0	0	0
Central	0	0	0	0
Rolling Programme / Other Desirable	1,127	335	135	1,597
Delivery	693	335	135	1,163
People	325	0	0	325
Central	109	0	0	109
Council Funding	6,427	3,016	2,277	11,720
Total External Funding	5,866	3,270	3,270	12,406
Total Capital Programme	12,293	6,286	5,547	24,126
<i>New Council Funding 2023/24</i>	2,947			
<i>From earlier years</i>	3,480			

**CAPITAL PROGRAMME 2023/2024-2025/26
BY DIRECTORATE**

	2023/24 £000	2024/25 £000	2025/26 £000	TOTAL £000
Delivery	5,193	1,636	797	7,626
People	2,208	0	0	2,208
Central Directorates	4,892	4,650	4,750	14,292
Total Capital Programme	12,293	6,286	5,547	24,126
External Funding	5,866	3,270	3,270	12,406
Council Funding	6,427	3,016	2,277	11,720

CAPITAL PROGRAMME - DELIVERY

	2023/24 £000	2024/25 £000	2025/26 £000	TOTAL £000
Committed				
Warfield Memorial Ground Enhancements	1,000	250	-	1,250
Commercial Depot Redevelopment	500	-	-	500
Capitalisation of Project Management costs	300	300	300	900
London Road Landfill Works	80	100	-	180
	1,880	650	300	2,830
Unavoidable				
No Schemes				
	-	-	-	-
Maintenance				
Buildings Planned Maintenance Programme	1	1,320	-	1,320
IT Schemes - Computer Equip Refresh	2	450	296	42
IT Schemes - Mobile Phones	3	50	35	85
	1,820	331	42	2,193
Rolling Programme / Other Desirable				
Surface Car Parks	4	200	200	400
Feasibility Studies	5	150	100	350
BLC / Coral Reef Air Handling Units	6	135	-	135
New Pumps at BSLC and Coral Reef	7	132	-	132
Equipment Downshire Golf Complex	8	35	35	105
Parking Infrastructure Upgrade	9	41	-	41
	693	335	135	1,163
TOTAL REQUEST FOR COUNCIL FUNDING	4,393	1,316	477	6,186
External Funding				
Warfield Memorial Ground Enhancements	800	320	320	1,440
TOTAL EXTERNAL FUNDING	800	320	320	1,440
TOTAL CAPITAL PROGRAMME	5,193	1,636	797	7,626

Summary of New Schemes – 2023/24 Capital Programme

DELIVERY DIRECTORATE

01. Buildings Planned Maintenance Programme (£1.320m)

Buildings planned maintenance is an annual programme of repairs and maintenance to the Councils' building stock and associated assets. It encompasses a wide range of activities, but typically includes the repair or replacement of elements of building fabric, fixtures or fittings that are worn, obsolete or otherwise damaged. The purpose of the work is to maintain the Councils' buildings to a sufficient standard to provide a safe and appropriate environment from which various services can operate from.

The works included in the programme are identified through a series of condition surveys, which are undertaken on our behalf by external engineers and surveyors. The estimated value of the remaining high priority works currently stands at £2.805M. This is higher than previous years, but includes an allowance for higher-than-normal uplift for construction inflation.

02. Scheduled Computer Equipment (£0.450m)

This represents the annual funding for the refresh of the existing ICT laptop estate due to end-of-life devices over a rolling 3-year programme. In addition to the refresh programme there is going to be a baseline staffing increase in relation to the current SEN work, work for the fundamental care reforms and upcoming care inspection changes. The total delivery has been put into 5 phases, with phase one being complete and phases 2 and 3 and 4 planned for this financial year, although it should be noted that not all of phase 4 can now be completed this year due to increased costs

03. Mobile phone handset replacement programme (£0.050m)

The current mobile phone contract is end of term and we are in the process of reprocuring a new data contract which we are aiming to complete by end of the calendar year via a strategic procurement plan with Executive Director approval. Whilst the procurement is for data use via SIM, historically there has been a technical fund as part of the agreement that helps provision some of our mobile handsets. Whilst scoping options available to us for procurement of our mobile service, it has become apparent that the current handset cost increases means that funds are unlikely to be available to us to cover the cost of all mobile device requirements year on year

We currently have 773 live corporate mobile smartphones assets in our live environment, many of these are unable to be connected to our Mobile Device Management (MDM) system (InTune) as the age of the device means they cannot support the required operating system (approximately 405). It was an audit requirement (Cyber Liability audit point 7) that all devices should be able to be enrolled in our MDM to ensure security best practice was met.

