

**General Services Capital Plan 2020/21 Quarter 3 Monitoring, and 2021/22 to 2024/25 Budgets****Report by Gary Fairley, Chief Officer Corporate Solutions****Report for Decision****1 Recommendations**

It is recommended that Council:-

- a) Approve the addition of the following projects to the General Services Capital Plan as outlined in Section 3.1:-
  - i. Residential House for 5-12 year olds with a provisional capital expenditure budget of £0.700 million in the General Services Capital Plan, subject to (a) a suitable property/site being identified, and (b) a financial appraisal showing a spend to save position, being agreed and approved at a subsequent meeting of Capital Plan & Asset Management Board;
  - ii. Digital Learning Provision with a provisional capital expenditure budget of £10.500 million, subject to approval by Capital Plan and Asset Management Board;
  - iii. Extra Care Facility – hub element: A provisional capital expenditure budget of £2.240 million, subject to approval by Capital Plan and Asset Management Board;
- b) Approve the inclusion of the Millerhill Park project as outlined in Section 3.2 to be added to the General Services Capital Plan;
- c) Approve the revision of the Learning Estate Strategy projects in Section 3.3 to be added to the General Services Capital Plan in principle, with the establishment of an approved design development budget of £0.503 million, each to be subject to a Gateway Review report to be presented to Capital Plan & Asset Management Board in order to receive a recommendation for full approval in the General Services Capital Plan;
- d) Approve the revised expenditure and funding levels in the General Services Capital Plan 2020/21 to 2024/25 (as shown in Appendices 1 and 2).

**2 Purpose of Report**

The purpose of this report is to provide Council with:-

- An update of the General Services Capital Plan incorporating information on further additions to the Capital Plan for approval (Section 3);
- Information on the projected performance against budget for 2020/21 (Section 4);
- Forecast expenditure and income for the General Services Capital Plan for 2020/21 through to 2024/25 (Section 5)
- Update on the capital fund (Section 6).

**Date 05 February 2021**

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### **3 Update of General Services Capital Plan**

#### **3.1 Projects presented at today's Council meeting for approval**

The following projects, or amendment to existing project budgets, are being presented to Council on today's agenda for approval as a provisional budget in the General Services Capital Plan :-

##### Residential House for 5-12 year-olds

The development of a local, therapeutic residential care home to accommodate younger distressed and traumatised children aged 5-12. Indicative capital expenditure of £0.700 million, approved by Capital Plan & Asset Management Board to be a provisional General Services Capital Plan budget subject to a suitable property or site being identified, and a financial appraisal showing a spend to save position, being agreed and approved at a subsequent meeting of Capital Plan & Asset Management Board . Expenditure fully phased in 2021/22 and funded by Prudential Borrowing.

##### Digital Learning Provision

Work is ongoing to finalise the costs associated with the delivery of a revised Digital Learning programme, which recognises the Council's ambitious plans to provide every child of school age with a digital device and the associate infrastructure. As highlighted at the recent Members Briefing, the aims of this programme are to provide a world-class experience of digital technology for all our young people, support educational recovery, and provide the skills and experiences needed towards sustained positive destinations.

A provisional total capital expenditure budget of £10.500 million is proposed, phased as £2.500 million in 2021/22 and £2.000 million per annum from 2022/23 to 2025/26, and to be funded by Prudential Borrowing.

In recognition of this an uplift has been added to the 2021/22 Revenue Budget and the Medium Term Financial Strategy (both elsewhere on today's agenda) to create a provision for the revenue implementation and support costs during the 2021/22 financial year, along with the loan charges cost of the prudential borrowing outlined in the paragraph above.

Further work is require to finalise the delivery costs, part of which will include an assessment of whether direct capital purchase of devices or a leasing arrangement represents better value. Once this is concluded, a report will be brought to Capital Plan and Asset Management Board for approval and the budgets can be adjusted accordingly.

##### Extra Care Facility – hub Element

General Fund share of the hub element of the Extra Care Facility proposed to be built on the site of the former St. Mary's Primary School.

Provisional capital expenditure budget of £2.240 million, equating to an upper bound of 20% of the overall development cost of £11.200 million, with the estimated General Fund contribution/share based on similar projects. The remainder of the capital expenditure cost will be reflected in the next update of the HRA Capital Plan.

A detailed costing and apportionment exercise will be carried out to determine the overall cost and split between General Fund and HRA, which will be subject to scrutiny and approval by Capital Plan & Asset Management Board. Phasing of capital expenditure over the period 2021/22 to 2023/24, to be funded by prudential borrowing.

### 3.2 Projects Presented for Inclusion in the Plan

The following new projects are being presented for inclusion in the General Services Capital Plan:-

- **Millerhill Park:** Construction of an asphalt circular path and bicycle pump track at Millerhill Park in Shawfair. Capital expenditure budget of £0.089 million approved by Capital Plan & Asset Management Board on 27 January 2021, fully funded by already collected developer contributions of £0.089 million. Expenditure and funding fully phased in 2021/22.

### 3.3 Learning Estate Strategy

#### **Dalkeith Primary Schools**

Officers have been working on a revised strategy for the delivery of the required primary school capacity for the Dalkeith area. This revised strategy is based on:

- extending King's Park to 3-stream, including refurbishment of the existing south building;
- extending Woodburn to 4-stream;
- extending St David's Primary School to 1.5-stream, including refurbishment of the existing building.

Initial cost estimates for this solution have been developed which allow a comparison with the cost estimates of the previous strategy, which allowed for an additional 2-stream primary school to serve Dalkeith. These demonstrate that the revised strategy can be delivered broadly within the same cost & funding envelope.

**Table 1: Existing General Services Capital Plan provision**

Facility	Nature of Works	Capital Expenditure Budget £000's	Funding £000's	Phasing Of Expenditure
<b>Dalkeith Primaries</b>				
King's Park Primary School	Refurbishment of existing school and extension to 3 stream (22 class) primary school. Incorporation of Early Years – 80 places	9,162	1,713**	2021/22-2023/24
St. David's Primary School	4 classroom extension	1,639	1,153* 389**	2020/21-2023/24
Woodburn Primary	4 class & activity hall extension & Early Years	2,253	45**	2020/21-2023/24
New Primary School serving South-east Dalkeith	New 2 stream (15 class) primary school)	14,756	9,398*	2021/22-2024/25
<b>Dalkeith Primaries Total</b>		<b>27,810</b>	<b>12,698</b>	<b>Net: 15,112</b>

\* Developer Contribution Funding; \*\* Early Years Funding

**Table 2: Replacement General Services Capital Plan provision**

Facility	Nature of Works	Capital Expenditure Budget £000's	Funding £000's	Phasing Of Expenditure
<b>Dalkeith Primaries</b>				
King's Park Primary School	13 classroom, activity hall and dining/kitchen extension.	13,662	2,888* 1,713**	2021/22 - 2024/25
	Refurbishment of 9-class B listed infant's building.			
	80 place Early Years setting			
St. David's Primary School	6 classroom extension & refurbishment of existing school	5,309	1,153*	2021/22 - 2024/25
Woodburn Primary	9 classroom & activity hall extension & 160 place Early Years setting	11,374	6,743* 3,015**	2021/22 - 2024/25
Woodburn Primary – Relocate Modular Unit	Relocation & fit out of modular unit currently in use at the existing Danderhall Primary School	194	0	2021/22
<b>Dalkeith Primaries Total</b>		<b>30,539</b>	<b>15,512</b>	<b>Net: 15,027</b>

\* Developer Contribution Funding; \*\* Early Years Funding

As outlined in Tables 1 and 2 above, there is an expected reduction of £0.085 million in net borrowing costs. The overall cost has increased by £2.730 million. This is funded by an increase of £0.233 million in Developer Contribution funding available, along with the application of a further £2.581 million of Early Years Capital Grant to fund the larger provision of early years setting space.

