

## Appendix 7 – Capital Programme Performance

The Capital programme spans more than one financial year and therefore monitoring is different to that of the revenue budget. Changes to the programme are assessed using the categories:

- i) **Variance:** indicates whether a project or scheme has broken-even, underspent or overspent. If the project is completed, any underspend or overspend will be an outturn variance. Generally, only explanations of significant forecast variances of £0.100m or greater are given.
- ii) **Budget Variations:** Changes to the project budget within year, requiring members' approval, and do not change future year projections. Budget variations can occur for a number of reasons; the capital grant or external income may in year, or the forecast of the budget could change requiring an increase in budget for additional funding received to cover additional costs.
- iii) **Slippage:** This indicates whether or not a scheme or project is on schedule. Slippage of expenditure from one year into another will generally indicate overall delays to a project although some projects can 'catch up' at a later date. IT is common to have some slippage due to a wide variety of factors affecting capital projects, however substantial amounts of slippage across a number of projects could result in the council losing capital resources (e.g. capital grants) or being unable to manage the cashflow or timing impact of later payments or related borrowing. Wherever possible, the council aims to keep slippage below 5% of the total capital programme.
- iv) **Reprofiling:** Moving a project or scheme budget from one year into another resulting from changes or delays to implementation timetables due to unforeseeable reasons outside the council's direct control. Reprofiling requests are reviewed to ensure there is no impact on the council's capital resources before they are recommended to Cabinet.
- v) **IFRS changes:** Accounting adjustments, which are only applied at year-end and are necessary for the council to comply with International Financial Reporting Standards (IFRS) for the Statement of Accounts. This concerns the determination of items of expenditure as either capital or revenue expenditure. Only items meeting the IFRS definition of capital expenditure can be capitalised; expenditure not meeting this definition must be charged to the revenue account.

Families, Children & Wellbeing – Capital Budget Summary

Forecast Variance Month 9 £'000	Unit	Reported at Other					
		Reported Budget Month 9 £'000	Committees/ IFRS Changes £'000	Schemes £'000	Variations, New Slippages & Reprofiles £'000	Reported Budget Month 12 £'000	Provisional Outturn £'000
0	Family Help and Protection	517	0	0	64	581	581
0	Education and Learning	21,152	109	0	(13,900)	7,361	7,361
(42)	Schools	186	0	0	(103)	83	83
0	Commissioning and Communities	140	0	0	(140)	0	0
(42)	Total Families, Children & Wellbeing	21,995	109	0	(14,079)	8,025	8,025

Details of Variation requests and explanations of significant Forecast Variances, Slippage or Reprofiles are given below:

Detail Type	Amount £'000	Project	Description
Family Help and Protection			
Variation	64	Residential Project Ireland Lodge	Variation to budget of less than £0.100m
Education and Learning			
IFRS Changes	109	Devolved Capital Adjustments	See first page of this appendix for a general explanation of IFRS changes.
Reprofile	(6,087)	High Needs Provision Capital	This budget covers several on going projects within the Education capital programme which was underspent for 25/26. Budget is to be reprofiled into future years pending confirmation of detailed scope to be received from the schools and Education service.
Reprofile	(5,519)	New Pupil Places (Basic Need)	Budget is to be reprofiled into future years pending confirmation of detailed scope to be received from the schools and Education service.
Reprofile	(1,587)	Education Capital Maintenance 2025/26	Some Education Capital maintenance projects span the 12-month financial year in which they are approved by the committee. Others extend over two

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
			to three years due to the complexity and nature of the work. To ensure their completion, the remaining work requires a reprofiling of funds into 2026-27.
Reprofile	(387)	Education Capital Maintenance 2024/25	Some Education Capital maintenance projects span the 12-month financial year in which they are approved by the committee. Others extend over two to three years due to the complexity and nature of the work. To ensure their completion, the remaining work requires a reprofiling of funds into 2026-27.
Reprofile	(150)	Devolved Formula Capital 2025/26	Delay due to waiting for schools to reclaim funds for works done.
Reprofile	(155)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.052m) Devolved Formula Capital - previous years (£0.047m) Education Capital Maintenance - previous years (£0.046m) Childcare Expansion Capital Grant (£0.010m) Universal Free School Meals
Variation	(15)	High Needs Provision Capital	Variation to budget of less than £0.100m
<b>Schools</b>			
Reprofile	(103)	Cardinal Newman 4G Pitch & Changing Rooms	Reprofile of budget required to cover the retention payment which has been delayed.
<b>Commissioning and Communities</b>			
Reprofile	(125)	East Sussex Credit Union Loan	The legal due diligence and paperwork to support the variation has taken longer than anticipated and therefore this will be incurred in 2026/27.
Reprofile	(15)	Libraries Self-Service Renewal	Reprofile of budget less than £0.100m

Homes & Adult Social Care (excluding Housing Revenue Account) – Capital Budget Summary

