

# Overview & Scrutiny Committee

Monday 24 January 2022

11.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London  
SE1 2QH

## Supplemental Agenda No. 1

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6.	<b>Policy and Resources Strategy: capital monitoring report, including capital programme updated 2021-22 (month 4) [Cabinet Report - 14 September 2021]</b>  The attached Policy and Resources Strategy: capital monitoring report, including capital programme update 2021-22 (month 4) is being circulated to members following a request for capital budget information at the 12 January Overview and Scrutiny Committee meeting.  Note: This report, considered by cabinet on 14 September 2021 is the latest published report. The next capital monitoring report is scheduled to be considered by cabinet on 1 February 2022.	1 - 27

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Date: 21 January 2022

<b>Item No.</b> 10.	<b>Classification:</b> Open	<b>Date:</b> 14 September 2021	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Policy and Resources Strategy: capital monitoring report, including capital programme update 2021-22 (month 4)	
<b>Ward(s) or groups affected:</b>		All	
<b>Cabinet Member:</b>		Councillor Rebecca Lury, Finance, Performance and Democracy	

### **FOREWORD – COUNCILLOR REBECCA LURY, CABINET MEMBER FOR FINANCE, PERFORMANCE AND DEMOCRACY**

We continue to remain committed and ambitious about our ability to deliver on major investments and improvements in our Borough. Whilst Covid-19 continues to have an adverse impact on us being able to do all that we would want to, there is still much to celebrate about what we are achieving.

Our range of projects remains extensive, covering all areas of the Borough, providing improvements for all of our residents. From the opening of Dicken's Square, to the ongoing work in Victory Community Park, we continue to invest in our green spaces. We are continuing to invest in improvements to existing care settings, providing improved facilities for some of the most vulnerable in our Borough.

The Council continues to invest in our technology and digital service solutions – improving not only the technology and supporting infrastructure that allows our staff to continue to work in these changeable times, but also provides improved ways for residents to interact with us.

And our work on building council housing continues apace, with schemes across the Borough starting on-site in the coming months.

Despite the difficult circumstances, we remain committed to doing all that we can to improve the Borough, and our investment in the programmes of work set out here only go to demonstrate this.

### **RECOMMENDATIONS**

That cabinet:

1. Notes the forecast outturn and resources for 2021-22 and future years for both the general fund and housing investment programmes as detailed in Appendices A, B and D.
2. Approves the virements and variations to the general fund and housing

investment capital programme as detailed in Appendix C.

3. Notes the significant funding requirement of £311m which needs to be identified for the general fund programme to be fully delivered over the remaining term of the programme, as detailed in Appendix A.
4. Notes the borrowing requirement of at least £876m for future years for the housing investment programme to be fully delivered over the remaining term of the programme, as detailed in Appendix B.

## **BACKGROUND INFORMATION**

5. On 15 June 2021 the 2020-21 capital outturn report was presented to the Cabinet. This reported the capital outturn on the general fund programme of £116m and financing requirement (i.e. borrowing) of £89.9m. Spend on the housing investment programme for the financial year 2020-21 was £215m, with £56.1m financed by borrowing.
6. The total programmed capital expenditure over the ten-year period 2021-22 to 2030-31 is £478m for the general fund and £2,077m for the housing investment programme.
7. The scale of the capital programme is immense, representing a major element of the council's financial activities. It has a significant and very visible impact on the borough and hence on the lives of those who live, learn, visit and do business in the borough.
8. Due to the size and scale of the programme and the number of projects involved, it is inevitable that unforeseeable delays can occur which lead to some variations against planned spend. Actual resources may also vary to the plan, due to, for example, a delay in the sale of a property, or an external development with s106 or CIL obligations not being brought forward as quickly as anticipated. This has historically resulted in the capital programme being over-programmed in year, whilst retaining a balanced programme over the entire ten-year life of the programme. However, the council now faces a position where planned spend is considerably in excess of forecast resources, not only in year, but also over the life of the programme.
9. The council's constitution requires council assembly to agree the capital strategy and programme at least once every four years, ensuring effective financial control and the achievement of value for money, within the provisions of financial standing orders. On 24 February 2021 the council assembly noted the refreshed 10 year general fund capital programme and housing investment programme (HIP) for the period to 2029-30. Cabinet will consider and approve the refresh of the capital programme on a regular basis through capital monitoring reports to ensure it is fully updated and aligns with the council's key priorities.

## KEY ISSUES FOR CONSIDERATION

### Programme position at Month 4 2021-22

10. The capital programme is detailed within the report and appendices as follows:
  - Appendix A set out the summary of the general fund capital programme 2021-2031
  - Appendix B sets out the housing investment programme for 2021-2031
  - Appendix C sets out capital programme budget virements and variations for approval
  - Appendix D provides further detail on the general fund capital programme 2021-2031.

### General Fund

11. Attached at Appendix A is a summary of the general fund capital programme position as at month 4. The total programmed expenditure over the period 2020-21 to 2030-31 is £478m. The forecast spend in 2021-22 is £138.9m against a programmed spend of £204.9m.
12. Capital expenditure to the end of Month 4 amounted to £11.3m representing 8% of forecast spend for the year.
13. Appendix C details the budget virements and variations for approval by cabinet.
14. Appendix D provides a breakdown of the programme by directorate and project and the departmental narrative statements (paragraphs 28 to 97) provide further details.
15. This programme position will continue to be monitored and reviewed over the remainder of the financial year and the final outturn position will be reported to cabinet.

### Housing Investment Programme

16. The housing investment programme is forecasting total expenditure of £2,077m over the period 2021-22 to 2030-31. The forecast spend in 2021-22 is £347m against a budget of £458m. Expenditure to the end of month 4 amounted to £46m representing 13% of total forecast spend for the year.
17. A breakdown of the schemes and budgets within the housing investment programme is included in Appendix B. Further narrative is provided at paragraphs 89 to 97.

### **Resourcing the 2021-22 programme and onwards**

18. Capital expenditure is financed through a variety of sources, typically receipts from the sale of capital assets, capital grants, external contributions such as S106 or Community Infrastructure Levy (CIL), from reserves or from revenue budget contributions. Any capital expenditure that is not financed by available capital resources must be financed by borrowing.
19. The strategy for financing the capital programme is to utilise grants, before using council receipts and reserves, thereby minimising any requirements for borrowing which will impact on the council's revenue budget.
20. The council can temporarily utilise other resources in lieu of using external borrowing to fund capital expenditure. This is referred to as internal borrowing. Whilst internal borrowing is a useful treasury management facility to minimise debt financing costs, it merely defers the timing of external borrowing rather than obviating the need.
21. The shortfall in available capital resources is financed from borrowing and will be funded from revenue contributions to support the debt costs over the life of the debt repayment.
22. The treasury management strategy has been to defer external borrowing, borrowing only when needed for liquidity purposes. Whilst this strategy has worked well for the council, saving over £20m since 2011, the increase in capital spending can no longer be financed entirely from internal borrowing. Accordingly since 2017-18 the council has needed to borrow externally to finance previous capital spending and to maintain target cash balances.
23. The make up of the capital programme is significantly influenced by the scale of resource availability from grants, s106, community infrastructure levy (CIL) and capital receipts and their timing. Over the life of the programme, all commitments must be met from anticipated resources. In the event of any shortfall in resources to fund the programme in any particular year the council would need to consider the use of prudential borrowing to bridge the gap. The cost of servicing the debt will be a charge to the revenue budget and funded from savings and/or returns on investments.
24. In the current ten year programme included within this report, there is a forecast shortfall of available funds of £311m to meet the planned general fund capital commitments and a borrowing requirement of £876m to fund the ambitious housing investment programme.
25. In addition, proceeds from capital receipts are continually kept under review especially for sales and development agreements. Financing will require careful monitoring of commitments and a drive to secure the forecast capital receipts and other resources as planned over the rest of

the financial year. As part of work to review capital financing, a review of s106 has been undertaken to identify where contributions can appropriately be utilised to support the capital programme, subject to the agreement of the Planning Committee.

26. In developing and managing its capital programme the council has to maintain clear control on the selection and use of resources to finance capital expenditure. Strategies for investments, borrowing and treasury management facilitate this control and assist the council to have clear strategic direction on its use of resources. Beyond 2021-22, there are likely to be future demands for borrowing and these will be assessed as necessary at the time as part of our treasury management strategy.

### **Departmental Updates**

27. The sections below provide commentary on the budget forecast position by department for 2021-22.

### **CHIEF EXECUTIVE'S DEPARTMENT**

28. The total value of the capital programme for the department over the period 2021 to 2030-31 is £160.04m. Total expenditure incurred to the end of July 2021 amounted to £2.21m.

### **Regeneration Division**

29. The regeneration division (comprising of 4 project areas namely Regeneration North, Regeneration South, Regeneration Capital Works & Development and Property Services) has a combined budget of £124.27m with expenditure incurred to the end of July 2021 amounting to £1.33m.