It is proposed to include these projects in the Plan, in principle and as provisional budgets, with approval to proceed for each project being subject to a Gateway Review report on each project being presented to the Capital Plan and Asset Management Board (which would also require being subsequently presented to Council for approval).

An allocation of an approved capital expenditure budget of £0.503 million for consultant fees for these projects, contained within the figures above, is proposed so that the necessary design development and site surveys can be progressed. Note that at this stage, the provisional budget estimates do not include any allowance for Passivhaus.

#### **Penicuik ASN**

Change of the project heading for “Penicuik ASN” to “ASN Provision – Social Complex Needs”. Existing £0.250 million provisional expenditure budget unchanged, with scope of project now reflecting the move of the existing modular unit from the existing Burnbrae Primary School to the existing Beeslack High School.

#### **Vogrie Early Years Budget**

Reinstatement of the Vogrie Early Learning & Childcare setting budget from £0.092 million to £0.200 million, with balance to be funded from ring-fenced and currently unallocated Early Year’s Capital Grant funding. Increase in expenditure as a result of high demand for outdoor leaning facilities due to Covid.

## 4 2020/21 Projection against budget

### 4.1 2020/21 Budget

The 2020/21 rephased capital plan budget of £39.199 million, has been rephased to £31.508 million (a decrease of £7.691 million) to account for updated expenditure profiles provided in the period, as shown in the table below:-

*Table 2: Rephasing of project expenditure budgets*

Project	Description of amendment to budget	Previous 2020/21 Budget £000's	Revised 2020/21 Budget £000's	2020/21 Budget Movement £000's
<b>Shawfair Town Centre Land Purchase</b>	Expenditure & back-to-back funding from Shawfair LLP rephased into 2021/22 pending clarity on overall structure of land acquisition	3,050	0	-3,050
<b>City Deal A701/A702 Relief Road</b>	Revised programme of delivery reflecting SOC	1,000	48	-952
<b>Easthouses Primary School</b>	Review of scope & design requirements to include Passivhaus & subsequent impact on overall programme	1,019	200	-819
<b>Digital Services Asset Management Plan</b>	Rephasing of expenditure for Asset Management Plan due to impact of Covid and reprioritisation of resources	2,325	1,550	-775
<b>Early Years Grant Funded Projects</b>	Rephased to reflect revised project delivery timescales and impact of Covid	1,970	1,555	-415
<b>Town Centre Capital Funding Round 2020/21</b>	Scottish Government grant award in September 2020. Project Team have assessed projects which are now at approval stage (see separate report on today's agenda) with expectation that contracts will be committed by 31 <sup>st</sup> March 2021 deadline and expenditure incurred between April and September 2021	331	0	-331
<b>Property Upgrades</b>	Unable to progress projects due to impact of Covid	985	656	-328
<b>A701 High School</b>	Site location to be agreed. Tender for design consultants taking place in February 2021 with subsequent rephasing of preparatory works budget. The consultant remit will also consider the design concept, programme and budget for the prospective Shawfair and Gorebridge High Schools alongside the new A701 High School.	427	150	-277
<b>Road Upgrades</b>	Covid delayed progression of projects in the earlier part of the year. It had been anticipated at Q2 that it would be possible to catch up but weather conditions have hampered this.	1,139	918	-221
<b>Highbank Intermediate Care Reprovisioning</b>	Demolition works to Dundas Building & former St. Mary's Primary School now expected to commence in spring 2021 as a result of bat survey requirements.	470	260	-210

<b>Footway &amp; Footpath Upgrades</b>	Covid delayed progression of projects in the earlier part of the year. It had been anticipated at Q2 that it would be possible to catch up but weather conditions have hampered this.	272	170	-102
<b>Others</b>	Minor variances	934	723	-211
<b>Total</b>		<b>13,922</b>	<b>6,230</b>	<b>-7,691</b>

In line with this, the expected level of funding available to finance the plan has also been rephased from £21.454 million to £15.179 million, a decrease of £6.275 million.

This reduces the projected in-year borrowing requirement from £17.745 million to £16.384 million. The projected performance against budget for 2020/21 is shown in table 3 below:-

**Table 3: General Services Capital Plan Projected Performance against Budget 2020/21 – as at Quarter 3**

Item	2020/21 Budget £000's	2020/21 Rephased Budget £000's	Actual To 08/12/19 £000's	2020/21 Projected Outturn £000's	2020/21 Variance £000's	2020/21 Carry Forward £000's
<b>Expenditure</b>	39,199	31,508	17,450	31,708	+200	-7,691
<b>Funding</b>	21,454	15,179	8,443	15,179	0	-6,275
<b>Borrowing Required</b>	<b>17,745</b>	<b>16,329</b>	<b>9,007</b>	<b>16,529</b>	<b>+200</b>	

## 4.2 Expenditure

Expenditure to 06 December 2020 is £17.450 million with a projected expenditure outturn of £31.708 million, an overspend of £0.200 million against the revised budget of £31.508 million.

The 2020/21 expenditure to date of £17.450 million is net of the release of contingencies of £0.416 million for the Cuiken Primary School Extension, GoreGlen Primary School and Newbattle High School projects as noted in the General Services Capital Plan Quarter 2 Report to Council on 17 November 2020.

At this stage it is anticipated that budgets for the projects detailed in Appendix 2 will be fully spent in the current year other than for the following:-

- **Digital Services Covid-related Costs:-** Anticipated overspend of £0.200 million.

The expenditure to Period 9 (£17.450 million) equates to 55% of the forecast outturn expenditure (£31.708 million).with 30% of the financial year remaining. The expenditure forecasts are based on the latest assessment of project expenditure by service leads and project managers. The risk in these forecasts is that expenditure is materially less than forecast, with overly optimistic forecasts from service leads and project managers resulting in underspends within the current financial year and/or rephasing from 2020/21 back to 2021/22.



The actual outturn position will be assessed as part of the General Services Capital Plan – Outturn 2020/21 report to Council in June 2021, with prior reporting, challenge and assessment at Capital Plan & Asset Management Board.

### **4.3 Funding**

The funding available to finance the Capital Plan in 2020/21 is expected to total £15.179 million, in line with the revised budget of £15.179 million. Funding of £8.443 million has been received to 06 December 2020.