Forecast Variance Month 9 £'000	Unit	Reported at Other			Variations, Slippages, & Budget Reported		Provisional Outturn £'000
		Reported Budget Month 9 £'000	Committees/ IFRS Changes £'000	New Schemes £'000	Reprofiles £'000	Month 12 £'000	
0	Adult Social Care	6,630	0	0	(45)	6,585	6,585
0	Homes & Investment	2,898	0	0	(988)	1,910	1,910
0	Housing People Services	1,002	0	0	(95)	907	907
0	Total Homes & Adult Social Care	10,529	0	0	(1,128)	9,402	9,402

Details of Variation requests and explanations of significant Forecast Variances, Slippage or Reprofiles are given below:

Detail Type	Amount £'000	Project	Description
Adult Social Care			
Reprofile	(164)	New Steine Mews – Health and Safety Works	Reprofile of budget to next year due to additional work and complexity discovered at project outset when works began.
Reprofile	10	Various schemes	Reprofile of budget less than £0.100m:  (£0.018m) Telecare (Better Care Fund/DFG) £0.028m Knoll House Building Works
Variation	109	Various schemes	Variations to budget of less than £0.100m:  (£0.008m) Relocation of Independence at Home Service £0.081m Adaptations to Homes of Disabled People (Better Care

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			Fund/DFG) £0.036m Knoll House Building Works
<b>Homes and Investment</b>			
Slippage	(816)	Disabled Facilities Grants (Better Care Fund)	The delay in works was primarily due to resourcing issues and prolonged recruitment processes. These vacancies have now been filled and the works are back on track, with the project progressing in line with the revised schedule.
Reprofile	(111)	Housing Needs IT System	Budget reprofiled for the implementation phase of the project, to complete in April 2027.
Variation	(61)	Various schemes	Variations to budget of less than £0.100m:  (£0.080m) Disabled Facilities Grants £0.019m Warm Safe Homes Grant
<b>Housing People Services</b>			
Reprofile	(494)	Travellers Site Fund	Delay to project due to architect and design process taking longer than expected. Work is due to start in June 2026, therefore budget reprofiled to 2026/27 for refurbishment works to the site.
Variation	399	LDV On-Going Costs - Community Homes (B&HSCH)	Repairs team is catching up on the backlog, overspend is due to additional work being done in 2025/26

City Operations – Capital Budget Summary

Forecast Variance Month 9 £'000	Unit	Reported Budget Month 9 £'000	Reported at Other Committees/ IFRS Changes £'000	New Schemes £'000	Variations, Slippages & Budget Reprofiles Month 12 £'000	Reported Budget Month 12 £'000	Provisional Outturn £'000
0	City Infrastructure	43,905	0	0	(16,540)	27,365	27,365
0	Digital Innovation	5,595	0	0	(1,239)	4,356	4,356
0	Environment and Culture	13,909	0	0	(8,075)	5,834	5,834
0	Environmental Services	10,152	0	0	(6,560)	3,592	3,592
0	Place	10,540	0	0	2,102	12,642	12,642
0	Total City Operations	84,101	0	0	(30,312)	53,789	53,789

Details of Variation requests and explanations of significant Forecast Variances, Slippage or Reprofiles are given below:

Detail Type	Amount £'000	Project	Description
City Infrastructure			
Reprofile	(9,446)	Brighton Marina to River Adur Works	Main works only started in January this year because of delays in planning and signing contract.
Reprofile	(1,837)	Valley Gardens Phase 3 (LTP)	Phase 3 remains on track for completion in summer 2026 and total spend across the project lifetime is forecast to be in line with the budget. However, more of the costs will be incurred in 26/27 than previously anticipated.

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Reprofile	(893)	Real Time Bus Information	Payments withheld following disputes with operator which have recently been resolved. Remaining spend will be released when equipment testing is passed. Project is running 2 years behind schedule.
Reprofile	(801)	Street Lighting Maintenance (LTP)	Project manager had changed which led to delays with planned works.
Reprofile	(404)	Hove Station Footbridge	Budget was used to cover emergency maintenance works in year, but there is uncertainty about the next steps for this project.
Reprofile	(398)	Elm Grove/Queens Park Road	Works continuing into next year, have been delays in starting this work but these have now been resolved and a new timetable drawn up.
Reprofile	(330)	Seafront Heritage Lighting Renewal Programme	Scope of work is still being reviewed but project is now underway.
Reprofile	(230)	Church Street ATF 5	Works began in February, so reprofile of remaining budget.
Reprofile	(176)	Active Emergency Travel Fund - Tranche 2	Scope of work is still being reviewed but project is now underway
Reprofile	(159)	School Streets	Scope of work is still being reviewed but project is now underway
Reprofile	(103)	Citywide Strategic Transport Model	Reprofile of budget required based on consultancy work which hasn't been completed yet.
Reprofile	300	Bridge Strengthening and Assessment	Overspend in respect of Dukes Mound arches work being redrawn, which was addressed by sourcing budget from other underspending projects within City Infrastructure and next years LTP allocation.
Reprofile	(791)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.091m) Intelligent Transport Systems Phase 2 (£0.087m) Covered Cycle Racks (£0.087m) Valley Gardens Phase 1&2 (LTP) (£0.085m) Street Lighting

