

**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 | 1,321 | 395 | 135 | 1,851 |
| Delivery | 887 | 395 | 135 | 1,417 |
| People | 325 | 0 | 0 | 325 |
| Central | 109 | 0 | 0 | 109 |
| Council Funding | 6,621 | 3,076 | 2,277 | 11,974 |
| Total External Funding | 8,366 | 3,270 | 3,270 | 14,906 |
| Total Capital Programme | 14,987 | 6,346 | 5,547 | 26,880 |
| <i>New Council Funding 2023/24</i> | <i>3,141</i> | | | |
| <i>From earlier years</i> | <i>3,480</i> | | | |

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

| | 2023/24 £000 | 2024/25 £000 | 2025/26 £000 | TOTAL £000 |
|--------------------------------|-----------------|-----------------|-----------------|---------------|
| Delivery | 5,387 | 1,696 | 797 | 7,880 |
| People | 4,708 | 0 | 0 | 4,708 |
| Central Directorates | 4,892 | 4,650 | 4,750 | 14,292 |
| Total Capital Programme | 14,987 | 6,346 | 5,547 | 26,880 |
| External Funding | 8,366 | 3,270 | 3,270 | 14,906 |
| Council Funding | 6,621 | 3,076 | 2,277 | 11,974 |

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 | 788 |
| 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 |
| Berkshire Records Office | 5 | 194 | 60 | - | 254 |
| Feasibility Studies | 6 | 150 | 100 | 100 | 350 |
| BLC / Coral Reef Air Handling Units | 7 | 135 | - | - | 135 |
| New Pumps at BSLC and Coral Reef | 8 | 132 | - | - | 132 |
| Equipment Downshire Golf Complex | 9 | 35 | 35 | 35 | 105 |
| Parking Infrastructure Upgrade | 10 | 41 | - | - | 41 |
| | | 887 | 395 | 135 | 1,417 |
| TOTAL REQUEST FOR COUNCIL FUNDING | | 4,587 | 1,376 | 477 | 6,440 |
| External Funding | | | | | |
| Warfield Memorial Ground Enhancements | | 800 | 320 | 320 | 1,440 |
| TOTAL EXTERNAL FUNDING | | 800 | 320 | 320 | 1,440 |
| TOTAL CAPITAL PROGRAMME | | 5,387 | 1,696 | 797 | 7,880 |

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. Due to significant price increases around 300 replacements planned for 2022/23 financial year will now be undertaken as part of the 2023/24 allocation.

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

The current mobile phone contract is end of term and we are in the process of reprocurring 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. Berkshire Records Office (£0.194m)

An options appraisal for additional storage by the Berkshire Public Services' Network had concluded that best value would be achieved by extending the existing Berkshire Record Office building. The estimated cost of that option, when reported earlier in the year had been £1.35m. Due to recent inflation that cost had risen to £1.45m. Although archives were increasingly in electronic form, accrual of hard copy had not yet decreased, and the National Archives had advised local services to plan for accruing this until the end of the 21st century. The need for additional storage therefore remained to meet legal, risk management and policy requirements relating to the joint archives service. An extension to the existing Berkshire Record Office was the lowest cost and most viable way of meeting this need. Under the terms of the Archives joint agreement, West Berkshire Council would manage construction but that capital expenditure would be apportioned amongst the six councils by Council Tax base.

06. 2023/24 Feasibilities (£0.150m)

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

07. 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.

08. 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 approximately 20 years.

09. 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.

10. 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 new product 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 alongside existing cash processes which will remain. Currently the Lexicon app provides cashless functionality but take up has been low. 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. The app has effectively been replaced by a new alternative online product.

A decision to move to a new product 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. The option for replacement of the Lexicon app is called Smart Web pay.