### **4.4 Borrowing**

The budgeted level of borrowing for 2020/21 is £16.329 million. Based on the forecast expenditure and funding levels as noted above, the revised estimate of the level of borrowing required for 2020/21 is £0.200 million above budget at £16.529 million. The impact on the Council's borrowing costs is reflected in the Financial Monitoring 2020/21 General Fund Revenue report elsewhere on today's agenda.

## **5 Capital Plan 2021/22 to 2024/25**

### **5.1 Pipeline Projects**

A number of projects are currently in the pipeline of being developed. These include the following:-

#### **1. A701 School Campus (LEIP Phase 1)**

The Council's bid for funding from phase one of the Scottish Government's Learning Estate Investment Programme (LEIP) for the A701 School Campus project was successful on the basis of our commitment to meet the agreed LEIP outcomes.

A design brief is being prepared for this project so that a design team can be appointed to develop the design to a detailed level. A multi-disciplinary design team will be appointed via the new Edinburgh framework which will be available from February 2021.

The Scottish Government funding allocated to Midlothian is based on a like-for-like replacement only of the existing capacity of Beeslack High School, including community facilities, and will be provided to the Council as a revenue funding stream over the project life, based on achieving the relevant performance indicators set by Scottish Government.

In light of delays as a result of the pandemic, the delivery timeline for this project has been revised from August 2023 to August 2024. That remains the objective but it will be challenging to achieve.

The estimated cost of the project based on a Q4 2020 BCIS index is £53.088 million, inclusive of ASN provision.

## 2. Penicuik High School Extension & Refurbishment (LEIP Phase 2)

The Council's bid for funding from phase two of the Scottish Government's Learning Estate Investment Programme (LEIP) for Penicuik High School project has been successful on the basis of our commitment to meet the agreed LEIP outcomes.

The completion of the A701 project provides a unique opportunity to use the vacated Beeslack site to temporarily house Penicuik's pupils so that the works to Penicuik High School can follow on immediately and the project programme can benefit from a cleared site. We expect that this project can be delivered over the period from 2024/25 to 2026/27. The timeline for the delivery of this project is therefore contingent on the timely delivery of the A701 project.

SFT is working to identify early stage projects which may be able to be used as case studies/pathfinders to inform the Net Zero Carbon Public Sector Building Standard, and have identified our Penicuik High School project as a possible case study. The intention is to review projects regardless of what stage they are at and extract lessons which can help inform the standard. This work would be carried out by consultants between now and April '21.

The estimated cost of the project based on a Q4 2020 BCIS index is £38.848 million.

## 3. Mayfield Campus Replacement (LEIP Phase 2)

The Council's bid for funding from phase two of the Scottish Government's Learning Estate Investment Programme (LEIP) for replacement of the Mayfield School Campus has been successful on the basis of our commitment to meet the agreed LEIP outcomes.

The current proposal is for this project to be delivered by summer 2024. The project timeline will benefit from access to our existing frameworks and delivery model for primary schools.

An initial assessment of the Mayfield School Campus site has been carried out by AHR Architects which has confirmed that the site can accommodate the proposed development, either with both a denominational and a non-denominational primary school or with one larger non-denominational school. Further design work has been deferred to allow time for the conclusion of the review of denominational schools which will provide greater clarity on the preferred approach to this project.

The estimated cost of the project based on a Q4 2020 BCIS index is £27.945 million.

## 4. Lasswade Primary School Replacement

The Learning Estate Strategy identifies the need to replace the Lasswade Primary School building with a larger, three-stream school building by 2026. The plan is to build the replacement on the existing school site.

The estimated cost of the project based on a Q4 2020 BCIS index is £14.221 million.

#### 5. New Gorebridge High School

The Learning Estate Strategy identifies the need for a new 1,200 place high school to be built in the Gorebridge area by 2025. A site for this school is yet to be agreed.

The estimated cost of the project based on a Q4 2020 BCIS index is £42.473 million.

#### 6. Shawfair

The Learning Estate Strategy identifies the need for a school campus to be provided in Shawfair town centre by 2026. This is planned to encompass:-

- 1,500 High School places;
- 630 Primary School places;
- 144 Early Learning places;
- A Family Learning Centre; and
- ASN provision.

A further 3-stream school with 630 Primary School places and 144 Early Learning places is identified as being required by 2032, for which the location of the site is yet to be finalised.

The estimated cost of the new Shawfair Learning Estate Strategy infrastructure as outlined above, on a Q4 2020 BCIS index, is £86.456 million.

The indicative costings noted above for the LEIP Phase 1 and Phase 2 projects use the new, uplifted SFT metrics to allow for the investment required to meet LEIP energy efficiency targets. The indicative costings noted above for the new Lasswade Primary School, New Gorebridge High School and Shawfair are based on the existing SFT metrics only.

Further work is required to update the cost and re-profile the timing of the capital expenditure required to implement all of the above projects, and the sources of funding such as developer contributions which will complement the Scottish Government funding, where available.

It is proposed that following completion of this work, that officers bring forward detailed expenditure and funding budgets to allow full inclusion within the General Services Capital Plan.

This will be done at the earliest opportunity to allow these projects to be advanced and to ensure acceleration of the overall capital plan. As noted above, consultants will shortly be appointed via the Edinburgh Consultancy Framework which will facilitate a streamlined delivery of designs and options for these projects. In addition, recent appointments to two Head of Development posts will ensure that the overall capital strategy and property asset management can be progressed.

The extent of the pipeline projects, together with other LES projects detailed in the General Services Capital Plan, provides an opportunity to progress these as a programme of work rather than the design, procurement and construction of a series of individual projects. The extent of these investment plans put the Council in a unique position to take this approach, and officers will work with SFT and others to take forward the programme and secure benefits from it.

## **5.2 Rephasing of Project Expenditure & Funding**

In addition to the rephasing of project expenditure and funding from 2020/21 to/from 2021/22 as reported in Section 3, expenditure and income forecasts covering the remainder of the period of the plan have been rephased to reflect the most recent information available from project managers and service leads. The impact of Covid-19 government restrictions for construction, in place in early 2020/21, had a material impact on capital expenditure with an impact on construction programmes due to subsequent additional control and social distancing measures, which are likely to continue for some time after the industry restart. Only existing contracts currently in place will be subject to the current extension of time and related loss & expense in order to accelerate or deliver on time.

However, it has been observed for a number of years that “rephasing” occurs beyond even these forecasts due to a variety of issues including but not limited to supply chain pressures, issues arising during the consultation process, and internal capacity issues.

To address this, any new project that is proposed to be included in the General Services Capital Plan that is over £1 million in expenditure must first complete a Gateway Review report to the Capital Plan & Asset Management Board (see Appendix 4 for Gateway Review requirements). The Gateway Review process allows the Capital Plan & Asset Management Board to scrutinise both the project budget and programme from the very outset of each project’s life, to help mitigate against the rephasing seen across the General Services Capital Plan in previous years. In addition to an initial Gateway Review report, Project Managers are required to carry out a Gateway Review at each of the key milestones in their project’s life, to ensure that the project scope, budget and programme forecasts remain accurate.