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
			(£0.076m) Middle Street SuDs Primary School (£0.071m) Ultra Low Emissions Taxi Infrastructure Scheme (£0.051m) Structural Maintenance of Carriageways (£0.051m) Integrated Transport Schemes (LTP) (£0.042m) Major Projects (LTP) (£0.041m) Determining Emission Category Citywide Vehicle Fleet (£0.039m) On Street Residential Chargepoint Scheme (£0.022m) DfT Challenge Fund - Western Road (£0.017m) Air Quality Monitoring & Public Engagement (£0.012m) Safer Routes to Schools (£0.006m) Safer Streets Fund Streetlighting (£0.005m) A270 Wild Park Rainscape (£0.005m) Madeira Drive Active Travel Fund 5 (£0.003m) Coldean Primary SuDs in Schools
Slippage	(1,009)	Bus Service Improvement Scheme	Not all project items have been approved to commence, therefore has been reprofiled accordingly.
Slippage	(332)	Active Travel A259	Works continuing into next year
Slippage	(290)	CCTV Expansion & Upgrade	Works continuing into next year
Slippage	(278)	Safer Road Fund Round 3 - A2010 Brighton	Works continuing into next year
Slippage	(130)	Zebra 2 - Zero Emissions Buses	Project is on target, however, the budget profile had not initially been set in line with expected expenditure.
Slippage	(126)	Local Safety Schemes (LTP)	Budget profile had not been set correctly in line with expected expenditure.
Slippage	(125)	Brighton Surface Water Management Assets	Works continuing into next year
Variation	(221)	Integrated Transport Schemes (LTP)	A variation to the budget due to a combination of Project managers being moved around various projects and Section106 monies being applied.

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Variation	(119)	Traffic Signal Obsolescence Grant	Some budget was used to fund other eligible projects.
Variation	674	A259 Kings Road Arches	This project is going to be in receipt of non Local Transport Plan (LTP) related funding and as such has been sectioned out onto its own code to assist monitoring separately.
Variation	340	Bridge Strengthening and Assessment	Overspend in respect of Dukes Mound arches work being redrawn, which was addressed by sourcing budget from other underspending projects within City Infrastructure and next year's LTP allocation.
Variation	250	A270 Wild Park Rainscape	The final grant claim wasn't processed till late in the year (after TBM9), and so there is a timing difference to reflect.
Variation	94	Various schemes	Variations to budget of less than £0.100m:  (£0.039m) Active Emergency Travel Fund - Tranche 2 (£0.006m) Structural Maintenance of Carriageways £0.001m Carbon Neutral Fund - small variations across various projects £0.006m National Highways A27 Diversion Improvement £0.014m Brighton Bikeshare Replacement Programme £0.036m Brighton Dome Redevelopment £0.039m Active Emergency Travel Fund - Tranche 3 £0.043m Controlled Parking Schemes
<b>Digital Innovation</b>			
Reprofile	(440)	Local Area Network Refresh	Budget was allocated late in the year, however, further work needs to be undertaken before the project can start, plus Orbis disaggregation has impacted the project.
Reprofile	(168)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.088m) Wide Area Network The Link (£0.080m) IT Equipment for Members

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Slippage	(172)	IT&D Projects (Ddat Contingency) - ICT fund	A contingency fund which is used to help support IT&D projects. The funding for this was used to help offset spend on the Turbocharging project until other sources of funding was found for that project.
Slippage	(136)	Customer Digital	The Customer Digital programme underspent this year due to some vacancies and focus on the Turbocharging Digital Innovation initiative. The programme is continuing and the funds carried forward will support the project in 2026/27.
Slippage	172	Digital Innovation (Turbocharging)	Funding was temporarily from existing Digital Innovation budgets for 2025/26 until further funding was found for the Turbocharging project. This is monitored as a separate project to other IT schemes to assist the service with planning their main capital programme, therefore the slippage represents the other funding that is still to be found.
Slippage	(116)	Various schemes	Slippage of budget less than £0.100m:  (£0.080m) IT&D FIT Programme (£0.037m) Customer Digital Programme - Comms website (£0.002m) IT&D Data Program £0.003m Laptop Refresh 2023-25
Variation	(421)	Customer Digital	Budget amendment to reflect use of Modernisations funds used for revenue costs associated with the project.
Variation	42	Laptop Refresh 2023-25	Variation to budget of less than £0.100m
<b>Environment and Culture</b>			
Reprofile	(6,429)	Withdean Sports Complex Swimming Pool	Delays in procurement due to tenders received coming in over budget, partially linked to global economic situation.
Reprofile	(648)	Moulseccomb Community Leisure Centre 3G Pitch	Delays linked to external partners as awaiting discharge of pre planning conditions.
Reprofile	(133)	Various schemes	Reprofile of budget less than £0.100m:  (£0.066m) Withdean Sports-Soft play Development (£0.049m) Withdean Sports Complex - 3G Development