04. Surface car park resurfacing (£0.200m)

The Council has 26 surface car park sites across the borough which it manages as a mixture of fee-paying sites as well as small free car parks often located around neighbourhood centres.

These sites are monitored and a small reactive maintenance budget of £15k allows for pothole repair, patching and relining. Patching repairs only work for so long until such time as the surface completely deteriorates and then full replanning, resurfacing and relining are required. Most of the surface car park sites across the borough are thought to date back to the 1960's-70's and are probably original surfaces.

As part of the monitoring arrangements a number of sites have been identified as requiring resurfacing and are detailed priority order. Site surveys have been undertaken to quote for complete resurfacing and relining. The top priorities are at the athletics track at Bracknell Leisure Centre and the remainder of Albert Road.

From a health and safety perspective these sites are heavily trafficked and well used in the community as most access neighbourhood shopping centres, health centres and schools etc. There is no claim history for accidents/incidents at these locations in last 20 years.

05. 2023/24 Feasibilities (£0.150m)

There is currently no financial allocation for feasibility budgets within property related projects. It is often the case that a scheme arises and must either be funded from a separate budget as a stop gap measure, or the project is delayed pending approval of a budget for the scheme. It is often not viable to wait up to a year pending approval of budgets to understand the viability of a scheme that has been requested by a department within the council.

It is proposed that a figure of £150,000 is budgeted to allow for the various non education feasibilities that are proposed in 2023/24, which will also assist with cost certainty for any future capital bids for larger projects

06. Replacement of air handling units at Bracknell Leisure Centre & Coral Reef (£0.135m)

The project will be to replace several air handling units (AHU) at Bracknell Leisure Centre and Coral Reef. Both sites have numerous AHUs but the most recent mechanical and electrical major plant condition survey undertaken in March 2021 has indicated that one AHU in the gym, changing room and spa which were installed in 1996 are now operating inefficiently and are at end of life. The main pool hall seating area AHU is dated to the mid 1980's and is also operating at end of life.

Air handling units are essential in both sites to ensure adequate air flow rates and turnover of air. Without these operating efficiently the atmospheric conditions become unbearable and unpleasant potentially leading to customer dissatisfaction and potential inoperability which in turn may lead to a loss of income pressure. There is an ongoing mould problem in parts of the main changing room at Coral Reef believed to be as a result of the poor air turnover which needs to be addressed despite temporary repairs to try and remedy.

The BLC site will operate as is until at least 2033, the existing units are currently at end of life and therefore will not realistically last another ten years. There are 13 units on the BLC site alone ranging between 7 to 40 years. Whilst some have exceeded anticipated life expectancy it does not mean that all need to be replaced immediately due to their maintenance regime. Whilst some services are in sufficient condition to continue to operate with replacement parts and recommissioning it is a possibility that additional future capital investment will be required over the next 10 years.

Within the contractual maintenance split of responsibilities between BFC and Everyone Active planned maintenance and replacement of mechanical services including air handling, air conditioning, ventilation and refrigeration falls to BFC.

07. Replacement pumps at Bracknell Leisure Centre & Coral Reef Waterworld (£0.132m)

Both Bracknell Leisure Centre and Coral Reef Waterworld utilise belt driven primary heating pumps. Existing pumps are uneconomical and energy inefficient to run and maintain. These pumps are near to end of life. EA have commissioned Grundfos to measure and monitor energy consumption versus actual requirement and have presented report to BFC. This details excessive pressure being generated, and energy consumed.

Under the contractual split of responsibilities between Bracknell Forest Council and Everyone Active this element of mechanical services replacement falls to BFC to replace. Replacement of all pumps, electrical and mechanical installation, consumables, sensors and commissioning is required at both sites.