While this process is becoming fully embedded in the General Services Capital Plan budget setting, high level planning assumptions have been included for all projects where total expenditure for that project exceeds £1 million. This has considered, for each project in turn, the current

progress of the project, the current in-house and external capacity to deliver projects, expected delays, and estimates of other delays that may occur such as those that arise during the consultation process. These assumptions are reflected in the expected profile of expenditure for each project as outlined in Appendix 3.

A target has been set in the Capital Plan for the release of project contingencies, with the annual target equating to 2.5% of prior year's expenditure. Over the life of the plan, this equates to a total provision for the return of project contingencies of £5.399 million, based on a total of £215.960 million of capital expenditure. Project managers are therefore tasked with working within the approved budgets to deliver the release of contingencies in line with this. As noted in Section 4.2, in 2020/21 to date, £0.416 million of project contingencies have been returned against the 2020/21 provision of £0.828 million.

### 5.3 Scottish Government General Capital Grant Funding

The planning assumption for the level of General Capital Grant funding from the Scottish Government over the period 2021/22 to 2024/25 is that the annual capital grant will be cash flat at 2020/21 levels, equating to £7.144 million per annum.

This reflects the "Investing for Jobs: Capital Spending Review 2021-22 to 2025-26" published by the Scottish Government on 4 February 2021 and 'bakes in' the General Capital Grant level over this period at its 2020-21 level.

### 5.4 Borrowing

As a result of these revised expenditure and funding forecasts, the forecast level of borrowing over the period 2020/21 to 2024/25 is £107.262 million.

**Table 4: General Services Capital Plan 2020/21 to 2024/25**

Item	2020/21 Budget	2021/22 Budget	2022/23 Budget	2023/24 Budget	2024/25 Budget	Total Budget
	£000's	£000's	£000's	£000's	£000's	£000's
<b>Expenditure</b>	31,708	36,346	54,661	60,132	41,773	<b>224,621</b>
<b>Funding</b>	15,179	22,068	27,136	31,290	21,686	<b>117,360</b>
<b>Borrowing Required</b>	<b>16,529</b>	<b>14,278</b>	<b>27,526</b>	<b>28,842</b>	<b>20,087</b>	<b>107,262</b>

## 6 Capital Fund

The Capital Fund at the start of the 2020/21 financial year was £25.364 million. £7.694 million of this is earmarked to fund the City Deal project, with a further £7.000 million earmarked to support capital investment across the period 2021/22 to 2024/25.

£3.055 million of receipts from sales are expected to be transferred into the capital fund across the period 2020/21 to 2024/25.

Based on the above, the forecast capital fund balance at 31 March 2025 is £13.725 million.

In addition to the use of the remainder of the Capital Fund balance to support investment identified in the Capital Plan, consideration will also be given to the Statutory Guidance on the use of Capital Receipts Flexibility Scheme to finance Covid expenditure (revenue).

## **7 Report Implications**

### **7.1 Resource**

The borrowing required to finance the planned investment in 2020/21 to 2024/25 is currently £107.262 million and is reflected in the Medium Term Financial Strategy.

### **7.2 Digital**

There are no Digital Services implications arising from this report.

### **7.3 Risk**

The impact of Covid-19 and the restriction measures introduced by government to date have been reflected in the rephasing assumptions in the plan as noted in this report. Any further restrictions introduced by the Scottish and UK Governments are highly likely to have an additional effect on the delivery programme for all projects within the plan.

The impact of the UK leaving the European Union is, currently at this early stage, difficult to quantify and may impact on both the budget and programme of projects, particularly where material supplies are imported.

These potentially exacerbate the inherent risk in the Capital Plan that projects will cost more than estimated thus resulting in additional borrowing. The monitoring procedures ensure that significant variations are reported at an early stage so that remedial action can be taken to mitigate this risk.

An additional risk is the timing of capital expenditure being delayed and the failure to deliver new assets and infrastructure on time. In addition, overly aggressive projections of expenditure being incurred may lead to borrowing being taken in advance of need. The impact of Covid 19 to date, further restriction measures that may be brought in, and the post Brexit economic climate, further exacerbates this. The rephasing assumptions outlined in Section 5.1 have been included in the plan to reflect a more realistic assessment of the timing of capital expenditure, based on historic evidence and the overlay and impact of Covid, and

therefore mitigate the potential for borrowing to be taken in advance of need.

In developing the strategy and taking cognisance of the longer term affordability gap it is clear that a number of potential projects which are currently included will only be able to be progressed if they can be delivered on a spend to save basis (i.e. where income or cost savings more than offset the cost of funding the investment) or where they can be delivered on a cost neutral basis or alternative funding mechanisms. In addition it will be challenging to progress potential additional projects such as Dalkeith town centre redevelopment and master planning proposals for Newtongrange and Mayfield unless these are on a spend to save basis.

The Capital Plan includes a provision for the return of contingencies of £5.399 million over the period 2020/21 to 2024/25, equating to 2.5% of all project expenditure. The risk is that projects throughout the plan are unable to deliver this which could be in part due to factors outwith the Council's control. Capital Plan & Asset Management Board will review the level of return of contingencies against the £5.399 million provision on an ongoing basis to ensure that projects can, where possible, deliver against this provision and that the provision continues to be appropriate.

#### **7.4 Ensuring Equalities**

There are no equalities issues arising directly from this report.

#### **7.5 Additional Report Implications**

See Appendix A.

## **Appendix A: Report Implications**

### **A.1 Key Priorities within the Single Midlothian Plan**

Not applicable.

### **A.2 Key Drivers for Change**

### **A.3 Key Delivery Streams**

Themes addressed in this report:

- ☐ One Council Working with you, for you
- ☒ Preventative and Sustainable
- ☐ Efficient and Modern
- ☐ Innovative and Ambitious
- ☐ None of the above

### **A.4 Delivering Best Value**

The report does not directly impact on Delivering Best Value.

### **A.5 Involving Communities and Other Stakeholders**

No external consultation has taken place on this report.

### **A.6 Impact on Performance and Outcome**

There are no issues arising directly from this report.

### **A.7 Adopting a Preventative Approach**

Not applicable.

### **A.8 Supporting Sustainable Development**

Not applicable.