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
			(£0.020m) Hove Park 3G Pitch replacement (£0.019m) Prince Regent Capital Works (£0.009m) Downland Initiative Programme (£0.009m) Withdean Sports Complex MUGA (£0.001m) Hove Promenade Beach Huts £0.001m Waterhall Sports Ground Pavilion £0.006m Victoria Rec Pavilion £0.033m Parks and Open Spaces Investment
Slippage	(454)	Royal Pavilion Estate (Phase 1)	Complexities of directly managing contractors and lack of information when preparing to carry out work (due to main contractor insolvency in 2023).
Slippage	(229)	Brighton Centre Essential Maintenance	A reprofile of £0.400m was actioned earlier in the year to progress with the VIP hospitality at the Brighton Centre. However, due to Brighton Centre events diary being full, VIP Hospitality was unable to be completed in year and so project will continue into 26/27.
Slippage	(162)	Bear Road Messroom	Project delayed in year due to capacity to deliver project within 25/26. Project will continue into 26/27.
Slippage	(116)	Floral Clock	Project delayed in year due to capacity to deliver project within 25/26. Project will continue into 26/27.
Slippage	(407)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.079m) Portslade Sports Centre Gym Extension (£0.073m) Wish Pavilion (£0.057m) Lower Roedale Valley Allotments Trackway Restoration (£0.051m) Stanmer Pavilion (£0.049m) Royal Pavilion Estate Development (Phase 2 Gardens) (£0.033m) Moulsecoomb Allotments Trackway Restoration (£0.033m) The Level - Velo Cafe Building (£0.032m) Stanley Deason Leisure Centre – All Weather Pitch

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Variation	354	Playground Refurbishment programme 2021-2025	Use of other Parks Capital Budgets and identified S106 receipts to support Playground Refurbishment Programme.
Variation	149	Various schemes	Variations to budget of less than £0.100m:  (£0.027m) Royal Pavilion Estate (Phase 1) (£0.021m) Parks and Open Spaces Investment (£0.016m) Woodland Creation Scheme (£0.001m) Bear Road Messroom £0.001m Pavilion and Mess Room Refurbishment Programme £0.002m Tennis Courts Upgrade Programme £0.007m Sports Facilities LED Lighting Scheme £0.010m Withdean Sports Complex Swimming Pool £0.012m Royal Pavilion Estate Development (Phase 2 Gardens) £0.031m Brighton Museum & Art Gallery Works £0.053m King Alfred Main Pool Reinforcement £0.098m Levelling Up Fund - Kingsway to the Sea
<b>Environmental Services</b>			
Reprofile	(2,625)	Procurement of Vehicles	Review of vehicle approach to waste collection and implementation of food waste project in year delayed the procurement of new vehicles. Large vehicle orders were made in the year, though have yet to be delivered. A consolidated vehicle replacement programme to bring the age of fleet back on track was agreed at May 2025 Cabinet.
Reprofile	(1,808)	Hollingdean Depot - EV charging installation	A requirement to reapply for the grant and an ongoing review of the project and how it is delivered has caused delays to the project.
Reprofile	(1,631)	Hollingdean Depot Office Accommodation	An ongoing review of the project and how it is delivered has caused delays.
Reprofile	(174)	Weekly Food Waste Collections Capital Grant	Some elements of the introduction to food waste collections relating to containers and associated with vehicle modification has caused delay.

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Reprofile	137	Public Conveniences	Planned action to delay Phase 3 spend until 2026/27 and reprofile budget into future years was achieved, however, remaining built up retention payments for Phase 2 required payment.
Reprofile	(39)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.033m) City Clean Modernisation Scheme (£0.017m) Improving WEEE recycling £0.011m On-Street and Communal Bin Infrastructure
Slippage	(420)	Hove HWRS Fire Suppression System	Internal approval delays and legal review took longer than anticipated. This has now progressed and spend is still due in 2026/27.
<b>Place</b>			
Reprofile	(868)	King Alfred Leisure Centre Regeneration Project	Reprofile of budget due to projected cashflow differing from the initial projection including projections from our partner (Alliance).
Reprofile	(49)	King Alfred Swimming Pool Redevelopment	Reprofile of budget less than £0.100m
Reprofile	598	New England House	Costs brought forward due to requirement to empty building for Health and Safety reasons and compensation to tenants.
Reprofile	775	Madeira Terraces Regeneration - Project Support	Reprofiling of budget from future years due to complexities involved with project delivery including significant prolongation related to issues regarding the testing of the cast iron structure.
Slippage	(460)	Madeira Terraces Crowd Funding Contribution	Slippage of budget to next year as this funding will now be used at a different point in the project programme.
Variation	1,547	Contribution to Housing JV	Change to project cash-flow and loan repayment time-scales, where loans will be repaid during 2026/27
Variation	227	Madeira Terraces Regeneration - Project Support	Additional grant funding utilised to help offset some of the additional expenditure incurred in 2025/26 and reduce the amount of budget needed to be reprofiled back from 2026/27 to cover it.