The cost is considerably higher at BLC as the quote is inclusive of a provision for installation of a new cold water booster system. Currently BLC operates 24/7 on a single pump with no control. Should this pump fail then there will be no water distribution at site and the service will have to close. In the event of failure boosted cold water would be lost throughout site, this would result in loss of water in showers, sinks and toilets resulting in closure.

Proposed lead time of replacement would likely be approx. 6 weeks, resulting in a loss of income claim by EA to the Council. Potential loss of income at these sites would be far in excess of the cost of replacement pumps. Replacement pumps would also provide a significant energy saving and a reduced carbon footprint.

Whilst this is a significant investment requirement to the pumps at Bracknell Leisure Centre the building is likely to remain until the end of the contract in 2033. New pumps would have a lifespan of approx. 20 years.

08. Equipment Replacement – Downshire Golf Course (0.035m)

Downshire golf course is managed on behalf of the council by Everyone Active, and the contract details a split responsibility in terms of equipment provision. In essence, equipment previously funded from the revenue budget remains the responsibility of Everyone Active, and equipment previously provided through the council's capital programme remains the council's responsibility. In devising the contract, it was concluded that this would result in lower long-term costs for the council and a better revenue return through the contract.

The budget required is £35k on a rolling annual programme which is required to replace existing machinery which is ageing, and ensure new machinery is available to enable the golf course to be suitably maintained.

09. Parking infrastructure Upgrades (£0.041m)

Scheidt & Bachmann (S&B) is the Council's existing supplier for the parking management infrastructure in the town centre multi storey car parks. The equipment was installed in 2017 and is half way through its anticipated life span. Since installation and primarily as a result of covid and the desire to remove touch points S&B have developed a number of new technological advancements in products which will allow motorists to pay for their stay without using the

payment machines, this removes the need to queue at peak times and provides a cashless option.

Currently the Lexicon app provides for this functionality but take up has been low and operationally there have been some challenges with its use. S&B advise that there is no longer a market for this app, there has been no development on it since 2019 and it is no longer a product that will remain supported with the move to the ‘smart’ options detailed below. The app product has effectively been replaced by these new alternative online products.

A decision to move to these new products will need to be made via the Town Centre Regeneration Committee as there is a relationship with the Lexicon and their car park Princess Square operates with the same equipment and the app. There are a number of options outlined below, all would be of benefit but the cumulative cost is expensive and there are ongoing annual licence fees that would need to be met.

Options:

- **Smart Web Pay** – This product is for the one-off driver who doesn’t wish to subscribe but make payment on each occasion. They reach a payment page via a QR code on the pay stations, back of the tickets or posters. The QR code directs them to a landing payment page. The driver enters the vehicle registration number or scans the ticket barcode, the driver pays the amount according to the length of stay and makes payment via entering credit card information.
- **Smart Contract** – This product is for contract drivers i.e. season ticket holders. The driver has access to a range of contract/season ticket options and is wholly responsible for managing their account via our website. Drivers can apply for and pay for their chosen product online with BFC authorising the purchase. Currently arrangements for season ticket holders is through a combination of a manual and automated process through an NSL system. This would provide a product suitable for BFC staff, potentially a set tariff could be arranged and staff upload an amount of money to their account and the tariff is deducted on each visit. This would also require barrier and ANPR installation at Time Square.

The costs relate only to implementation in BFC car parks. In terms of priority the Smart Web Pay would replace the Lexicon app and Smart Contract would assist with BFC staff parking options.

CAPITAL PROGRAMME - PEOPLE

	2023/24 £000	2024/25 £000	2025/26 £000	TOTAL £000
Committed				
No Schemes	-	-	-	-
Unavoidable				
No Schemes	-	-	-	-
Rolling Programme / Other Desirable				
Non-Schools				
Housing Planned Maintenance	10	250	-	250
Larchwood	11	75	-	75
Departmental Bids:				
School Bids:				
No Schemes	Total	325	-	325
TOTAL REQUEST FOR COUNCIL FUNDING	325	-	-	325
External Funding - Other				
Non-Schools				
No Schemes	-	-	-	-
Schools				
DfE Grant: Schools Capital Maintenance	1,860	-	-	1,860
DfE Grant: Devolved Formula Capital	tba	-	-	-
Ascot Heath - Security (S106)	12	23	-	23
	1,883	-	-	1,883
TOTAL EXTERNAL FUNDING	1,883	-	-	1,883
TOTAL CAPITAL PROGRAMME	2,208	-	-	2,208