### **Walworth Road Town Hall**

30. In August General Projects [GP], the council's partner for the Walworth Town Hall project secured planning and listed building consent for the refurbishment of the buildings and their use as co-working and business start-up space with a café and community facility.
31. GP have reviewed their procurement process to appoint a main contractor for the works and are now programming a start on site in Q4 this year with practical completion in 2024.
32. The community space will be managed by a new body with an independent chair. An independent advisor has been appointed to recruit the community, youth, and independent chair. The management body, once formed, will have responsibility for appointing an operator to run the facility on a sustainable financial basis

### **Canada Water Leisure Centre**

33. The council's new Leisure Centre, which will replace Seven Islands, is to be located on plot A2 within the British Land Canada Water Masterplan. Enabling works are underway to prepare plot A2 for development. The petrol station on the site has now been demolished. British Land still expect to appoint a main contractor for the project by quarter 3 of 2021-22. The current programme anticipates that the new leisure centre will be open to the public in 2025.

### **Elephant and Castle Open Spaces**

34. Dickens Square/ Dickens Fields: Construction works started on 14 December with expected completion in July 2021. There have been further Programme delays due to COVID-19 outbreak on site and material supply delays. Practical completion & handover on Dickens Square has now taken place as planned.
35. Victory Community Park – The programme for this scheme is currently on track. Consultation on the developed design took place during May–July and a planning submission followed in August. Permission is expected by the end of the year with construction programmed for the first half of 2022.
36. Nursery Row: Approval of PID occurred in February 2021. Public consultation on proposals for the park is now underway.

### **44 Webber Street**

37. Essential repairs have recently been completed to the structure and fabric of this Victorian former school building which is let on commercial terms to the well regarded Centre for Literacy in Primary Education (CLPE). The asset generates a significant income and will continue to do so post-works, at which point we have negotiated the transfer of future repairing obligations from the landlord to the tenant. This has been a complex project and some degree of overspend is anticipated in 2021-22.

### **Voluntary Sector Strategy**

38. Voluntary Sector Strategy entails necessary works to VCS buildings, and in particular the refurbishment of Sojourner Truth Centre to be completed in 2021-22. Additional projects have been identified and are being appraised – 12a Asylum Road, Wells Way and 177 Abbey Street. If the council is to retain the buildings it will need to invest (potentially with the benefit of grants on match funding basis) to avoid them becoming unusable liabilities. We propose to develop individual capital bids for these and some commercial assets in a similar position. The options are being reviewed and cabinet will be updated in the next capital monitor report.

### **Pullens Yard Improvements**

39. Pullens Yard Improvements is an ongoing project to achieve fire safety compliance in old workshop premises integrated with tenanted and leasehold residential premises. The project is underway, on a unit by unit basis and all funds are committed. To achieve full compliance we would need to budget for 5 units a year at £30k per unit for the next three years including the current one (£150,000 per annum). The options, including a possible capital bid, are being reviewed and cabinet will be updated in the next capital monitor report.

### **Void Shops**

40. Void Shops are now unbudgeted. However, these are essential works to ensure that shops meet minimum statutory, safety and environmental performance standards. If capital cannot be made available to continue the programme either the costs will need to be met from income (primarily HRA revenue), or the shops will become unlawful to let. We expect to see more commercial premises becoming vacant as the economic impact of the COVID-19 pandemic comes to bear and rent recovery action resumes. At present a potential funding requirement of an estimated £250,000 per annum remains as a budget pressure. The options, including a possible capital bid, are being reviewed and cabinet will be updated in the next capital monitor report.

### **Transport Division**

41. The transport planning budget of £2.88m is largely funded by Transport for London (TfL) to deliver transport improvement programmes as contained within the borough's movement plan.

### **TfL Funded Works**

42. TfL funded projects are largely on track with the majority of budgets either at full spend or on track to achieve full spend as forecast.
43. Designs for the Rotherhithe to Peckham Cycle Connection have been submitted to TfL for review and only minor changes to the design are required. An additional £65k of funding for this project has now been confirmed for the 2021 financial year.
44. Scoping has been completed for cycle hire expansion and this work will be charged to the code shortly. Scoping work has been submitted to TfL and requires them to provide their approval for implementation in order to proceed to the next stage. Full spend will be dependent on this being received in a timely manner.



### **Elephant and Castle Roundabout Project**

45. The capital programme also includes the remaining s106/CIL contribution of £32.72m (part of the total £63m) agreed by the council towards the strategic transport improvements project in Elephant & Castle.

### **CHILDREN'S AND ADULTS' SERVICES**

46. The total value of the departmental capital programme for the period 2021-22 to 2030-31 is £105m with £33.7m forecast spend in 2021-22.

#### **Adult Social Care**

47. The capital programme budget for the period 2021-22 to 2030-31 is £31.8m, the main projects being; £15.4m in respect of a programme of improvements to existing care settings, £10m for the provision of an additional bed-based care facility and £5.4m for an essential lifecycle capital programme for four residential care homes.
48. The activity on the programmed life cycle work has been considerably affected by the pandemic. This resulted in some delays in the planned work on a number of sites. The spend on ASC properties likely to increase as refurbishments started in Alma Grove, Therapia Road, and Mount Adon Park with a 2021-22 forecast of £0.6m.
49. Lifecycle work on Residential homes were also affected by COVID-19 and the identification of urgent Health and Safety issues that resulted in delays in tendering and completing various projects. This led to the programme being put on hold, and expected spend on the homes has been consequently revised to £0.5m for 2021-22, with uncertainty about the short term, and likely on site delays in case of a restart.
50. The Adult Social Care Capital Board has identified a number of priorities for 2021-22 and beyond to meet current and future needs of vulnerable adults in the borough. The council is actively working with commissioned providers and partners to ensure sufficient capacity and choice of high quality provision across the borough.

#### **Children's Services and Southwark Schools for the Future (SSF) Programme**

51. The Children's Services capital programme budget for 2021-22 to 2030-31 is £71.3m. This consists of £21.9m for the schools refurbishment programme as well as certain specific projects such as £15.2m for Rotherhithe School, £11.1m for Charter school, and £11.6m on Beormund Special School. The overall programme is focussed on rightsizing provision, ensuring the estate remains fit for purpose (and also on contributing to addressing high needs provision in the borough). Rising construction prices related to COVID-19 and Brexit are affecting the

capital programme by increasing demands on existing resources with construction prices rising in excess of 5% per annum and some materials in short supply.

52. There is an additional £5.5m remaining in the Southwark Schools for the Future Capital Programme including the remaining budget for the rebuilding of SILS KS3.
53. The overall context is that there is spare capacity in the primary sector (spread unequally across the borough) because of falling rolls relating to a reduced birth rate, exasperated by Covid-19 and a slowdown in growth in the secondary sector. Opportunities are being explored for rationalisation of buildings to make the best use of existing assets to reduce running costs for schools. There is also pressure to increase pupil places for children with special needs, which is a national issue for all education authorities. The school expansion projects have now been successfully handed over with Charter School East Dulwich being the only key remaining project currently onsite. This includes the sixth form centre and resource base with a targeted completion date of September 2022.
54. The main works on Rotherhithe School are progressing well, and target completion and decant into the new school is scheduled for December 2021, with demolition of the existing school and landscape works to follow, completing in June 2022. In addition, design work on Riverside Primary School is underway to re-provide defective early years classrooms, dining and safe access into the school, with work anticipated to start on site in 2022. Both Riverside and Beormund may need additional capital investment to complete the projects. These projects are being evaluated and will be brought forward if recommended by officers.
55. Any proposals to rationalise the supply of school places to ensure schools can operate their buildings economically may require capital investment from 2022-23. The potential need for any future investment will be brought to a future Cabinet assembly as appropriate.
56. The Primary Schools Refurbishment programme for 2020-21 is now complete and the 2021-22 programme is underway with the majority of the refurbishment works occurring during the school holiday period. Planning is underway for the 2022-23 programme. Under this programme, the decarbonisation strategy for the school estate will be developed to plan for the move away from using fossil fuels in the heating of schools.
57. A key priority of the programme is the provision of SEN/ higher needs places, building upon the work at Cherry Garden School and at Park College post 16 provision. Significant work was undertaken at SILS KS3 in 2020-21 and the project is now complete. However, there has been some slippage in the opening of resource unit at COLA. In addition the planned project at SILS KS4 needs to be reviewed given the delay

caused to the new homes scheme and the re-provision of SILS KS4 as part of this project, and this may be subject to a future capital bid.

58. The current programme of works aimed at increasing in-house fostering capacity for the Children and Families Division will be completed in this financial year. Three homes of foster carers are being converted in order to accommodate children with various, and in some cases complex, needs. This is an invest-to-save project which avoids significant placement costs in residential settings.

## **ENVIRONMENT AND LEISURE**

59. The total value of the departmental capital programme for the period 2021-22 to 2030-31 is £139.9m. The projected 2021-22 outturn is £29.3m against the budget of £38.5m. The budget for future years has been re-profiled in line with the projected expenditure.