### **Background Papers:**

Appendix 1 – Summary General Services Capital Plan 2020/21 to 2024/25

Appendix 2 – Detailed General Services Capital Plan Monitoring 2020/21 Quarter 3

Appendix 3 – Detailed General Services Capital Plan Expenditure 2020/21 to 2024/25

Appendix 4 – Gateway Review Requirements for all capital projects over £1 million



## Appendix 1: Summary General Services Capital Plan 2020/21 to 2024/25

<b>GENERAL SERVICES CAPITAL PLAN</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>Total</b>
<b>2020/21 to 2024/25</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>EXPENDITURE</b>						
Place	17,303	22,174	18,498	15,266	12,189	<b>85,430</b>
People & Partnerships	15,149	14,199	36,205	38,685	18,332	<b>122,571</b>
Council Transformation	83	766	867	7,548	12,755	<b>22,019</b>
Provision for return of contingencies	-828	-793	-909	-1,367	-1,503	<b>-5,399</b>
<b>Total Approved Expenditure</b>	<b>31,708</b>	<b>36,346</b>	<b>54,661</b>	<b>60,132</b>	<b>41,773</b>	<b>224,621</b>
<b>FUNDING</b>						
Government Grants - General Capital Grant	7,546	7,549	7,549	7,549	7,549	<b>37,742</b>
Government Grants - Early Years	2,863	5,547	4,205	2,695	70	<b>15,382</b>
Government Grants - Others	953	356	0	0	0	<b>1,309</b>
Schools for the Future Funding Rounds	0	0	0	0	0	<b>0</b>
City Deal Funding (Scottish Government)	0	385	627	7,548	2,340	<b>10,900</b>
City Deal Funding (Capital Fund)	0	0	0	0	7,694	<b>7,694</b>
Receipts from Sales	1,805	1,250	0	0	0	<b>3,055</b>
Receipts from Sales transferred to Capital Fund	-1,805	-1,250	0	0	0	<b>-3,055</b>
Transfer from Capital Fund to Capital Plan	0	2,000	3,000	2,000	0	<b>7,000</b>
Land Transfers from HRA Applied to Capital Plan	0	1,020	0	0	0	<b>1,020</b>
Developer Contributions - GSCP Committed	2,496	713	3,798	4,233	1,567	<b>12,807</b>
Developer Contributions - LES New	452	1,056	5,842	7,265	1,323	<b>15,938</b>
Developer Contributions - A701/702	48	381	0	0	1,143	<b>1,572</b>
Developer Contributions - Other Projects	782	0	0	0	0	<b>782</b>
Other Contributions	38	3,061	2,115	0	0	<b>5,214</b>
<b>Total Available Funding</b>	<b>15,179</b>	<b>22,068</b>	<b>27,136</b>	<b>31,290</b>	<b>21,686</b>	<b>117,360</b>
<b>Approved Borrowing Required</b>	<b>16,529</b>	<b>14,278</b>	<b>27,526</b>	<b>28,842</b>	<b>20,087</b>	<b>107,262</b>



## Appendix 2

### Detailed General Services Capital Plan Monitoring 2020/21 Quarter 3

	Rephased 2020/21	Rephased 2020/21	2020/21	2020/21	2020/21	2020/21
GENERAL SERVICES CAPITAL PLAN	Budget	Budget	Actual	Forecast	Variance	Carry
2020/21 - Q3 MONITORING	Q2	Q3	to P9	Outturn Q3	Q3	Forward Q3
	£000's	£000's	£000's	£000's	£000's	£000's
<b>PLACE DIRECTORATE</b>						
<b>Corporate Solutions</b>						
Newbattle Centre of Excellence	461	461	139	461	-	-
Business Applications	82	82	17	82	-	-
DS Corporate Solutions	335	335	-	335	-	-
Front Office - Hardware, Software & Services	315	210	12	210	-	105
Back Office - Hardware, Software & Services	641	427	8	427	-	214
Network, Software & Services	430	287	43	287	-	143
Schools - Hardware, Software & Services	940	627	174	627	-	313
DS Covid-Costs	600	600	627	800	200	-
Civica Automation	47	47	-	47	-	-
<b>Place</b>						
Street Lighting Upgrades	788	788	517	788	-	-
Footway & Footpath Network Upgrades	272	170	24	170	-	102
Road Upgrades	1,139	918	263	918	-	221
Roads Asset Management Plan - Temple Ground Stabilisation	-	-	-	-	-	-
B6372 Arncliffe Embankment Stabilisation	-	-	-	-	-	-
Zero Waste Capital Contribution	7,380	7,380	7,380	7,380	-	-
Cycling, Walking & Safer Streets Projects	402	402	58	402	-	-
Ironmills Park Steps	7	7	-	7	-	-
New recycling facility - Penicuik	-	-	2	-	-	-
Vehicle & Plant Replacement Programme	1,866	1,866	938	1,866	-	-
LEZ Electric Vehicles & Charging Points	222	222	(94)	222	-	-
Outdoor Play Equipment - Rosewell	-	-	-	-	-	-
Outdoor Play Equipment - Gorebridge	58	58	-	58	-	-
Roslin Wheeled Sports Facility	-	-	-	-	-	-
Mauricewood Road Bus Shelter	4	4	-	4	-	-
Millerhill Park Circular Path & Bicycle Pump Track	-	-	-	-	-	-
Birkenside Grass Pitch Drainage	12	12	-	12	-	-
Open Spaces - Midlothian Wide Play Areas	-	-	-	-	-	-
Fala Park Outdoor Play Equipment	13	13	-	13	-	-
School Transport Retrofit Fund	22	22	-	22	-	-
Stobhill Depot Upgrade	0	0	-	0	-	-
Property Upgrades	985	656	324	656	-	328
Midlothian & Fairfield House Shower Upgrades	25	25	-	25	-	-
Shawfair Town Centre Land Purchase	3,050	-	-	-	-	3,050
Hillend Preparatory Works	-	-	10	-	-	-
Destination Hillend	194	194	113	194	-	-
32-38 Buccleuch Street Ground Floor Redevelopment	13	13	14	13	-	-
Cashless Catering	29	29	12	29	-	-
Non-Domestic Energy Efficiency Projects	222	222	5	222	-	-
Contaminated Land	47	47	31	47	-	-
Public Sector Housing Grants	165	165	102	165	-	-
Borders Rail - Economic Development Projects	-	-	-	-	-	-
Gorebridge Connected	-	-	-	-	-	-
Penicuik THI	106	106	-	106	-	-
Mayfield Town Centre Regeneration	35	35	-	35	-	-
Town Centre Regeneration Fund 2019/20	699	674	18	674	-	25
Town Centre Regeneration Fund 2020/21	331	-	-	-	-	331
<b>TOTAL PLACE</b>	<b>21,936</b>	<b>17,103</b>	<b>10,751</b>	<b>17,303</b>	<b>200</b>	<b>4,832</b>