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Variation	200	Black Rock Enabling Works	Overspend relates to additional costs associated with project final account.
Variation	132	Various schemes	Variations to budget of less than £0.100m:  £0.055m King Alfred Leisure Centre Regeneration Project £0.049m New England House £0.028m Elder Place Corridor

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**Central Hub – Capital Budget Summary**

<b>Forecast Variance Month 9 £'000</b>	<b>Unit</b>	<b>Reported at Other</b>			<b>Variations, Slippages, Reported &amp; Budget</b>		<b>Provisional Outturn £'000</b>
		<b>Reported Budget Month 9 £'000</b>	<b>Committees/ IFRS Changes £'000</b>	<b>New Schemes £'000</b>	<b>Reprofiles £'000</b>	<b>Month 12 £'000</b>	
0	Finance and Property	20,013	0	0	(15,036)	4,977	4,977
0	People and Innovation	123	0	0	(27)	96	96
0	Welfare Revs & Business Supp	1,345	0	0	(1,050)	295	295
0	<b>Total Central Hub</b>	<b>21,481</b>	<b>0</b>	<b>0</b>	<b>(16,113)</b>	<b>5,368</b>	<b>5,368</b>

**Details of Variation requests and explanations of significant Forecast Variances, Slippage or Reprofiles are given below:**

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Detail Type	Amount £'000	Project	Description
Finance and Property			
Reprofile	(10,687)	Moulsecoomb Hub and Housing – Workstyles 4	Delays to the project due to some elements that required redesign post-tender principle due to the brief of delivery partners changing. The main issue was the discovery of a WW2 air raid shelter which needed to be documented and assessed by the County Archaeologist. This effectively delayed work on the northern part of the site where the Hub is going and prevented drainage runs through from the north of the site which have therefore shifted to the south (where three residential blocks are cited), and works will begin on retaining structures, cut and fill, and piling for the first residential blocks.
Reprofile	(779)	Workstyles Phase 4	New insights emerged after the programme started which resulted in reprioritisation of milestones focusing first on activities linked to savings delivery.
Reprofile	(595)	Carbon Reduction Measures to Operational Buildings	Tender exercise currently underway for LED lighting retrofit project across civic and social care sites.
Reprofile	(195)	Wild Park Café PMB	The project is still ongoing. An unexpected delay with information from the Structural Engineer impacted on works programme. Works are planned to take place this year 2026/27 subject to other relevant approvals.
Reprofile	(195)	2025/26 Asbestos Programme	An unexpected delay of resourcing recruitment and procuring accredited contractors has impacted delivery speed of the project.
Reprofile	(158)	Hollingdean Depot Health & Safety	An unexpected delay of resourcing recruitment and procuring accredited contractors has impacted delivery speed of the project.
Reprofile	(125)	26 King Street	Terms still not yet agreed with the current tenant for the surrender of the lease on the property
Reprofile	(116)	Imperial Arcade/Arcade Buildings Works	Reprofile due to delays caused by transition of commercial managing agent and restrictions of when scaffolding could be put up.
Reprofile	(147)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.098m) Hove Town Hall G101 Redesign (£0.033m) Statutory DDA Access Works Fund (£0.030m) Energy Certificates Corporate Buildings (£0.024m) Asbestos Surveys (£0.009m) Water Efficiency Fund

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
			£0.001m Hollingdean Lane Phase 1 Repair Wall £0.003m Marine Drive Pavement PMB £0.004m Withdean SC Mechanical work -PMB £0.039m Misc Internal Refurbishments
Slippage	(391)	Workspace Innovation	Works still ongoing on a phased approach to avoid significant disturbances to teams. Budget to be reprofiled in future financial years.
Slippage	(272)	Commercial Asset Investment Fund	Slippage caused by a lack of proactive identification of projects for investment.
Slippage	(238)	Hove Town Hall PMB	There are ongoing maintenance works planned at Hove Town Hall in 2026/27 to enhance the building to accommodate the increased use, as the building has become the main corporate operational building following the relocation of services from Bartholomew House.
Slippage	(220)	BTH - PMB contribution to refurbishment	There are ongoing maintenance works at Brighton Town Hall. Further planned works were paused till outcome of recently conducted condition survey with planned preventative maintenance (PPM) recommendations. PPM recommendations have been received hence further works will continue this year 2026/27 subject to other relevant approvals.
Slippage	(144)	Corporate Fire Risk Assessments	Fire Risk Assessments (FRA) and FRA-related works are continuous across various buildings within the Council portfolio to maintain statutory compliance. Some FRA compartmentation works will be carried out in 2026/27 following assessment carried out last year and new assessments due this year.
Slippage	(125)	Access Improvements to Corporate Buildings	Access Improvement works are continuous across various buildings within the Council portfolio to maintain statutory compliance. Some works will be carried out in 2026/27 following assessment carried out last year and new assessments due this year.
Slippage	(104)	Moulsecomb Community Leisure Centre PMB	Project paused due to resource capacity. Works are planned to take place this year 2026/27 subject to other relevant approvals.