Summary of New Schemes – 2023/24 Capital Programme

PEOPLE DIRECTORATE

10. Housing Capital Programme (£0.25m)

Housings planned maintenance is an annual programme of repairs and maintenance to the Councils' housing stock. It encompasses a wide range of activities, but typically includes the repair or replacement of elements of building fabric, mechanical and electrical items, fixtures or fittings that are worn, obsolete or otherwise damaged. The purpose of the work is to improve and maintain the Councils' housing stock to a decent standard to provide a safe and appropriate environment for our residents to reside in and deliver the priorities set out in the Housing and Welfare Service Plan.

The works included in the current programme were identified through a series of Housing Health and Safety Rating System (HHSRS) and property condition surveys, which were undertaken on our behalf by external engineers and surveyors during 2019/20 on a five-year programme. The current supporting data have been arrived at following detailed analysis of all our condition survey records but will need to be reviewed to reflect current national and housing policy, giving consideration to changes in legislation around the new Building Safety Act 2022, The Fire Safety (England) Regulations 2022 and the Social Housing White Paper.

By the 1st of April 2027, all landlords including local authorities, must present a valid Energy Performance Certificate (EPC) for their property with a rating of "C" or higher and by 1st April 2028, a rating of "B". It is likely that this will include improvements to existing heating systems, replacement windows and insulation

The housing capital programme will support compliance with the new regulations. The focus of the programme this year remains on the modernisation of properties to maintain a Decent Standard with the balance of activity over the next twelve months concentrating on property components e.g., kitchens, bathrooms, electrical installations and heating systems. This will in future be replaced on a fixed life cycle. The 'Bracknell Standard' is currently under development and a programme over the following 4 years is being finalised to be able to forecast total level of funding required across the whole period

The projected costs include an allowance for a higher-than-normal uplift for construction inflation and to introduce energy saving measures as part of overall project to improve thermal comfort and reduce fuel poverty supporting Health and Wellbeing

11. Larchwood (£0.075m)

Larchwood is BFC's short break Children's Home, providing personalised respite care for children who have complex needs, a learning and/or physical disability. The children and young people who access Larchwood require personal care, medication, behavioural support and personalised plans to aid their learning and achievements.

During an Ofsted inspection in March 2022, an inspector commented on the "tired" décor and the inspection report include a recommendation to ensure that redecoration and maintenance and improvements to the presentation of the kitchen are undertaken to provide a more

welcoming, homely, and brighter environment for children. ('Guide to the Children's Homes Regulations, including the quality standards', page 15, paragraph 3.9). Work is required both internally and externally, with a replacement kitchen, new fencing and play area.

12. Ascot Heath Primary – Perimeter Fencing (£0.023m) (S106 Funding)

The entire school perimeter fencing is damaged and needs replacing to conform to safeguarding requirements. The new security fence falls within the definition of school facilities and is eligible for funding. S106 funding exists which can only be spent towards facilities at Ascot Heath and is sufficient to cover the £23,000 required for this project.

CAPITAL PROGRAMME - CENTRAL DIRECTORATE

		2023/24 £000	2024/25 £000	2025/26 £000	TOTAL £000
Committed					
Council Funded Highways Maintenance	13	1,200	1,200	1,200	3,600
CIL Strategic Transport Schemes	13	400	500	600	1,500
		<hr/> 1,600	<hr/> 1,700	<hr/> 1,800	<hr/> 5,100
Unavoidable					
No Schemes		<hr/> -	<hr/> -	<hr/> -	<hr/> -
Maintenance					
No Schemes		<hr/> -	<hr/> -	<hr/> -	<hr/> -
Rolling Programme / Other Desirable					
Upper Italian Garden fountain - South Hill Park	14	25			25
Landscape Machinery Investment	15	47			47
Tennis Courts Westmorland Park	16	37			37
		<hr/> 109	<hr/> -	<hr/> -	<hr/> 109
TOTAL REQUEST FOR COUNCIL FUNDING		<hr/> 1,709	<hr/> 1,700	<hr/> 1,800	<hr/> 5,209
External Funding					
Highways Maintenance		1,888	1,888	1,888	5,664
Highways Maintenance - Incentive Element		236	236	236	708
Integrated Transport & Maintenance		726	726	726	2,178
Section 106 Schemes (LTP)		100	100	100	300
Tennis Courts Westmorland Park	16	3	-	-	3
SANG		230	-	-	230
		<hr/> 3,183	<hr/> 2,950	<hr/> 2,950	<hr/> 9,083
TOTAL EXTERNAL FUNDING		<hr/> 3,183	<hr/> 2,950	<hr/> 2,950	<hr/> 9,083
TOTAL CAPITAL PROGRAMME		<hr/> 4,892	<hr/> 4,650	<hr/> 4,750	<hr/> 14,292