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 | 11 | 250 | - | - | 250 |
| Larchwood | 12 | 75 | - | - | 75 |
| Departmental Bids: | | | | | |
| School Bids: | | | | | |
| No Schemes | | | | | |
| Total | | 325 | - | - | 325 |
| TOTAL REQUEST FOR COUNCIL FUNDING | | 325 | - | - | 325 |
| External Funding - Other | | | | | |
| Non-Schools | | | | | |
| Opladen Way (ITS) | 13 | 723 | - | - | 723 |
| Opladen Way (S106) | 13 | 1,777 | - | - | 1,777 |
| Schools | | | | | |
| DfE Grant: Schools Capital Maintenance | | 1,860 | - | - | 1,860 |
| DfE Grant: Devolved Formula Capital | | <i>tba</i> | - | - | - |
| Ascot Heath - Security (S106) | 14 | 23 | - | - | 23 |
| | | 4,383 | - | - | 4,383 |
| TOTAL EXTERNAL FUNDING | | 4,383 | - | - | 4,383 |
| TOTAL CAPITAL PROGRAMME | | 4,708 | - | - | 4,708 |

Summary of New Schemes – 2023/24 Capital Programme

PEOPLE DIRECTORATE

11. 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

12. 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.

13. Opladen Way (£2.5m) (S106 Funding/Invest to Save)

This scheme seeks to proceed with a council-led development to provide up to seven new temporary homes for homeless households. The proposal includes a mix of single person and family homes which will be provided at affordable rents. The council has access to a small stock of temporary accommodation to meet the needs of homeless households. Currently there is a lack of one-bedroom units within this stock for temporary placement of single homeless people and increasing pressure on the available 3-bedroom properties for larger households.

This can create accommodation and cost pressures resulting from the use of nightly paid accommodation. It is anticipated that as a result of the ongoing cost of living crisis, homelessness demand and temporary accommodation demand will increase. There is an opportunity to develop additional temporary accommodation on vacant council-owned land at Opladen Way to help alleviate these pressures and avoid additional revenue costs to the council

The proposal is for all properties on the site to be used as short-term temporary accommodation for homeless households, rather than permanent housing. The dwellings will be let on temporary homeless licences to single people and families until longer term housing is sourced, typically between 3 months and 2 years. The design and amenities of the dwellings have been developed with this short-term use in mind, for example, by providing modest and low maintenance gardens, built in storage, and effective soundproofing between neighbouring properties. The proposed housing development has been designed to achieve net zero operational carbon and aims to achieve BREEAM very good rating. The final proposed development will be subject to further planning input via the pre-application and planning application process

This cost would be met through a blended approach to funding using both s106 funding and long-term borrowing. It is proposed to allocate £1.777m of S106 funding towards the capital costs, and it has been confirmed that there is sufficient funding available. The remaining cost of £0.723m would be met through long-term borrowing which will be funded through the rental income stream from the development.

14. 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 | 15 | 1,200 | 1,200 | 1,200 | 3,600 |
| CIL Strategic Transport Schemes | 15 | 400 | 500 | 600 | 1,500 |
| | | 1,600 | 1,700 | 1,800 | 5,100 |
| Unavoidable | | | | | |
| No Schemes | | - | - | - | - |
| Maintenance | | | | | |
| No Schemes | | - | - | - | - |
| Rolling Programme / Other Desirable | | | | | |
| Upper Italian Garden fountain - South Hill Park | 16 | 25 | | | 25 |
| Landscape Machinery Investment | 17 | 47 | | | 47 |
| Tennis Courts Westmorland Park | 18 | 37 | | | 37 |
| | | 109 | - | - | 109 |
| TOTAL REQUEST FOR COUNCIL FUNDING | | 1,709 | 1,700 | 1,800 | 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 | 18 | 3 | - | - | 3 |
| SANG | | 230 | - | - | 230 |
| | | 3,183 | 2,950 | 2,950 | 9,083 |
| TOTAL EXTERNAL FUNDING | | 3,183 | 2,950 | 2,950 | 9,083 |
| TOTAL CAPITAL PROGRAMME | | 4,892 | 4,650 | 4,750 | 14,292 |

Summary of New Schemes – 2023/24 Capital Programme

CENTRAL DIRECTORATE

15. 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.

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, it is proposed to increase BFC funding towards planned highway maintenance activities. The phased uplift to £1.2m per annum by 2025/26 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.

16. 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.

17. 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.

18. 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.