PEOPLE AND PARTNERSHIPS DIRECTORATE	2020/21 Budget Q2	2020/21 Budget Q3	2020/21 Actual to P9	2020/21 Forecast Outturn Q3	2020/21 Variance Q3	2020/21 Carry Forward Q3
	£000's	£000's	£000's	£000's	£000's	£000's
<b>Education - Early Years</b>						
Mount Esk Nursery School Replacement	245	50		50	-	195
King's Park Primary School	4	4	1	4	-	0
Rosewell Primary School New Build	-	-		-	-	-
Roslin Primary School	99	99	29	99	-	-
Capital grants to partner providers	750	750	668	750	-	-
Gorebridge Primary School	104	25		25	-	79
Catering kitchens	50	50		50	-	-
Hawthorn Centre	50	50	0	50	-	-
Mauricewood Primary School	150	150	22	150	-	-
Vogrie Outdoor Early Learning Centre	92	46	10	46	-	46
Penicuik Outdoor Early Learning Centre	-	-		-	-	-
Other Outdoor Spaces	80	80		80	-	-
Settings' kitchens	40	40		40	-	-
Scots Corner	75	75		75	-	-
Newtongrange Primary School	50	-		-	-	50
Lasswade Primary School	45	45	1	45	-	-
Woodburn Primary School	45	45		45	-	-
Rosewell Primary School Alteration	-	-	8	-	-	-
Mount Esk Nursery School	20	20		20	-	-
Tynewater Primary School	20	-		-	-	20
Bilston Primary School	20	20		20	-	-
Moorfoot Primary School	20	-		-	-	20
Loanhead Primary School	5	-		-	-	5
Cuiken Primary School	3	3		3	-	-
St Andrew's Primary School	4	4		4	-	-
Remaining Balance	-	-		-	-	-
<b>Education - Primary</b>						
GoreGlen Primary School	-	-	7	-	-	-
Paradykes Primary Replacement	218	218	18	218	-	-
New Hopefield Primary School	1,189	1,189	694	1,189	-	-
New Danderhall Primary hub	8,454	8,454	4,284	8,454	-	-
Cuiken Primary School Extension	171	171	74	171	-	-
Sacred Heart Primary School Extension	1,668	1,668	604	1,668	-	-
Lawfield Primary Extension	185	185	112	185	-	-
Easthouses Primary School	1,019	200	150	200	-	819
Tynewater Primary School	10	10		10	-	-
Burnbrae Primary School GP Space	50	50		50	-	-
Burnbrae Primary School External Works	103	103		103	-	-
Woodburn Primary extension (1 class plus)	-	-		-	-	-
Woodburn Primary 3 class & activity hall extension	33	33	24	33	-	-
Woodburn - Modular Unit Relocation	-	-	-	-	-	-
<b>Education - Secondary</b>						
Lasswade High - Toilets & Changing to 1,600 pupil capacity	-	-		-	-	-
Newbattle High School	1	1	-	1	-	-
A701 High School	427	150	73	150	-	277
<b>Education - Learning Estate Strategy</b>						
Area 23 Primary School (Dalkeith/Easthouses)	-	-		-	-	-
Kings Park PS upgrade to existing building	29	29		29	-	-
St Davids Primary - 4 class & EY extension	33	33		33	-	-
Hopefield Farm Primary 2 (HS12)	-	-		-	-	-
Mauricewood Refurbishment	-	-		-	-	-
Rosewell Primary School - extend to 2 stream	-	-		-	-	-
Newtongrange refurb & expansion to 2 stream	-	-		-	-	-
Lasswade High - ASU	-	-		-	-	-
ASN Provision - Social Complex Needs	25	25		25	-	-
Strathesk Primary one class extension	-	-		-	-	-
<b>Education - General</b>						
Saltersgate Alterations Phase III - Playground Improvements	-	-		-	-	-
Saltersgate Phase IV - Internal Alterations	44	44	5	44	-	-
Modular Units - Session 2017/18	182	182	41	182	-	-
St David's EY, Burnbrae Extension, Mayfield Campus Alterations	-	-	31	-	-	-
New Learning Estate Furniture & IT Equipment	-	-		-	-	-
<b>Children's Services</b>						
Residential House for 5-12 year olds						
<b>Communities &amp; Partnerships</b>						
Members Environmental Improvements	50	50	-	50	-	-
Participatory Budgets	180	50	-	50	-	130
Gorebridge Community Cares	50	50	-	50	-	-
<b>Adult Social Care</b>						
Assistive Technology	100	100	49	100	-	-
Homecare	55	-	-	-	-	55
Recovery Hub	13	13	(15)	13	-	-
Highbank Intermediate Care Reprovisioning	470	260	171	260	-	210
<b>Sport &amp; Leisure</b>						
Property - Poltonhall Astro & Training Area Resurfacing	-	-	-	-	-	-
Property - Penicuik Astro Resurfacing	309	309	-	309	-	-
Property - King's Park Tennis Courts Resurfacing	-	-	-	-	-	-
Property - Penicuik Centre Flooring, Cardio & Equipment	-	-	-	-	-	-
Property - Lasswade Centre Flooring	-	-	-	-	-	-
Property - Gorebridge Leisure Centre	-	-	-	-	-	-
Property - Loanhead Centre	-	-	-	-	-	-
Property - Shawfair Leisure/Library Provision	-	-	-	-	-	-
Leisure Management System (Legend)	16	16	1	16	-	-
<b>TOTAL PEOPLE AND PARTNERSHIPS</b>	<b>17,056</b>	<b>15,149</b>	<b>7,061</b>	<b>15,149</b>	<b>-</b>	<b>1,907</b>

	2020/21 Budget Q2 £000's	2020/21 Budget Q3 £000's	2020/21 Actual to P9 £000's	2020/21 Forecast Outturn Q3 £000's	2020/21 Variance Q3 £000's	2020/21 Carry Forward Q3 £000's
<b>COUNCIL TRANSFORMATION</b>						
Purchase to Pay	2	2	-	2	-	-
EWiM - Buccleuch House Ground Floor	33	33	-	33	-	-
City Deal	1,000	48	35	48	-	952
<b>TOTAL COUNCIL TRANSFORMATION</b>	<b>1,035</b>	<b>83</b>	<b>35</b>	<b>83</b>	<b>-</b>	<b>952</b>
<b>GENERAL SERVICES CAPITAL PLAN TOTAL</b>	<b>40,027</b>	<b>32,336</b>	<b>17,847</b>	<b>32,536</b>	<b>200</b>	<b>7,691</b>
<b>COST OF SALES</b>						
Newbattle High School	-	-	19	-	-	-
Hillend Land Sale Cost of Sales	-	-	0	-	-	-
<b>TOTAL COST OF SALES</b>	<b>-</b>	<b>-</b>	<b>19</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GENERAL SERVICES CAPITAL PLAN TOTAL</b>	<b>40,027</b>	<b>32,336</b>	<b>17,866</b>	<b>32,536</b>	<b>200</b>	<b>7,691</b>
Provision for Return of Contingencies	(828)	(828)	(416)	(828)	-	-
<b>GENERAL SERVICES CAPITAL PLAN TOTAL</b>	<b>39,199</b>	<b>31,508</b>	<b>17,450</b>	<b>31,708</b>	<b>200</b>	<b>7,691</b>