60. The progress of major schemes is outlined below.

### **Highways**

61. The NPR Programme spend at the end of month four is 35% of total budget and fully in line with forecast. The forecast final outturn for capital renewals is £3.4m. The final outturn forecast for Devolved Highways is £600k.
62. The Principal Roads programme spend is currently at 27%, however all remaining spend is expected prior to December.
63. Completion of works under the cycle infrastructure fund has been delayed by the closure of Rye Lane, which was to be used as a diversion route. Completion of these works was expected once restrictions were lifted in July, however the decision has been made to maintain some level of restriction on Rye Lane leading to further delays. Works are now programmed to be completed in January.
64. As previously predicted, increased traffic management rates under the new contract have resulted in a funding shortfall towards the end of the programme in 2024. A review is being undertaken of the programme and funding available with the potential need for a capital growth bid to complete the programme. Full spend is expected this FY with the potential to require funding to be brought forward from next FY.
65. Cycle Superhighway 4 is forecast to start on site during Q3, current forecast for capital budget is based on a top-up being required in excess of the currently allocated TfL funding. Officers are currently in discussion with TfL to secure further grant funding and, if successful, this forecast will be reduced to focus on TfL grant funding, which is time barred.

66. Other priorities have resulted in less work under the school expansion programme being forecast for completion during the 2021 summer break. Some work continues but the majority has been reprogrammed for the 2022 summer break.
67. Issues with procurement of camera enforcement to support the Southwark School Streets programme has resulted in some delays to the programme. The forecast has been adjusted to make allowance for this.
68. Cycle Hangers programme is currently slightly behind forecast but it is still expected to hit the council plan target by end of March. A particularly successful bid for TfL grant funding has resulted in additional funding for cycle parking. This combined with the additional allocation of CIL funding has resulted in less requirement for capital budget this FY. Money will be carried forward to the next FY to support further council plan targets for cycle hangers.
69. A new budget line for Highways CIL Projects has now been accurately forecast through to 2024.
70. St Saviour's Footbridge is now substantially complete within budget and no further costs are expected from this capital budget.
71. Cox's Walk footbridge works has been delayed and the scheme is being reviewed.
72. For Cleaner Greener Safer (CGS) the five Multi Ward forum meetings were completed by March 2021 and for the 2021-22 financial year CGS funding was allocated to 164 new projects and 68 grants.
73. The team is hard at work getting the new projects off the ground and dealing with the slight backlog due to COVID-19.

### **Flood Prevention**

74. A detailed study has been commissioned for the Paxton Green roundabout area. The area regularly floods when heavy rainfall is experienced and works are to follow on once the report has been received. Various flood alleviation projects are progressing with colleagues on the housing estates to introduce Sustainable Urban Drainage schemes. Work is ongoing across the borough as planned to replace dysfunctional gullies.
75. The major project under development is the Lost Peck Scheme. The Scheme which will protect more than 200 homes and business premises is estimated at £1.4m and is expected to be funded by the Environment Agency (EA). Planning approval was granted on 4<sup>th</sup> March 2020. An outline business case submitted to the EA in July 2020 has received approval in principle. Additional section 106 funds are being sought to

cover the cost of general environmental improvements to be delivered as part of the scheme. Aecom Consultants have been commissioned to undertake detailed design, with Geotechnical Investigation also commissioned to inform detailed design. Geotechnical investigation results have been received and the detailed design now completed. A PSC contract is being drawn up to engage with the preferred contractor of the Environment Agency to undertake the civil works once the design has been completed.

### **Asset Management**

76. The programme for Lamp column replacement on the basis of structural integrity and lantern replacement for energy consumption reduction is forecasted for full spend. Structural and electrical testing is currently taking place. Materials have been ordered and works are now on site
77. Electric Vehicle lamp post chargers – The planned programme of 50 charge points is forecasted for full spend. All sites have now been selected and materials have been procured.

### **Parks and Leisure**

78. The adjusted forecast spend for 2021-21 on the Leisure Capital Programme is £5.8m with spend to date of £880k. Significant spend committed for the remainder of this year on projects completing or currently in delivery includes:
  - Southwark Park Athletics Centre – completion of building and landscaping works (£693k). Building fit out (£143k)
  - Burgess Park Sports Pavilion and Pitches – Tender underway (£860k)
  - Nunhead East Lodge – Structural Works (£560k)
  - Cossall Park – Contract Awarded. Construction & fees (£527k)
  - Pelier Park – Contract awarded. Construction & fees (£308k)
  - Adventure Playgrounds – Building repairs and play equipment (£225k)
  - Active Southwark, Outdoor Gyms & Flexible Swim & Gym (£600k).

### **Culture**

79. Southwark Heritage Centre and Walworth Library project opened on 19 April 2021. The project is currently on budget and final account will be completed by the end of quarter 3 in 2021-22. Some minor snagging issues are still being dealt with and will be completed by end of defects period Dec 2021.
80. Library infrastructure & IT projects - Rollout & implementation of new RFID self service kiosks was delayed due to COVID-19. This is now on schedule to be completed in September 2021. The refresh of the public PCs is due to complete in 2021-22 however there have been some delays in starting this project due to COVID-19 – revised milestones are being confirmed with the supplier.

## **Youth Services**

81. No expenditure has taken place up to July. Proposals for this capital budget will be linked to the delivery of the New Youth Deal and are still being shaped. Updated projections will be provided in upcoming monitors

## **HOUSING AND MODERNISATION**

### **Housing General Fund**

#### **Overview**

82. The total value of the Housing and Modernisation general fund capital programme for the ten years to 2030-31 is circa £69m and comprises a diverse range of activity, mostly of a corporate back-office nature, which supports wider service delivery across the council. The nature of capital investment means that the complexity and inter-dependencies with other work streams can lead to some slippage as is the case this year and re-profiling in order to deliver optimum service outcomes and best value. Expenditure for 2021-22 is forecast to be £12m. The key headlines are outlined below.

#### **Asset Management - Housing Renewal**

83. Housing Renewal comprises a range of initiatives that principally support people in private sector accommodation to remain living independently through assistance with repairs, improvements and adaptations to their homes. Support is also provided to landlords and property owners to bring their properties back into use. The programme is largely funded through Disabled Facilities Grant (DFG) and the council's own resources for the provision of grants and loans. Whilst the works programme was curtailed due to the pandemic, full service has now resumed. The service has streamlined processes particularly around DFG applications to reduce delays and increase the number of cases being progressed through the system. To date 60 DFG cases are approved, on site or nearing completion. A further 34 DFG cases currently are at the initial application stage and there are 100 cases waiting to be assessed. Spend of £2.3m is forecast for 2021-22, which includes unspent funding rolled forward from 2020-21.

#### **Asset Management - Corporate Facilities Management (CFM)**

84. Facilities management investment targets the council's operational estate to ensure it is fit for purpose and statutorily compliant for the safety and wellbeing of its employees and service users. This is achieved through a comprehensive inspection and assessment regime and building lifecycle maintenance programme, designed to enhance their life and maintain asset value. The nature of the pandemic has meant that the programme

has not progressed as planned with a lower forecast of £4.5m for lifecycle and compliance related projects, along with £1.3m delivery on public sector decarbonisation schemes. This funding will be used to install air source heat pumps, solar panels and improved insulation at a range of council-owned buildings which will contribute to the council's net zero carbon reduction target. In addition, CFM provide professional support to service departments across the council on capital investment projects to the value of £1.9m.

85. Following some restructuring and relocation of activities formally within the Modernise division, it is necessary to re-allocate the capital programme resources for "modern ways of working" to CFM (£672k) and Chief Executive's Department (£200k) in line with revised programme management arrangements.

### **Customer Experience – Technology and Digital Services (TDS)**

86. TDS continues to support and manage the investment in the council's IT infrastructure that is critical to improving the on-line experience for residents and enabling them to access the services they need. The current spend forecast is £2.5m on key programmes comprising website replacement, applications transformation, applications migration and Wi-Fi connectivity.

### **Customer Experience – Smart Working Programme (SWP)**

87. This is the second year of the programme and is scheduled to deliver a further £2.3m of investment which follows £5m in the previous year. The unprecedented success of the laptop rollout in response to the pandemic allows resources to shift towards planned upgrades in areas such as telephony, audio-visual capabilities and office 365. All of which contribute to the council's commitment to modernise the way it works and delivers services and create the flexibility needed to drive efficiency and make savings.

### **Resident Services – Traveller Sites**

88. The programme of reconfiguration and improvement works to address health and safety and compliance issues (principally fire safety) across all travellers' sites is due to complete this year, with a forecast spend of £0.2m. Delays due to the pandemic have resulted in additional costs, namely prolonged temporary re-housing, storage of mobile homes and residents belongings and enhanced safety works identified as the project progressed. Planned works at the Brideale and Burnhill sites are subject to review and will be reported to cabinet at a later date.