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<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Slippage	(100)	Solar Panels Corporate Buildings	Slippage to fund release of retention monies due at end of defects period for tranche of Solar PV commissioned in 2024/25, and pending maintenance of Solar PV arrays installed in 2020/21. Quotation to be sought in 2026/27.
Slippage	(697)	Various schemes	<p>Slippage of budget less than £0.100m:</p> <ul style="list-style-type: none"> <li>(£0.085m) Historic Madeira Lift PMB</li> <li>(£0.062m) Madeira Terrace Structural Repairs</li> <li>(£0.057m) Hove Library Phased Repairs</li> <li>(£0.055m) St Lukes Swimming Pool PMB</li> <li>(£0.054m) Easthill Park House PMB</li> <li>(£0.045m) King Alfred Leisure Centre PMB</li> <li>(£0.042m) HOP50+ (Cafe) PMB</li> <li>(£0.032m) 3/7 Preston Circus</li> <li>(£0.027m) Prince Regent Sports Complex PMB</li> <li>(£0.027m) 3rd &amp; 4th Floor Barts House</li> <li>(£0.021m) Lower Prom. Kerb replacement PMB</li> <li>(£0.021m) Stanley Deason LC AHU Sports Hall PMB</li> <li>(£0.018m) External Improvement Works</li> <li>(£0.018m) Whitehawk Hub &amp; Library ASHP PMB</li> <li>(£0.018m) Woodvale Crematorium - Boiler Replacement PMB</li> <li>(£0.017m) Park residential property repairs</li> <li>(£0.017m) Dovecote PMB</li> <li>(£0.012m) Fire Safety Improvements</li> <li>(£0.012m) Stanley Deason LC Roof Repair PMB</li> <li>(£0.011m) Building Security</li> <li>(£0.008m) Passenger Lift H&amp;S Works</li> <li>(£0.007m) Imperial Arcade PMB</li> <li>(£0.006m) Patcham Tower Clock PMB</li> <li>(£0.006m) Withdean SC Squash Court - PMB</li> <li>(£0.004m) Barts House Mechanical Ventilation</li> <li>(£0.003m) Cemeteries Structural Works</li> <li>(£0.003m) Legionella Works</li> <li>(£0.003m) Brighton Centre Lift Refurbishment</li> </ul>

**Appendix 7 – Capital Programme Performance**

<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
			(£0.002m) Crowhurst Road PMB (£0.001m) Barts House - Cladding & Window Replacement (£0.001m) Preston Park Rotunda PMB (£0.001m) Corporate Landlord Essential works (£0.001m) Volk's Railway - Various Sites PMB
Variation	380	Commercial Property Portfolio Repairs	This is used to forward fund costs in relation to dilapidations on the capital portfolio. Those costs relate to both professional fees and repairs. The costs incurred are included in dilapidation claims against the outgoing tenant and will be repaid. There is a time delay in incurring costs and receiving settlements and it is rare that a settlement is received in the same year that the costs are incurred. This tends to happen every financial year.
Variation	(163)	Solar Panels Corporate Buildings	Variation to budget as some installations originally planned for install in 2024/25 were omitted from the original contract due to planning issues.
Variation	35	Various schemes	Variations to budget of less than £0.100m:  (£0.016m) Hove Town Hall PMB (£0.007m) Commercial Portfolio Energy audits & improvements £0.025m Moulsecoomb Hub and Housing – Workstyles 4 £0.033m Dome Planned Maintenance PMB
<b>People and Innovation</b>			
Reprofile	(27)	Replacement Learning Management System	Reprofile of budget less than £0.100m
<b>Welfare Revs &amp; Business Support</b>			
Slippage	(1,050)	Corporate Systems Improvement	Works are still ongoing on a phased approach. However, budget needs to be profiled across future years to reflect expected expenditure.