## Appendix 3

### Detailed General Services Capital Plan Expenditure 2020/21 to 2024/25

GENERAL SERVICES CAPITAL PLAN 2020/21 to 2024/25	2020/21 Budget	2021/22 Budget	2022/23 Budget	2023/24 Budget	2024/25 Budget	Later Years Budget	Total Spend
	£'000	£'000	£'000	£'000	£000's	£'000	£'000
<b>PLACE DIRECTORATE</b>							
<b>Corporate Solutions</b>							
Newbattle Centre of Excellence	461	-	-	-	-	-	461
Business Applications	82	39	8	333	333	-	795
DS Corporate Solutions	335	321	254	333	333	-	1,577
Front Office - Hardware, Software & Services	210	486	155	333	333	-	1,518
Back Office - Hardware, Software & Services	427	762	840	333	333	-	2,697
Network, Software & Services	287	592	238	333	333	-	1,783
Schools - Hardware, Software & Services	627	1,190	1,008	333	333	-	3,491
Digital Learning Provision	-	2,500	2,000	2,000	2,000	2,000	10,500
DS Covid-Costs	800	-	-	-	-	-	800
Civica Automation	47	-	-	-	-	-	47
<b>Place</b>							
Street Lighting Upgrades	788	1,000	-	-	-	-	1,788
Street Lighting and Traffic Signal Upgrades - New	-	-	1,186	1,000	1,000	-	3,186
Footway & Footpath Network Upgrades	170	602	-	-	-	-	772
Footway & Footpath Asset Management Plan - New	-	-	913	500	500	-	1,913
Road Upgrades	918	1,721	-	-	-	-	2,639
Roads Asset Management Plan - New	-	-	2,443	1,500	1,500	-	5,443
Roads Asset Management Plan - Temple Ground Stabilisation	-	309	-	-	-	-	309
B6372 Arniston Embankment Stabilisation	-	-	593	-	-	-	593
Zero Waste Capital Contribution	7,380	-	-	-	-	-	7,380
Cycling, Walking & Safer Streets Projects	402	405	405	405	405	-	2,022
Ironmills Park Steps	7	-	-	-	-	-	7
New recycling facility - Penicuik	-	-	-	-	-	243	243
Vehicle & Plant Replacement Programme	1,866	1,876	1,639	1,414	1,300	4,438	12,532
LEZ Electric Vehicles & Charging Points	222	-	-	-	-	-	222
Outdoor Play Equipment - Rosewell	-	46	-	-	-	-	46
Outdoor Play Equipment - Gorebridge	58	-	-	-	-	-	58
Roslin Wheeled Sports Facility	-	60	-	-	-	-	60
Mauricewood Road Bus Shelter	4	-	-	-	-	-	4
Millerhill Park Circular Path & Bicycle Pump Track	-	89	-	-	-	-	89
Birkenside Grass Pitch Drainage	12	18	-	-	-	-	30
Open Spaces - Midlothian Wide Play Areas	-	-	338	-	-	-	338
Fala Park Outdoor Play Equipment	13	-	-	-	-	-	13
School Transport Retrofit Fund	22	-	-	-	-	-	22
Stobhill Depot Upgrade	0	568	-	-	-	-	568
Property Upgrades	656	1,182	1,368	1,182	1,182	506	6,077
Midlothian & Fairfield House Shower Upgrades	25	-	-	-	-	-	25
Shawfair Town Centre Land Purchase	-	5,165	-	-	-	-	5,165
Hillend Preparatory Works	-	-	-	-	-	-	-
Destination Hillend	194	1,660	4,706	4,881	1,918	134	13,493
32-38 Buccleuch Street Ground Floor Redevelopment	13	311	19	-	-	-	343
Cashless Catering	29	-	-	-	-	-	29
Non-Domestic Energy Efficiency Projects	222	-	-	-	-	-	222
Contaminated Land	47	186	186	186	186	186	977
Public Sector Housing Grants	165	198	198	198	198	198	1,155
Borders Rail - Economic Development Projects	-	125	-	-	-	-	125
Gorebridge Connected	-	-	-	-	-	663	663
Penicuik THI	106	106	-	-	-	-	211
Mayfield Town Centre Regeneration	35	-	-	-	-	-	35
Town Centre Regeneration Fund 2019/20	674	25	-	-	-	-	699
Town Centre Regeneration Fund 2020/21	-	331	-	-	-	-	331
<b>TOTAL PLACE</b>	<b>17,303</b>	<b>21,874</b>	<b>18,498</b>	<b>15,266</b>	<b>12,189</b>	<b>8,368</b>	<b>93,497</b>