## **Housing Investment Programme (HIP)**

### **Overview**

89. Overall, the HIP is programmed to spend £347.1m in 2021-22, comprising £106.3m on existing stock, £240.1m on new council homes including acquisitions and site assembly costs and £0.7m on wider regeneration schemes. However, the programme is currently under review and over the coming months will see significant change to that presented here as the council responds to the unprecedented investment challenges that it faces, particularly in relation to new and emerging building and fire safety requirements, the heat network, the redevelopments at Aylesbury, Ledbury and Tustin, and the council's carbon neutrality commitments. The scale of investment needed is immense and will require significant borrowing and the council must ensure that the revenue financing costs arising from it remain affordable to the HRA over the long-term without adversely impacting day to service delivery. The reviews being undertaken now will help to ensure the HIP can be delivered in line with resource availability and affordability.

### **Quality Homes Investment Programme (QHIP)**

90. QHIP is the principal strand of the council's asset management strategy for maintaining and renewing the existing housing stock and is the successor to Warm, Dry, Safe (WDS). Spend in 2021-22 is forecast to be £69.6m. Due to pandemic restrictions, internal works, including the kitchens and bathrooms programme, were not carried out, with the focus on external works and district heating infrastructure. Re-profiling of the QHIP to take into account new legislative demands around building and fire safety as well as council commitments to reduce carbon emissions is currently being undertaken.

### **Heat Network Strategy**

91. The council's Heat Network Strategy recognises the substantial investment required in its ageing heat network. Running alongside this is the council's ambitious commitment to be carbon neutral by 2030. A report commissioned in 2016 by industry experts Parsons Brinckerhoff estimated investment of around £350m over forty years would be required to address the situation. However, this estimate is now likely to be substantial light of the investment required to deliver a modern heating network that also makes a significant contribution to carbon reduction. A Heat Networks Strategy paper will be presented to cabinet in September 2021. In 2020-21, the council's first residential heat pumps scheme progressed well, with over £5m spent at Consort, Wyndham and Comber and is due to complete in autumn 2021.



### **Special Schemes (High Needs)**

92. The special schemes programme covers those estates identified as high need/high cost requiring extensive repair and refurbishment. The schemes by their nature are complex and resource intensive and require bespoke funding solutions including sales receipts to ensure their affordability, outside of the main QHIP programme. Forecast spend of £8.9m is estimated for 2021-22. Significant investment at Maydew on the Abbeyfield Estate will also continue into 2022-23.

### **Other Programme Schemes**

93. The remainder of the main programme covers a wide range of schemes, with spend of £13.4m forecast this year. This includes fire risk assessment, legacy warm dry and safe (WDS) schemes, major works on individual properties and hostels, and works carried out on behalf of the council by Leathermarket JMB.

### **New Council Homes**

94. The council aims to deliver 2,500 new council homes by 2022, with 717 having been built to date. Projects are now on site to deliver 780 new homes, with 29 schemes having received planning permission to deliver a further 939 new homes that will start on site or complete by 2022. The housing regeneration programme forms part of the wider new homes programme delivering new homes though both working in partnership with developers and direct delivery. During the next few months new homes at Copeland Road will be completed and handed over, while direct delivery schemes at Flaxyard, Wickway, the Albion Sites, Penry Street and Parkhouse Street will also commence on site. In addition, development partnerships at Manor and Braganza, 345 Southwark Park Road and Cherry Gardens will be commencing. This reflects a significant shift in activity following the programme delays experienced due to the pandemic and the lingering uncertainty caused by Brexit.
95. However, cabinet need to be conscious of future programme risks in relation to material shortages and construction price volatility, changes to building safety regulations and climate change requirements and volatility/uncertainty in the housing market. Achieving the longer-term commitment to build 11,000 homes will require more land for development than is currently available and this is reflected in the HIP with resources earmarked for site assembly. The incidence and timing of prospective land and property acquisitions cannot be accurately predicted which is why HIP resources are earmarked to provide the flexibility to enable the council to avail itself of market opportunities as they arise.
96. In March 2021, the council entered into a variation to the Development Partnership Agreement (DPA) with Notting Hill Genesis which will secure delivery of 581 new council homes on the First Development Site at the

Aylesbury Estate at an estimated cost of £195.5m. As part of this arrangement, the council paid £65.9m to Notting Hill Genesis to reimburse costs incurred by them in respect of this development, and further spend of £47.5m is forecast for 2021-22. The new homes are to be delivered in two phases with the first phase now on site (Package A) with the second phase (Package B) due to start in the first half of 2022-23.

### **Regeneration Schemes**

97. Spend on regeneration schemes for 2021-22 is forecast to be £0.7m, with most of the existing schemes drawing to a close. The forecast comprises works on the Aylesbury estate (£0.3m), East Dulwich Estate (£0.2m), and other legacy schemes at Elmington and Elephant and Castle (£0.2m).

### **Community, equalities (including socio-economic) and health impacts**

98. This report monitors expenditure relating to the council's capital programme. Although as a monitoring report this report has been judged to have no direct impact on local people and communities, the expenditure it is reporting reflects plans designed to have an impact on local people and communities. Community impact was considered at the time the projects and programmes were agreed. It is important that resources are efficiently and effectively utilised to support the council's policies and objectives.

### **Climate change implications**

99. This report provides an update on the council's capital programme as a whole and thus has no direct climate change implications. The impact of individual projects and programmes will be considered in line with constitutional requirements as part of the specific decision making and procurement processes.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Governance**

100. The council has a duty to maintain a balanced budget throughout the year and, accordingly, members are required to regularly monitor the council's financial position. Section 28 of the Local Government Act 2003 imposes a duty on the council to monitor its budgets throughout the financial year, using the same figures for reserves as were used in the original budget calculations. The council must take necessary appropriate action to deal with any deterioration in the financial position revealed by the review.
101. The capital programme satisfies the council's duty under the Local Government Act 1999 which requires it to make arrangement to secure the continuous improvement in the way its functions are exercised, by having regards to the combination of economy, efficiency and

effectiveness.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Policy and Resources Strategy: Capital Monitoring Outturn Report 2020-21	Southwark council Finance and Governance 160 Tooley Street London SE1 2QH	Timothy Jones, Departmental Finance Manager, Finance and Governance
<b>Link (please copy and paste into browser):</b>		
<a href="https://modern.gov.southwark.gov.uk/documents/s98975/Report%20Capital%20Outturn%202021-22.pdf">https://modern.gov.southwark.gov.uk/documents/s98975/Report%20Capital%20Outturn%202021-22.pdf</a>		

## APPENDICES

No.	Title
Appendix A	General fund summary monitoring position at Month 4 2021-22
Appendix B	Housing investment programme summary monitoring position at Month 4 2021-22
Appendix C	Budget virements and variations at Month 4 2021-22
Appendix D	General fund programme detail at Month 4 2021-22

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Rebecca Lury, Finance, Performance and Democracy	
<b>Lead Officer</b>	Duncan Whitfield, Strategic Director of Finance and Governance	
<b>Report Author</b>	Timothy Jones, Departmental Finance Manager, Finance and Governance	
<b>Version</b>	Final	
<b>Dated</b>	2 September 2021	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director for Finance and Governance.	N/a	N/a
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		2 September 2021

Appendix A - General fund capital programme 2021-22 Month 4

Department	2021/22			2022/23			2023/24+			Total Programme 2021/22-30/31		
	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Children's and Adults' Services	57,882	33,729	(24,153)	22,687	35,051	12,364	25,104	36,893	11,789	105,673	105,673	-
Southwark Schools for the Future	2,598	2,598	-	-	-	-	-	-	-	2,598	2,598	-
Environment and Leisure	38,543	29,292	(9,251)	31,701	36,602	4,901	69,656	74,006	4,350	139,900	139,900	-
Housing and Modernisation	20,101	12,020	(8,081)	7,850	14,277	6,427	41,500	43,172	1,672	69,451	69,469	18
Chief Executive's	85,753	61,219	(24,534)	49,157	62,530	13,373	25,457	36,618	11,161	160,367	160,367	-
<b>TOTAL EXPENDITURE</b>	<b>204,877</b>	<b>138,858</b>	<b>(66,019)</b>	<b>111,395</b>	<b>148,460</b>	<b>37,065</b>	<b>161,717</b>	<b>190,689</b>	<b>28,972</b>	<b>477,989</b>	<b>478,007</b>	<b>18</b>
<b>FUNDED BY:</b>												
Corporate Resource Pool	8,500	8,500	-	39,700	39,700	-	15,000	15,000	-	63,200	63,200	-
Major Repairs allowance	-	-	-	-	-	-	-	-	-	-	-	-
Supported Borrowing	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	821	102	(719)	-	-	-	3,412	4,131	719	4,233	4,233	-
Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Capital Grants	24,903	2,702	(22,201)	5,427	6,016	589	21,651	43,263	21,612	51,981	51,981	-
Section 106 and CIL	14,988	173	(14,815)	5,391	6,762	1,371	23,116	36,560	13,444	43,495	43,495	-
External Contributions	3,899	-	(3,899)	-	1,100	1,100	184	2,983	2,799	4,083	4,083	-
<b>TOTAL RESOURCES</b>	<b>53,111</b>	<b>11,477</b>	<b>(41,634)</b>	<b>50,518</b>	<b>53,578</b>	<b>3,060</b>	<b>63,363</b>	<b>101,937</b>	<b>38,574</b>	<b>166,992</b>	<b>166,992</b>	<b>-</b>
<b>Financing to be agreed/Borrowing</b>	<b>151,766</b>	<b>127,381</b>	<b>(24,385)</b>	<b>60,877</b>	<b>94,882</b>	<b>34,005</b>	<b>98,354</b>	<b>88,752</b>	<b>(9,602)</b>	<b>310,997</b>	<b>311,015</b>	<b>18</b>

\*In the event that there is a shortfall in funding in any particular year, that gap will need to be bridged by borrowing.