Homes & Adult Social Care (Housing Revenue Account HRA) – Capital Budget Summary

Forecast Variance Month 9 £'000	Unit	Reported at Reported Budget Month 9 £'000	Other Committees/ IFRS Changes £'000	New Schemes £'000	Variations, Slippages & Reprofiles £'000	Reported Budget Month 12 £'000	Provisional Outturn £'000	Provisional Variance £'000	Provisional Variance %
(35)	Housing Regeneration	51,484	(1,177)	0	(1,657)	48,650	48,591	(59)	-0.1%
(7,637)	Homes & Investment	52,113	0	0	(3,117)	48,996	44,052	(4,944)	-10.1%
(7,672)	Total Homes & Adult Social Care - HRA	103,597	(1,177)	0	(4,774)	97,646	92,643	(5,003)	-5.1%

Details of Variation requests and explanations of significant Forecast Variances, Slippage or Reprofiles are given below:

Detail Type	Amount £'000	Project	Description
Housing Regeneration			
IFRS Changes	(800)	Home Purchase Scheme	See first page of this appendix for a general explanation of IFRS changes. In this case the adjustment is in relation to the appropriation of two properties from the General Fund to the HRA .
IFRS Changes	(377)	Portslade Village Centre	See first page of this appendix for a general explanation of IFRS changes. In this case the adjustment is in relation to the appropriation of two properties from the General Fund to the HRA .
Reprofile	(1,564)	LPS Project	The approved budget needs to be reprofiled to match the actual spend.
Reprofile	(1,507)	Moulsecomb Hub - Housing	The approved budget needs to be reprofiled to match the actual spend.
Reprofile	(959)	Small Sites Delivery (Converting Spaces in Existing Buildings)	The approved budget needs to be reprofiled to match the actual spend.
Reprofile	(380)	Hollingbury Library	The approved budget needs to be reprofiled to match the actual spend.
Reprofile	(213)	Housing Joint Venture Purchase	The approved budget needs to be reprofiled to match the actual spend.

**Appendix 7 – Capital Programme Performance**

<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Reprofile	(143)	Palace Place Redevelopment	The approved budget needs to be reprofiled to match the actual spend.
Reprofile	2,655	House Purchase Scheme	Budget to be reprofiled from 2026/27 to reflect updated spend profile.
Reprofile	(136)	Various schemes	Reprofiles of budget less than £0.100m:  (£0.098m) Windlesham Close (£0.093m) Rotherfield Crescent (£0.017m) Eastergate Road £0.072m Portslade Village Centre
Variation	237	Feasibility & Design - Housing Investment	Increase in budget required to reflect the feasibility costs of new supply schemes.
Variation	137	Hereford Court	Increase in budget required to reflect the actual spend incurred to date.
Variation	216	Various schemes	Variations to budget of less than £0.100m:  £0.054m Oakley House £0.045m LPS Project - Whitehawk £0.040m LPS Project - St James House £0.039m LPS Project - Nettleton and Dudeney £0.033m Swanborough Drive £0.005m Frederick Street
Variance	(59)	Various schemes	Variances of less than £0.100m:  (£0.036m) Victoria Road (£0.023m) Kubic Apartments
<b>Homes &amp; Investment</b>			
Reprofile	(2,202)	Structural Repairs	The major capital works projects are subject to review and authorisation of the Building Safety Regulations (BSR). The Building Safety Act requirements continued to impact on delivery timescales to projects as consideration needs to be given to other works, wider than just the capital works, and this has impacted getting on-site.

## Appendix 7 – Capital Programme Performance

Detail Type	Amount £'000	Project	Description
Reprofile	(1,348)	EICR Compliance Programme	The underspend is mainly due to delays in mobilising specialist contractors to deliver rising and lateral mains replacement works in the high rise blocks, resulting in planned expenditure being deferred. In addition, electrical costs associated with the kitchen replacement programme have been transferred to the Kitchens budget, which has also contributed to the underspend.
Reprofile	(994)	Fire Safety	Reprofile of budget required to fund anticipated replacement of fire doors and completion of passive fire works, which were not part of the original 2026/27 budget.
Reprofile	(500)	Doors	Budget required for replacement of doors at senior housing schemes, including the installation of assisted door openers.
Reprofile	(245)	Citywide Loft Conversions & Extensions Projects	Revised timelines for 2 projects meaning that works were not started and completion will now be in 2026/27.
Reprofile	(180)	Windows	Budget required to undertake timber window replacement in 2026/27.
Variation	477	Minor Capital Works	The Minor Capital Works team has exceeded its budget primarily due to gaps within the planned works programmes. A few scheduled projects have been delayed, resulting in the Repairs service taking on a higher volume of work than originally forecast. In addition, a number of ad hoc referrals that should ordinarily be absorbed by the planned works programmes could not be accommodated causing further increasing pressure on the Minor Capital Works budget.
Variation	355	Condensation & Damp Works	Spend reflects increased demand and the need to undertake more extensive remedial works to meet the requirements of Awaab's Law. Additional investment has been required to resolve identified damp and mould hazards within statutory timescales to ensure legal compliance and protect resident health. Forecasting spend has been challenging, as investment is driven by responsive tenant reports and emerging issues rather than a planned improvement programme.
Variation	348	Gutter Clearance	The profiling of works completed against this cyclical programme has resulted in more properties being completed this financial year, than originally planned, this means that the programme is ahead of schedule going into 2026/27.