Summary of New Schemes – 2023/24 Capital Programme

CENTRAL DIRECTORATE

13. Council Funded Highways Maintenance (£1.600m including Strategic Transport)

The adopted Local Transport Plan sets out the Council's strategy for capital investment in Highways and Transport infrastructure. The Highway Maintenance programme continues to focus on the integrity of a wide range of highway assets including carriageways, highway structures, drainage and street lighting. Nationally, local authorities are managing the implications of a background decline in overall network condition due to the long-standing fall in Government grant funding for highway maintenance. Increasing material costs due to industry inflation over the past 5 years has further impacted.

New town inheritance places an additional challenge in managing large scale asset maintenance and replacement within 'new town' areas where significant elements of highway infrastructure reach intervention points at around the same time and can be up to 60 years old.

Many significant maintenance projects are now beyond financial reach and the residential highway network is necessarily a lower priority for intervention unless a public risk is identified. Local Member and resident dissatisfaction is a clear consequence. Increasing highway claims are expected due to reducing condition levels, particularly carriageways and footways.

The recently adopted Highway Infrastructure Asset Management Plan (HIAMP) sets out the Council's strategic approach to managing the long-term maintenance of its highway assets over the coming 5-year period. The Department for Transport consider HIAMPs to be the benchmark for demonstrating an efficient and responsible approach to managing planned highway maintenance.

Given the ongoing challenges and risks associated with highway asset deterioration, and the Council's commitments within the HIAMP, this PADS submission includes increased BFC funding towards planned highway maintenance activities. The uplift to £1.2m per annum represents a £600k increase from the current 2022/23 funding level. Asset condition surveys, data and modelling will identify and prioritise planned highway maintenance activities and projects.

14. Upper Italian Garden fountain - South Hill Park (£0.025m)

The Upper Italian Garden fountain is a well-known feature within the grounds of South Hill Park. It is a dry fountain used as a sculptural piece and was installed during the Heritage Lottery Funded restoration project in 2011. The tiered layers of the fountain have become unstable over time and now pose a significant health and safety risk to visitors within the grounds. The weight of the cast iron piece is estimated at over 3 ton and as a result, the fountain has been fenced off to prevent public access.

15. Landscape Machinery Investment (£0.047m)

Parks and Countryside have for the last 4 years carried out a programme of in-house hay cutting and wood chipping on many of its open spaces. This project has delivered savings of

over £50K per annum compared to the contracted-out position, where external companies were procured and the cut grass was largely disposed of as green waste at significant cost.

The in-house hay making regime has ensured most of the grass from the meadows is now turned into a usable hay product, which is now sold to the local community. Parks and Countryside are due to become land managers of further SANG land over the next few years with much of this land also requiring an annual “hay” cut, as for our current open spaces. There is scope to review this scheme as a potential invest-to-save and further work will be undertaken in the following weeks.

16. Tennis Courts Westmorland Park (£0.04m)

The Tennis Courts at Westmorland Park are owned and managed by Bracknell Forest Council. They are popular and well used with tennis being played all year round. The condition of the playing surface has deteriorated significantly. Maintenance work on the tennis courts is carried out by the Ranger team and due to the current advanced state of decay, much more maintenance is required than existing resources allow for. Work to resurface the courts is required to ensure a safe tennis provision into the future, that will provide facilities at the appropriate quality to ensure the healthy active lifestyle of residents can be encouraged and to protect the ongoing income stream derived from the asset.