Project description	2021/22				2022/23			2023/24			2024/25+			Total Programme 2021/22-30/31		
	Revised Budget	Month 04 Spend	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Warm Dry and Safe</b>																
Warm Dry and Safe	1,825	201	984	(841)	796	1,637	841	-	-	-	-	-	-	2,621	2,621	-
	1,825	201	984	(841)	796	1,637	841	-	-	-	-	-	-	2,621	2,621	-
<b>Special Schemes/HINE</b>																
Chilton Grove Wall - Decent Homes	769	0	1,357	587	589	2	(587)	-	-	-	-	-	-	1,359	1,359	-
Tustin	3,049	199	2,994	(55)	45	100	55	-	-	-	-	-	-	3,094	3,094	-
Damory/Thaxted externals	1,427	1	1,370	(58)	-	58	58	-	-	-	-	-	-	1,427	1,427	0
Maydew	11,434	731	3,189	(8,245)	-	8,245	8,245	-	-	-	-	-	-	11,434	11,434	0
Lakanal House	39	3	39	-	-	-	-	-	-	-	-	-	-	39	39	-
Ledbury Refurbishment	-	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	16,719	941	8,948	(7,770)	634	8,405	7,770	-	-	-	-	-	-	17,353	17,353	0
<b>Asset management Strategy ( Inc. Kitchens &amp; Bathrooms &amp; LD2)</b>																
Asset Management Strategy 2021+Future years (QHIP)	122,083	9,051	65,684	(56,399)	131,205	84,625	(46,580)	68,000	68,000	-	289,967	392,945	102,979	611,254	611,254	-
Installation of LD2	1,945	-	1,945	-	2,000	2,000	-	2,000	2,000	-	13,148	13,148	-	19,093	19,093	-
FRA Contingency Budgets	1,188	-	1,980	792	792	-	(792)	-	-	-	-	-	-	1,980	1,980	-
	125,216	9,051	69,609	(55,607)	133,997	86,625	(47,372)	70,000	70,000	-	303,114	406,093	102,979	632,327	632,327	-
<b>Type 4 Fire Risk Assessment</b>																
Type 4 Fire Risk Assessment	2,866	307	916	(1,950)	7,363	7,801	438	4,000	4,000	-	12,924	14,436	1,512	27,154	27,154	-
	2,866	307	916	(1,950)	7,363	7,801	438	4,000	4,000	-	12,924	14,436	1,512	27,154	27,154	-
<b>Heat Network Strategy</b>																
Heat Network Strategy (including SELCHP Expansion)	11,849	692	11,852	4	15,222	15,218	(4)	15,000	15,000	-	257,868	257,868	-	299,939	299,939	(0)
Consort, Newington and Wyndham District Heating Heat Pur	2,520	1,282	2,520	-	-	-	-	-	-	-	-	-	-	2,520	2,520	-
	14,369	1,974	14,372	4	15,222	15,218	(4)	15,000	15,000	-	257,868	257,868	-	302,459	302,459	(0)
<b>Regeneration</b>																
Aylesbury Estate regeneration	-	349	349	349	-	-	-	-	-	-	-	-	-	-	349	349
East Dulwich Estate	682	80	186	(496)	-	492	492	-	4	4	-	-	-	682	682	0
Elmington Estate	155	-	155	-	-	-	-	-	-	-	-	-	-	155	155	-
Heygate Estate	62	-	62	-	-	-	-	-	-	-	-	-	-	62	62	-
Regeneration Commercial properties	25	-	25	-	-	-	-	-	-	-	-	-	-	25	25	-
	924	428	777	(147)	-	492	492	-	4	4	-	-	-	924	1,273	349
<b>New Builds</b>																
Hostels new build	-	-	12	12	-	-	-	-	-	-	-	-	-	-	12	12
Hidden Homes	1,358	354	1,358	-	106	106	-	34	34	-	-	-	-	1,499	1,499	-
Regeneration and Development	83,056	5,076	55,713	(27,343)	108,549	98,606	(9,944)	36,442	48,965	12,523	8,978	33,742	24,763	237,025	237,025	-
Direct Delivery - New Council Homes Phases 1-5	87,480	12,559	76,343	(11,138)	207,250	219,631	12,381	168,603	168,603	-	86,281	86,281	-	549,614	550,858	1,243
Aylesbury FDS New Build Packages A & B	51,165	6,120	47,480	(3,684)	37,769	47,137	9,368	30,530	33,553	3,023	10,177	1,470	(8,707)	129,640	129,640	-
Tustin Low Redevelopment	6,440	71	6,440	-	3,480	3,480	-	4,330	4,330	-	-	-	-	14,250	14,250	-
Ledbury Towers	1,414	88	1,414	-	3,986	3,986	-	-	-	-	-	-	-	5,400	5,400	-
	230,914	24,268	188,761	(42,153)	361,140	372,945	11,805	239,939	255,486	15,546	105,436	121,493	16,057	937,429	938,685	1,255
<b>Acquisitions</b>																
Acquisitions & S106 properties	47,093	7,571	44,866	(2,228)	13,193	9,919	(3,274)	10,950	11,732	782	49,808	54,527	4,719	121,044	121,044	-
Ledbury Acquisitions	6,455	37	6,455	-	-	-	-	-	-	-	-	-	-	6,455	6,455	-
	53,548	7,608	51,321	(2,228)	13,193	9,919	(3,274)	10,950	11,732	782	49,808	54,527	4,719	127,499	127,499	-
<b>Other programmes</b>																
Adaptations	1,600	172	1,600	-	1,600	1,600	-	1,600	1,600	-	8,442	8,442	-	13,242	13,242	-
Cash incentive & Home owner buy back scheme	515	207	532	17	115	98	(17)	-	-	-	-	-	-	630	630	(0)
Disposals costs	400	35	400	-	400	400	-	400	400	-	158	158	-	1,358	1,358	-
Hostels accommodation	95	-	95	-	-	-	-	-	-	-	-	-	-	95	95	-
Major voids	455	65	493	38	298	261	(38)	-	-	-	-	-	-	753	753	-
Security	103	2	149	46	46	-	(46)	-	-	-	-	-	-	149	149	0
T&RA halls	1,685	-	1,685	-	-	-	-	-	-	-	-	-	-	1,685	1,685	-
Other Installation of Sprinkler & smoke detection	30	-	-	(30)	-	30	30	-	-	-	-	-	-	30	30	-
WDS Leathermarket JMB	3,350	-	3,350	-	3,150	3,150	-	-	-	-	-	-	-	6,500	6,500	-
Aylesbury Fire Remedial works	3,362	486	3,150	(212)	-	212	212	-	-	-	-	-	-	3,362	3,362	0
	11,595	966	11,453	(142)	5,609	5,750	142	2,000	2,000	-	8,600	8,600	-	27,804	27,804	0
	457,976	45,744	347,142	(110,834)	537,953	508,793	(29,160)	341,889	358,222	16,332	737,751	863,018	125,266	2,075,570	2,077,174	1,604
<b>FINANCED BY:</b>																
Capital receipts Leather Market Self financing	3,350	-	3,350	-	3,150	3,150	-	-	-	-	-	-	-	6,500	6,500	-
Capital Receipts	49,756	-	31,875	(17,881)	1,000	18,881	17,881	6,425	4,259	(2,166)	22,700	24,866	2,166	79,881	79,881	(0)
Additional New Build Receipts-SRPP	22,107	-	-	(22,107)	19,475	41,583	22,107	22,568	22,568	-	-	-	-	64,151	64,151	(0)
RTB Receipts - Restricted to New Build ( incl buybacks)	22,864	-	17,704	(5,159)	35,503	9,892	(25,611)	13,617	12,457	(1,160)	21,945	53,876	31,930	93,929	93,929	-
Major Repairs Reserves	51,000	-	51,000	-	51,000	51,000	-	51,000	51,000	-	357,000	357,000	-	510,000	510,000	-
Revenue Contribution	20,745	-	20,745	0	20,745	20,745	-	20,745	20,745	-	145,213	145,213	(0)	207,448	207,448	0
New Homes Grant	48,582	-	42,310	(6,272)	33,054	61,721	28,667	29,021	62,817	33,795	67,405	11,215	(56,190)	178,063	178,063	-
Other Grants-External Contribution	772	-	722	(50)	6,210	5,120	(1,090)	5,760	6,103	343	-	798	798	12,742	12,742	-
Section 106 Funds	10,000	-	10,000	-	10,000	10,000	(0)	10,000	10,000	-	18,504	18,504	0	48,504	48,504	-
Borrowing - New Build	135,385	-	134,995	(390)	249,096	247,384	(1,711)	97,813	145,240	47,428	108,377	63,050	(45,327)	590,670	590,670	-
Borrowing - Acquisitions and site assembly	41,803	-	34,441	(7,362)	11,499	6,895	(4,604)	9,243	8,033	(1,211)	15,383	28,558	13,176	77,927	77,927	-
Borrowing - Heat Network	14,369	-	-	(14,369)	15,222	15,218	(4)	15,000	15,000	-	145,565	159,937	14,372	190,155	190,155	-
<b>TOTAL RESOURCES</b>	420,732	-	347,142	(73,590)	455,953	491,589	35,636	281,193	358,222	77,029	902,092	863,018	(39,075)	2,059,970	2,059,970	(0)
<b>Forecast variation (under)/over</b>	37,244	45,744	-	-	82,000	17,204	-	60,697	(0)	-	(164,341)	0	-	15,600	17,204	-