## Appendix 7 – Capital Programme Performance

Detail Type	Amount £'000	Project	Description
Variation	255	Disrepair Capital Works	Spend reflects an increased number of cases completed this financial year, including a higher proportion of complex and high cost works. Following approval of a contractor waiver, expenditure has been accelerated to reduce legal costs and health and safety risk. Forecasting expenditure remains challenging, as the timing, scale and scope of works are largely dictated by external legal action rather than planned investment.
Variation	247	Cold Water Tanks	Spend exceeded the budget for 2025/26, coinciding with a period of accelerated water compliance activity following the appointment of a Consultant Water Safety Manager. The consultant was given a broad remit to progress remedial actions at pace and as a result the programme delivered significant compliance improvements and risk reduction which involved a level of investment greater than originally anticipated.
Variation	236	Roofing	Additional roof replacement carried out, compared to original planned programme.
Variation	212	Kitchens	Higher than budgeted spend, primarily reflects a decision to reallocate the cost of associated electrical upgrades to the Kitchens capital budget, which was originally profiled within the Electrical Testing and Rewire programme. In addition, there has been an increase in ad hoc referrals arising from Responsive Repairs and Empty Homes. A higher number of kitchens have been identified as being beyond economical repair or not meeting required standards during day to day repairs and void works, necessitating full replacement rather than planned renewal. This has resulted in additional unplanned expenditure being incurred within the current financial year. Spend was necessary to ensure properties are maintained to a safe and lettable standard and to minimise repeat repairs.
Variation	108	Bathrooms	Spend reflects an increase in ad hoc referrals arising from Responsive Repairs and Empty Homes. A higher number of bathrooms have been identified as being beyond economical repair or not meeting required standards during day to day repairs and void works, necessitating full replacement rather than planned renewal. This has resulted in additional unplanned expenditure being incurred within the current financial year. Spend was necessary to ensure properties are maintained to a safe and lettable standard and to minimise repeat repairs.

**Appendix 7 – Capital Programme Performance**

<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
Variation	114	Various schemes	Variations to budget of less than £0.100m:  £0.043m Door Entry Systems & CCTV £0.034m Fencing £0.011m Home Energy Efficiency & Renewables £0.011m Domestic Boiler and System installation £0.008m Ventilation £0.003m Main Entrance Doors £0.003m BHCC Projects £0.001m Service Risers
Variance	(1,149)	External Decorations & Repairs	There was a reduced spend against this programme this financial year owing to the contractor going into administration and the timescales for all new projects impacting on delivery.
Variance	(1,055)	Doors	This programme was impacted by timescales in the assessment of building safety regulator applications and a detailed review of the priority of works to blocks as part of the wider fire safety programmes across the housing stock.
Variance	(891)	Windows	Revised programme of works this financial year largely as a result of procurement timelines for the delivery of timber windows and also in relation to where works were expected to be jointly undertaken with External Decorations programme.
Variance	(686)	Lifts Refurbishment	There were difficulties with the contractor resulting in revised timescales in agreeing capital works for lift replacements. All sites continued to offer a reliable service and appropriate repairs carried out where needed.
Variance	(334)	Asbestos Removal Programme	There was an underspend this financial year. Work is underway to develop a programme for future years.
Variance	(216)	Solar PV City Wide	The install plan for 2025/26 was ambitious and a significant number of installs have been completed, however installs were less than the intended levels due to a number of factors including; access and resident engagement and diversion of resources to remove and re-install historic systems to enable roof repairs and replacements. Overall the programme

**Appendix 7 – Capital Programme Performance**

<b>Detail Type</b>	<b>Amount £'000</b>	<b>Project</b>	<b>Description</b>
			is on track to deliver the high level target of 1,000 installs overall by the end of the contract in August 2026.
Variance	(179)	Sheltered Schemes Equipment	A revised timeline in delivery of works to facilitate the switch-over from analogue to digital resulted in an underspend compared to budget assumptions.
Variance	(434)	Various schemes	<p>Variances less than £0.100m:</p> <ul style="list-style-type: none"> <li>(£0.099m) HRA Disabled Adaptations</li> <li>(£0.074m) Domestic Rewire</li> <li>(£0.068m) Cavity Wall Insulation</li> <li>(£0.060m) Communal Fire Alarms (Fire Systems)</li> <li>(£0.040m) Car Parks &amp; Garages</li> <li>(£0.029m) Communal Boilers</li> <li>(£0.021m) New Housing Works Management System</li> <li>(£0.018m) Empty Properties</li> <li>(£0.010m) Citywide Loft Conversions &amp; Extensions Projects</li> <li>(£0.007m) Environmental Improvements (EDB)</li> <li>(£0.004m) Upgrading Residential CCTV Systems</li> <li>(£0.004m) Feasibility &amp; Design</li> </ul>