	2020/21	2021/22	2022/23	2023/24	2024/25	Later Years	Total
PEOPLE AND PARTNERSHIPS DIRECTORATE	Budget £'000	Budget £'000	Budget £'000	Budget £'000	Budget £000's	Budget £'000	Spend £'000
<b>Education - Early Years</b>							
Mount Esk Nursery School Replacement	50	1,000	910	-	-	-	1,960
King's Park Primary School	4	59	502	539	539	70	1,713
Rosewell Primary School New Build	-	-	377	1,131	-	-	1,508
Roslin Primary School	99	326	326	-	-	-	751
Capital grants to partner providers	750	750	-	-	-	-	1,500
Gorebridge Primary School	25	779	-	-	-	-	804
Catering kitchens	50	750	-	-	-	-	800
Hawthorn Centre	50	350	350	-	-	-	750
Mauricewood Primary School	150	300	-	-	-	-	450
Vogrie Outdoor Early Learning Centre	46	146	-	-	-	-	192
Penicuik Outdoor Early Learning Centre	-	200	-	-	-	-	200
Other Outdoor Spaces	80	80	-	-	-	-	160
Settings' kitchens	40	91	-	-	-	-	131
Scots Corner	75	-	-	-	-	-	75
Newtongrange Primary School	-	50	-	-	-	-	50
Lasswade Primary School	45	-	-	-	-	-	45
Woodburn Primary School	45	-	-	-	-	-	45
Rosewell Primary School Alteration	-	-	-	-	-	-	-
Mount Esk Nursery School	20	-	-	-	-	-	20
Tynewater Primary School	-	20	-	-	-	-	20
Bilston Primary School	20	-	-	-	-	-	20
Moorfoot Primary School	-	20	-	-	-	-	20
Loanhead Primary School	-	5	-	-	-	-	5
Cuiken Primary School	3	-	-	-	-	-	3
St Andrew's Primary School	4	-	-	-	-	-	4
Remaining Balance	-	343	343	343	-	-	1,029
<b>Education - Primary</b>							
GoreGlen Primary School	-	-	-	-	-	-	-
Paradykes Primary Replacement	218	-	-	-	-	-	218
New Hopefield Primary School	1,189	173	-	-	-	-	1,362
New Danderhall Primary hub	8,454	837	100	-	-	-	9,391
Cuiken Primary School Extension	171	27	-	-	-	-	198
Sacred Heart Primary School Extension	1,668	101	-	-	-	-	1,769
Lawfield Primary Extension	185	-	-	-	-	-	185
Easthouses Primary School	200	919	7,843	3,863	178	-	13,004
Tynewater Primary School	10	-	-	-	-	-	10
Burnbrae Primary School GP Space	50	17	-	-	-	-	67
Burnbrae Primary School External Works	103	-	-	-	-	-	103
Woodburn Primary extension (1 class plus)	-	-	-	-	-	-	-
Woodburn Primary 3 class & activity hall extension	33	529	3,500	4,500	2,000	774	11,336
Woodburn - Modular Unit Relocation	-	194	-	-	-	-	194
<b>Education - Secondary</b>							
Lasswade High - Toilets & Changing to 1,600 pupil capacity	-	530	50	-	-	-	580
Newbattle High School	1	-	-	-	-	-	1
A701 High School	150	277	-	-	-	-	427
<b>Education - Learning Estate Strategy</b>							
Area 23 Primary School (Dalkeith/Easthouses)	-	-	-	-	-	-	-
Kings Park PS upgrade to existing building	29	408	3,498	3,761	3,761	492	11,949
St Davids Primary - 4 class & EY extension	33	117	500	4,000	559	100	5,309
Hopefield Farm Primary 2 (HS12)	-	-	1,347	4,041	6,735	1,347	13,469
Mauricewood Refurbishment	-	875	2,070	4,831	2,012	135	9,923
Rosewell Primary School - extend to 2 stream	-	-	1,912	3,823	1,912	-	7,647
Newtongrange refurb & expansion to 2 stream	-	100	545	1,807	129	-	2,581
Lasswade High - ASU	-	-	1,333	-	-	-	1,333
ASN Provision - Social Complex Needs	25	225	-	-	-	-	250
Strathesk Primary one class extension	-	-	214	92	-	-	305
<b>Education - General</b>							
Saltergate Alterations Phase III - Playground Improvements	-	252	-	-	-	-	252
Saltergate Phase IV - Internal Alterations	44	-	-	-	-	-	44
Modular Units - Session 2017/18	182	-	-	-	-	-	182
St David's EY, Burnbrae Extension, Mayfield Campus Alterations	-	-	-	-	-	-	-
New Learning Estate Furniture & IT Equipment	-	17	17	17	17	17	83
<b>Children's Services</b>							
Residential House for 5-12 year olds	-	700	-	-	-	-	700
<b>Communities &amp; Partnerships</b>							
Members Environmental Improvements	50	50	50	-	-	143	293
Participatory Budgets	50	310	180	180	180	540	1,440
Gorebridge Community Cares	50	-	-	-	-	-	50
<b>Adult Social Care</b>							
Assistive Technology	100	150	150	150	150	497	1,197
Homecare	-	55	-	-	-	-	55
Recovery Hub	13	-	-	-	-	-	13
Highbank Intermediate Care Reprovisioning	260	1,077	6,126	2,312	131	-	9,906
General Fund share of Extra Care Housing	-	250	1,423	537	30	-	2,240
<b>Sport &amp; Leisure</b>							
Property - Poltonhall Astro & Training Area Resurfacing	-	464	-	-	-	-	464
Property - Penicuik Astro Resurfacing	309	-	-	-	-	-	309
Property - King's Park Tennis Courts Resurfacing	-	82	-	-	-	-	82
Property - Penicuik Centre Flooring, Cardio & Equipment	-	155	23	23	-	-	200
Property - Lasswade Centre Flooring	-	33	64	115	-	-	212
Property - Gorebridge Leisure Centre	-	7	41	67	-	-	115
Property - Loanhead Centre	-	-	2	144	-	-	145
Property - Shawfair Leisure/Library Provision	-	-	2,411	2,411	-	-	4,822
Leisure Management System (Legend)	16	-	-	-	-	-	16
<b>TOTAL PEOPLE AND PARTNERSHIPS</b>	<b>15,149</b>	<b>14,199</b>	<b>36,205</b>	<b>38,685</b>	<b>18,332</b>	<b>4,115</b>	<b>126,686</b>

	2020/21	2021/22	2022/23	2023/24	2024/25	Later	Total
	Budget	Budget	Budget	Budget	Budget	Years	Spend
	£'000	£'000	£'000	£'000	£000's	£'000	£'000
<b>COUNCIL TRANSFORMATION</b>							
Purchase to Pay	2	-	-	-	-	-	2
EWIM - Buccleuch House Ground Floor	33	-	-	-	-	-	33
City Deal	48	766	627	7,548	12,755	-	21,744
City Deal	-	-	240	-	-	-	240
<b>TOTAL COUNCIL TRANSFORMATION</b>	<b>83</b>	<b>766</b>	<b>867</b>	<b>7,548</b>	<b>12,755</b>	<b>-</b>	<b>22,019</b>
<b>GENERAL SERVICES CAPITAL PLAN TOTAL</b>	<b>32,536</b>	<b>36,839</b>	<b>55,570</b>	<b>61,499</b>	<b>43,276</b>	<b>12,482</b>	<b>242,203</b>
<b>COST OF SALES</b>							
Newbattle High School	-	-	-	-	-	-	-
Hillend Land Sale Cost of Sales	-	-	-	-	-	-	-
<b>TOTAL COST OF SALES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GENERAL SERVICES CAPITAL PLAN TOTAL</b>	<b>32,536</b>	<b>37,139</b>	<b>55,570</b>	<b>61,499</b>	<b>43,276</b>	<b>12,482</b>	<b>242,503</b>
Provision for Return of Contingencies	(828)	(793)	(909)	(1,367)	(1,503)	-	(5,399)
<b>GENERAL SERVICES CAPITAL PLAN TOTAL</b>	<b>31,708</b>	<b>36,346</b>	<b>54,661</b>	<b>60,132</b>	<b>41,773</b>	<b>12,482</b>	<b>237,104</b>



## **Appendix 4: Gateway Review Requirements for all Capital Projects over £1 million**

- **Detailed programme/timeline to be provided:-**
  - Listing key milestones (design/consultation/planning (all stages)/tender/construction);
  - Include lead-in times;
  - Include contingencies/delays/time-led optimism bias where appropriate;
  - All interdependencies to be listed (*use Highbank & link to St. Mary's / Hopefield as example*);
  - Vacant site planning – engagement with Elected Members.
- **Detailed cost plan to be provided:-**
  - Confirmation that scope of project has been signed off by client;
  - Detailed information regarding the proposed GIFA/area of new facility (benchmarked?) and rate/m2 (benchmarked?);
  - Elemental breakdown of capital expenditure based on standard RICS cost plan – to RIBA Stage 3/4;
  - Confirmation of approach to contingency/risk and optimism bias where applicable;
  - Inflation assumptions used/applied;
  - List of any exclusions and reasons for exclusions;
  - Link across to other Council services – Digital etc.
- **Options Appraisal:-**
  - If applicable, to Treasury Green Book standard;
  - Sensitivity analysis undertaken.
- **Procurement Route:-**
  - Detail of proposed approach to procurement route and confirmation of rationale for choosing preferred procurement route.
- **Budget Implications:-**
  - Capital expenditure budget requirements;
  - Realistic phasing of capital expenditure on a monthly basis based on programme;
  - Capital receipt forecasts & proposed approach to marketing/masterplanning site (where applicable) – linked to programme/timeline;
  - Annual revenue expenditure budget requirements including loan charges;
  - Any start up / one-off revenue resource requirements;
  - Confirmation of changes to staffing
  - Annual revenue income forecasts – benchmarked, and market testing information provided;
- **Risk:-**
  - Identify risks related to delivery of project;
- **Equality Assessment:-**
  - Required at early stage to ensure all issues flagged early in process