Appendix C - Budget virements and variations 2021-22 M4 monitor											
Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Southwark Schools for the Future	Environment and Leisure	Housing and Modernisation	Chief Executive's	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
		£	£	£	£	£	£	£	£	£	£
<b>CURRENT PROGRAMME AT OUTTURN 2020-21</b>		74,288,119	31,765,091	117,451,368	2,598,051	137,958,533	66,860,906	148,905,168	473,774,026	1,942,620,194	2,416,394,220
<b>4 VIREMENTS TO BE APPROVED</b>											
<b>Children's Services</b>											
Ivydale - Boilers and heating distribution	E-1124-0330	324		324					324		324
Townsend - Fire alarm replacement and emergency lighting	E-1143-0330.1	240		240					240		240
Dulwich Wood - Window Repairs, replacement fire doors	E-1129-0330	308		308					308		308
2019/20 Primary Schools refurbishment programme	Contingency	(872)		(872)					(872)		(872)
Camelot - Roof repair works	E-0000-2020.3	94,006		94,006					94,006		94,006
Cobourg - Heating distribution	E-0000-2020.5	5,156		5,156					5,156		5,156
Dulwich Wood - Asbestos removal	E-0000-2020.7	21,763		21,763					21,763		21,763
Lyndhurst - retaining wall repair/rebuild	E-0000-2020.15	2,067		2,067					2,067		2,067
Robert Browning - Boiler & Pipework contingency	E-0000-2020.16	18,318		18,318					18,318		18,318
		(141,310)		(141,310)					(141,310)		(141,310)
LSBU Passmore	E-4200-0152	(166,000)		(166,000)					(166,000)		(166,000)
Nursery Buildings Improvements		(19,000)		(19,000)					(19,000)		(19,000)
Grange		(31,502)		(31,502)					(31,502)		(31,502)
Keyworth	E-1128-0310	(130,649)		(130,649)					(130,649)		(130,649)
Redriff	E-1136-0310	(1,935,605)		(1,935,605)					(1,935,605)		(1,935,605)
Robert Browning	E-1138-0310	(2,673)		(2,673)					(2,673)		(2,673)
Phoenix (refurbishment)	E-1145-0310	(479,056)		(479,056)					(479,056)		(479,056)
The Belham	E-1305-0310	(66,288)		(66,288)					(66,288)		(66,288)
Permanent expansion retention		2,645,773		2,645,773					2,645,773		2,645,773
Thomas Carlton fabric	L-1340-0007	(34,000)		(34,000)					(34,000)		(34,000)
Thomas Carlton ICT	L-1340-0016	328,718		328,718					328,718		328,718
Classrooms	E-1145-0100	(109,718)		(109,718)					(109,718)		(109,718)
<b>SSF</b>											
KS3 SILS	R-6300-0000.14				326,000				326,000		326,000
ICT	R-6300-0000.15				(45,000)				(45,000)		(45,000)
Contingency and retention payments	R-6300-0000.99				(281,000)				(281,000)		(281,000)
<b>Housing and Modernisation</b>											
Operational Buildings Life Cycle Investment	R-4040-0060						672,085		672,085		672,085
Workplace Operational	R-4020-0040						(872,085)		(872,085)		(872,085)
<b>Chief Executive's</b>											
Modal Filters	R-2020-0040.02							33,213	33,213		33,213
Public Transport Access Improvements	R-2020-0040.08							(33,331)	(33,331)		(33,331)
Consort Road	R-2020-0040.10							118	118		118
Non Works	R-4020-0250.01							37,741	37,741		37,741
Walworth Road South(Missing bit of the Jigsaw)	R-1230-0322							(350,000)	(350,000)		(350,000)
Walworth PSiCA	R-4020-0068.01							350,000	350,000		350,000
Strategic Property Purchase	R-4020-0150.06							(49,296)	(49,296)		(49,296)
711 – 717 Old Kent R	R-4020-0150.11							11,555	11,555		11,555
Workplace Operational	R-4020-0400.01							200,000	200,000		200,000
<b>HRA</b>											
Tustin	Tustin									44,913	44,913
Asset Management Strategy (QHIP)	NPHS									54,744	54,744
Installation of LD2	NPHS-LD2									(54,744)	(54,744)
Hidden Homes	regHidH									(44,913)	(44,913)
<b>TOTAL VIREMENTS TO BE APPROVED AT 4</b>		-	-	-	-	-	(200,000)	200,000	-	-	-
<b>4 - VARIATIONS TO BE APPROVED</b>											
<b>Children's</b>											
Redriff	E-1136-0310	(380,000)		(380,000)					(380,000)		(380,000)
<b>Environment and Leisure</b>											
Peckham Rye ward	L-2403-2016					6,700			6,700		6,700

Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Southwark Schools for the Future	Environment and Leisure	Housing and Modernisation	Chief Executive's	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
CIL 2021- CGS	L-7000-2021.01					142,000			142,000		142,000
MAQF Project (Walworth LEN)	L-6200-0062					76,000			76,000		76,000
CIL 2021- Highways	L-7000-2021.02					1,043,437			1,043,437		1,043,437
CIL 2021- Parks	L-7000-2021.03					673,134			673,134		673,134
<b>Housing and Modernisation</b>											
Public Sector Decarbonisation Scheme	G-4040-0010						1,304,315		1,304,315		1,304,315
<b>Chief Executive's</b>											
Local Environment Improvements	R-2020-0040.06							(2,845)	(2,845)		(2,845)
Cycle Parking	R-2020-0040.07							(17,540)	(17,540)		(17,540)
Public Transport Access Improvements	R-2020-0040.08							(11,046)	(11,046)		(11,046)
Bermondsey Street	R-2020-0040.11							(1,408)	(1,408)		(1,408)
Movement Plan, Test and Evaluate	R-2020-0040.12							(3,942)	(3,942)		(3,942)
RMP 87 Dog Kennel Hill	R-2020-0060.02							44,790	44,790		44,790
Blackfriars LTN	R-2020-0070.02							(180,000)	(180,000)		(180,000)
Local Transport Fund	R-2021-0040.01							16,000	16,000		16,000
Movement Plan, Test	R-2021-0040.02							35,000	35,000		35,000
Support for ETO proc	R-2021-0040.03							250,000	250,000		250,000
Low Traffic School Z	R-2021-0040.04							110,000	110,000		110,000
Low Carbon Transport	R-2021-0040.05							190,000	190,000		190,000
Bermondsey Street - support for ETO	R-2021-0040.06							68,000	68,000		68,000
Great Suffolk Street/Southwark Bridge Road - support for ETO	R-2021-0040.07							88,000	88,000		88,000
RMP 3430032 Peckham Rye	R-2021-0060.01							20,000	20,000		20,000
Cycleway 7 Southwark Bridge Road	R-2021-0080.01							68,000	68,000		68,000
Peckham Rye LTN	R-2021-0080.02							68,000	68,000		68,000
Rotherhithe to Peckham Cycleway	R-2021-0080.03							65,000	65,000		65,000
Cycling Wayfinding Signage	R-2021-0080.04							40,000	40,000		40,000
Construction Skills Centre for South London(NHB)	R-4020-0230							57,947	57,947		57,947
Leathermarket Garden Community Spaces & Environment	R-7000-2021.05.01							415,000	415,000		415,000
Whole Ward + Chaucer Ward	R-7000-2021.05.02							10,000	10,000		10,000
Guys Park	R-7000-2021.05.03							25,000	25,000		25,000
Greenland Dock	R-7000-2021.05.04							20,000	20,000		20,000
Greenland Dock - Red Bridge	R-7000-2021.05.05							50,000	50,000		50,000
Lavender Pond Nature Reserve	R-7000-2021.05.06							30,000	30,000		30,000
The Blue, Market Place	R-7000-2021.05.07							325,094	325,094		325,094
Albion Street	R-7000-2021.05.08							20,000	20,000		20,000
Livesey Exchange	R-4020-0063.01							816,000	816,000		816,000
Kentish Drover Ceram	R-4020-0067							252,450	252,450		252,450
Old Kent Road Public Realm	R-4020-0069							34,902	34,902		34,902
Black History Walk	R-7000-2021.06.01							5,000	5,000		5,000
Rye Lane Ward	R-7000-2021.06.02							104,731	104,731		104,731
Peckham New Accommodation	R-7000-2021.06.03							30,000	30,000		30,000
Peckham Rye Station	R-7000-2021.06.04							50,000	50,000		50,000
Peckham Square	R-7000-2021.06.05							67,159	67,159		67,159
Rockingham Community Centre	R-7000-2021.06.06							5,000	5,000		5,000
Camberwell Station Road	R-4020-0071.01							1,000,000	1,000,000		1,000,000
Marlborough Sports Garden	R-7000-2021.07.01							1,125,000	1,125,000		1,125,000
56 Southwark Bridge Rd	R-7000-2021.07.02							50,000	50,000		50,000
Brookwood Triangle Community Garden	R-7000-2021.07.03							25,000	25,000		25,000
Blackfriars Settlement	R-7000-2021.07.04							10,000	10,000		10,000
Jack Hobbs Centre	R-7000-2021.07.05							75,000	75,000		75,000
Walworth Living Room	R-7000-2021.07.06							150,000	150,000		150,000
Queensborough Community Centre	R-7000-2021.07.07							10,000	10,000		10,000
Theatre Peckham, Havill Street	R-7000-2021.07.08							5,000	5,000		5,000
Walworth Garden	R-7000-2021.07.09							175,000	175,000		175,000
719-727 Old Kent Road	R-4020-0150.13							4,400,000	4,400,000		4,400,000
Murdock Street	R-4020-0150.14							150,600	150,600		150,600
Folgate Estate	R-4020-0150.15							625,000	625,000		625,000
Void Shops & Council Owned Parade	R-4020-0140							250,000	250,000		250,000
44 Webber Street	R-4020-0370							46,577	46,577		46,577
<b>HRA</b>											
Wooddene - Acorn Plant Reprovision	regOth									(27,128)	(27,128)
Hidden Homes	regHidH									(115,081)	(115,081)
Regeneration and Development	SRPP									6,079,021	6,079,021



Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Southwark Schools for the Future	Environment and Leisure	Housing and Modernisation	Chief Executive's	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
Direct Delivery - New Council Homes Phases 1-5	regDDPHs									117,596,089	117,596,089
Tustin Low Redevelopment	TuslowR									14,240,000	14,240,000
Ledbury Towers	LedTowApp									5,400,000	5,400,000
Acquisitions and site assembly for new council homes	regProp									(10,223,500)	(10,223,500)
Direct Delivery - New Council Homes Phases 1-5	regDDPHs									0	-
Asset Management Strategy (QHIP)	NPHS									0	-
<b>TOTAL VARIATIONS TO BE APPROVED AT 4</b>		<b>(380,000)</b>	<b>-</b>	<b>(380,000)</b>	<b>-</b>	<b>1,941,271</b>	<b>1,304,315</b>	<b>11,261,469</b>	<b>14,127,055</b>	<b>132,949,401</b>	<b>147,076,456</b>
<b>TOTAL PROGRAMME BUDGET VIREMENTS &amp; VARIATIONS AT 4 2021/22</b>		<b>(380,000)</b>	<b>-</b>	<b>(380,000)</b>	<b>-</b>	<b>1,941,271</b>	<b>1,104,315</b>	<b>11,461,469</b>	<b>14,127,055</b>	<b>132,949,401</b>	<b>147,076,456</b>
<b>REVISED BUDGETS</b>		<b>73,908,119</b>	<b>31,765,091</b>	<b>117,071,368</b>	<b>2,598,051</b>	<b>139,899,803</b>	<b>67,965,221</b>	<b>160,366,637</b>	<b>487,901,080</b>	<b>2,075,569,596</b>	<b>2,563,470,676</b>
<b>VIREMENTS &amp; VARIATIONS REQUESTED TO BE APPROVED FINANCED BY:</b>											
Corporate Resources / Capital Receipt		-	-	-	-	-	(200,000)	496,577	296,577	725,621	1,022,198
Major Repairs Allowance		-	-	-	-	-	-	-	-	-	-
Reserves		-	-	-	-	-	-	-	-	-	-
Revenue		-	-	-	-	-	-	-	-	-	-
Capital Grant		-	-	-	-	76,000	1,304,315	8,090,059	9,470,374	65,229,368	74,699,742
Section 106 and CIL		-	-	-	-	1,858,571	-	2,874,833	4,733,404	(80,557)	4,652,847
External Contribution		(380,000)	-	(380,000)	-	6,700	-	-	(373,300)	-	(373,300)
Supported Borrowing		-	-	-	-	-	-	-	-	67,074,969	67,074,969
<b>TOTAL RESOURCES</b>		<b>(380,000)</b>	<b>-</b>	<b>(380,000)</b>	<b>-</b>	<b>1,941,271</b>	<b>1,104,315</b>	<b>11,461,469</b>	<b>14,127,055</b>	<b>132,949,401</b>	<b>147,076,456</b>

Appendix D - General fund capital programme 2021-22 detail

Description of Programme / Project	2021/22				2022/23			2023/24 - 2030/31			Total Programme 2021/22-2030/31		
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Environment and Leisure</b>													
Cleaner Greener Safer	3,193	267	3,193	0	3,306	3,306	0	11,780	11,780	0	18,279	18,279	0
Cycle Superhighway 4 Project	500	0	500	0	2,409	2,409	0	0	0	0	2,909	2,909	0
Southwark School Streets	600	15	200	(400)	910	910	0	1,184	1,584	400	2,694	2,694	0
Cycle Hangers	500	0	350	(150)	209	359	150	0	0	0	709	709	0
Other PR Projects	3,680	67	3,285	(394)	1,547	1,941	394	1,131	1,131	0	6,358	6,358	0
StreetCare	6,179	1,570	6,179	0	6,440	6,440	0	30,514	30,514	0	43,133	43,133	0
Air Quality	300	56	300	0	0	0	0	0	0	0	300	300	0
Air Quality Action Plan & Climate Emergency Delivery Pro	1,105	0	1,105	0	15	15	0	0	0	0	1,120	1,120	0
Regulatory Services	121	30	121	0	0	0	0	0	0	0	121	121	0
Carbon Reduction Investment	1,650	0	1,650	0	538	538	0	0	0	0	2,188	2,188	0
Climate Emergency	2,500	0	2,500	0	2,500	2,500	0	20,000	20,000	0	25,000	25,000	0
Street Metal Works	3,017	0	890	(2,127)	1,450	1,450	0	0	2,127	2,127	4,467	4,467	0
Walworth Library & Heritage Centre	334	0	334	0	333	333	0	333	333	0	1,000	1,000	0
Youth Services	668	(107)	668	0	0	0	0	0	0	0	668	668	0
Culture	253	0	253	0	0	0	0	0	0	0	253	253	0
Cemetery Burial Strategy	813	(8)	190	(623)	621	621	0	0	623	623	1,434	1,434	0
Nunhead Cemetery Wall Repair	81	5	81	0	0	0	0	0	0	0	81	81	0
East Lodge Nunhead Cemetery	561	21	548	(13)	0	13	13	0	0	0	561	561	0
Drinking Water Fountains throughout Southwark	57	0	0	(57)	0	57	57	0	0	0	57	57	0
Adventure Playground	184	0	11	(173)	0	1	1	0	173	173	184	184	0
Tree Planting	1,192	153	750	(442)	1,200	1,200	0	2,200	2,642	442	4,592	4,592	0
Parks	7,232	97	3,456	(3,776)	8,719	12,344	3,626	814	964	150	16,765	16,765	0
South Dock Marina	563	20	311	(252)	0	252	252	0	0	0	563	563	0
Active Southwark Community Investment Fund	400	0	300	(100)	100	200	100	0	0	0	500	500	0
Leisure	2,858	792	2,114	(744)	1,406	1,714	308	1,700	2,136	436	5,963	5,963	0
<b>Environment and Leisure Total</b>	<b>38,543</b>	<b>2,977</b>	<b>29,292</b>	<b>(9,251)</b>	<b>31,701</b>	<b>36,602</b>	<b>4,901</b>	<b>69,655</b>	<b>74,006</b>	<b>4,351</b>	<b>139,900</b>	<b>139,900</b>	<b>0</b>
<b>Chief Executive's</b>													
Transport Policy & Planning	2,477	879	2,477	0	400	400	0	0	0	0	2,878	2,878	0
Walworth Town Hall	2,632	78	350	(2,282)	0	2,282	2,282	0	0	0	2,632	2,632	0
Canada Water Leisure Centre	8,439	2,138	5,500	(2,939)	21,975	16,000	(5,975)	2,000	10,914	8,914	32,414	32,414	0
Blue Market Regeneration Programme	1,333	445	1,333	0	0	0	0	0	0	0	1,333	1,333	0
Revitalising the Blue	1,750	0	750	(1,000)	250	1,250	1,000	0	0	0	2,000	2,000	0
Riverside Walk	1,387	12	100	(1,287)	100	1,287	1,187	0	100	100	1,487	1,487	0
Regeneration North	6,234	984	2,874	(3,360)	69	3,397	3,328	0	32	32	6,303	6,303	0
Revitalising Camberwell	2,095	0	0	(2,095)	0	1,000	1,000	0	1,095	1,095	2,095	2,095	0
Peckham Rye Station Redevelopment	9,356	(562)	6,541	(2,815)	6,871	9,686	2,815	0	0	0	16,228	16,228	0
The Old Vic	1,000	0	0	(1,000)	2,736	2,736	0	0	1,000	1,000	3,736	3,736	0
Regeneration South	23,153	(2,015)	17,607	(5,546)	4,200	9,726	5,526	340	360	20	27,693	27,693	0
21-23 Parkhouse Street	1,675	0	50	(1,625)	0	3,356	1,625	0	0	0	3,406	3,406	0
Peckham Library Square	554	67	554	0	6,025	6,025	0	0	0	0	6,579	6,579	0
Regeneration Capital	1,734	0	1,650	(84)	0	84	84	0	0	0	1,734	1,734	0
Strategic Acquisitions	15,807	15	15,307	(500)	0	500	500	0	0	0	15,807	15,807	0
Property Services	1,126	170	1,126	0	0	0	0	0	0	0	1,126	1,126	0
Elephant & Castle Regeneration	4,800	0	4,800	0	4,800	4,800	0	23,116	23,116	0	32,716	32,716	0
Employment Experience	200	0	200	0	0	0	0	0	0	0	200	200	0
<b>Chief Executive's Total</b>	<b>85,753</b>	<b>2,211</b>	<b>61,219</b>	<b>(24,534)</b>	<b>49,157</b>	<b>62,530</b>	<b>13,373</b>	<b>25,456</b>	<b>36,617</b>	<b>11,161</b>	<b>160,367</b>	<b>160,367</b>	<b>0</b>

Appendix D - General fund capital programme 2021-22 detail

Capital Programme 2021/22 - 2030/31	2021/22				2022/23			2023/24 - 2030/31			Total Programme 2021/22-2030/31		
Description of Programme / Project	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Children's and Adults' Services</b>													
Adult PSS Capital Allocations	500	0	500	0	500	500	0	4,285	4,285	0	5,285	5,285	0
Telecare expansion	143	0	143	0	0	0	0	0	0	0	143	143	0
Lifecycle capital prog- Anchor homes	2,867	145	500	(2,367)	1,157	0	(1,157)	1,408	4,932	3,524	5,432	5,432	0
Lifecycle capital prog- ASC properties	606	153	606	0	788	788	0	8,911	8,911	0	10,305	10,305	0
Mosaic Management Information Development	600	0	600	0	0	0	0	0	0	0	600	600	0
Bed Based Care	5,000	0	5,000	0	5,000	5,000	0	0	0	0	10,000	10,000	0
2018/19 Primary Schools refurbishment programme	1,584	23	40	(1,544)	0	0	0	0	1,544	1,544	1,584	1,584	0
2019/20 Primary Schools refurbishment programme	2,095	1	70	(2,025)	0	10	10	0	2,015	2,015	2,095	2,095	0
Primary Schools refurbishment programme 2020/21	687	192	677	(10)	0	10	10	0	0	0	687	687	0
Primary Schools refurbishment programme 2021/22	3,500	72	3,325	(175)	0	175	175	0	0	0	3,500	3,500	0
Autism Spectrum	0	0	0	0	900	0	(900)	0	900	900	900	900	0
Beormund Primary School Redevelopment	3,222	0	3,222	0	8,389	8,389	0	(0)	(0)	0	11,611	11,611	0
Healthy Pupils Programme	98	0	98	0	0	0	0	0	0	0	98	98	0
Ilderton School	169	0	0	(169)	0	0	0	0	169	169	169	169	0
LSBU Passmore	84	0	84	0	0	0	0	0	0	0	84	84	0
Permanent Expansion	14,741	657	10,095	(4,646)	500	2,500	2,000	0	2,646	2,646	15,241	15,241	0
Primary Schools refurbishment programme	0	0	0	0	3,500	3,500	0	10,500	10,500	0	14,000	14,000	0
Riverside Primary School	2,926	43	307	(2,619)	500	2,500	2,000	0	619	619	3,426	3,426	0
Retention	373	0	0	(373)	0	0	0	0	373	373	373	373	0
Rotherhithe Primary School Expansion	13,723	3,161	6,697	(7,026)	1,453	8,479	7,026	0	0	0	15,176	15,176	0
SEND and disabilities development	1,765	76	1,765	0	0	0	0	0	0	0	1,765	1,765	0
Southwark Inclusive Learning Service KS4	3,200	0	0	(3,200)	0	3,200	3,200	0	0	0	3,200	3,200	0
Troubled Families	0	82	0	0	0	0	0	0	0	0	0	0	0
<b>Children's and Adults' Services Total</b>	<b>57,882</b>	<b>4,605</b>	<b>33,729</b>	<b>(24,153)</b>	<b>22,687</b>	<b>35,051</b>	<b>12,364</b>	<b>25,104</b>	<b>36,893</b>	<b>11,789</b>	<b>105,673</b>	<b>105,673</b>	<b>0</b>
<b>Southwark Schools for the Future</b>													
KS3 SILS	524	249	524	0	0	0	0	0	0	0	524	524	0
Contingency and retention payments	2,074	0	2,074	0	0	0	0	0	0	0	2,074	2,074	0
<b>Southwark Schools for the Future Total</b>	<b>2,598</b>	<b>249</b>	<b>2,598</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,598</b>	<b>2,598</b>	<b>0</b>
<b>Housing and Modernisation</b>													
Housing Renewal	2,445	139	2,348	(97)	2,187	2,106	(81)	16,335	16,513	178	20,967	20,967	0
Gypsy and Travellers Site Fire Safety Reconfiguration	184	15	202	18	0	0	0	0	0	0	184	202	18
IT Investment Schemes	6,011	196	2,490	(3,521)	125	6,655	6,530	8,285	5,275	(3,010)	14,421	14,421	0
Smart Working Programme	3,237	140	2,518	(719)	0	0	0	369	1,088	719	3,606	3,606	0
Operational Buildings Life Cycle Investment	6,392	749	2,836	(3,555)	5,138	5,035	(103)	8,011	11,669	3,658	19,540	19,540	0
PPM & Compliance Programme (CRP)	480	19	320	(160)	400	480	80	8,501	8,581	80	9,381	9,381	0
Public Sector Decarbonisation Scheme	1,304	0	1,304	0	0	0	0	0	0	0	1,304	1,304	0
Queens Road 4	47	1	1	(46)	0	0	0	0	46	46	47	47	0
<b>Housing and Modernisation Total</b>	<b>20,101</b>	<b>1,259</b>	<b>12,020</b>	<b>(8,081)</b>	<b>7,850</b>	<b>14,277</b>	<b>6,426</b>	<b>41,500</b>	<b>43,173</b>	<b>1,672</b>	<b>69,451</b>	<b>69,469</b>	<b>18</b>
<b>Capital Programme 2021/22-2030/31</b>	<b>Total General Fund Programme</b>												
	<b>2021/22</b>				<b>2022/23</b>			<b>2023/24 - 2030/31</b>			<b>Total Programme 2021/22-2030/31</b>		

Appendix D - General fund capital programme 2021-22 detail

Capital Programme 2021/22 - 2030/31	2021/22				2022/23			2023/24 - 2030/31			Total Programme 2021/22-2030/31		
Description of Programme / Project	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Total Expenditure</b>	<b>204,877</b>	<b>11,302</b>	<b>138,859</b>	<b>(66,019)</b>	<b>111,396</b>	<b>148,460</b>	<b>37,064</b>	<b>161,716</b>	<b>190,688</b>	<b>28,973</b>	<b>477,989</b>	<b>478,007</b>	<b>18</b>
<b>Total Resources</b>	<b>53,111</b>	<b>0</b>	<b>11,477</b>	<b>(41,634)</b>	<b>50,518</b>	<b>53,578</b>	<b>3,060</b>	<b>63,363</b>	<b>101,937</b>	<b>38,574</b>	<b>166,992</b>	<b>166,992</b>	<b>0</b>
<b>Forecast variation (under)/over</b>	<b>151,766</b>	<b>11,302</b>	<b>127,382</b>	<b>(24,385)</b>	<b>60,878</b>	<b>94,882</b>	<b>34,004</b>	<b>98,353</b>	<b>88,751</b>	<b>(9,601)</b>	<b>310,997</b>	<b>311,015</b>	<b>18</b>
<b>Cumulative position</b>					<b>212,644</b>	<b>222,264</b>	<b>9,619</b>	<b>310,997</b>	<b>311,015</b>	<b>18</b>	<b>310,997</b>	<b>311,015</b>	<b>18</b>

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## OVERVIEW & SCRUTINY COMMITTEE

MUNICIPAL YEAR 21-22

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