

### **Section Seven – Capital Programme**

1. A detailed General Fund Capital Programme is set out at the end of this Appendix.
2. A summary of the total General Fund capital expenditure is shown below :

<b>Summary by Funding</b>	<b>2021-22 Original Budget (£)</b>	<b>2021-22 Forecast Outturn (£)</b>	<b>2022-23 Estimated GF Capital Programme (£)</b>
External Borrowing	38,082,780	14,532,310	57,737,580
Internal Borrowing	6,945,790	4,000,000	2,945,790
Capital Receipts	150,000	184,870	150,000
Grants & Contributions	5,457,240	1,343,520	10,237,740
Specific Reserves	1,569,670	2,355,130	1,192,750
Revenue Grants Not Yet Applied	155,310	398,120	215,260
<b>Total</b>	<b>52,360,790</b>	<b>22,813,950</b>	<b>72,479,120</b>

3. The forecast for the General Fund capital outturn for 2021-22 takes into account approved slippage from 2020-21.
4. The Capital Programme for 2022-23 is largely a continuation of the schemes approved in 2021-22 and previous years. In particular, the council will continue to:
  - Bring forward a New Leisure Centre Facility for the Borough;
  - Bring forward new housing in the borough through working with partners;
  - Develop an alleyway clearance programme.
5. The following capital schemes are either due or have been successfully completed during 2021-22:
  - St Georges Creative Hub - a new arts facility in the heart of Gravesend town centre, offering gallery space, a range of activities linked with an active cultural programme, and workspace for creative businesses, which opened in December 2021.
  - Installation of an MOT Lane at Brookvale Workshop
  - Replacement Gym Equipment at Leisure Centres

## **Capital Finance 2022-23 and Beyond**

### External Borrowing

6. The council intends to borrow £58m during 2022-23, with the most significant purpose of enabling long term funding to support The Charter development in Gravesend Town Centre through Rosherville Property Development Ltd.

### Internal Borrowing

7. In times of low interest rates, it can be more advantageous for the council to use its own internal balances to fund capital projects rather than externally borrow. In 2022-23, the council intends to utilise cash flow balances to fund the remainder of property and land acquisitions under the acquisition programmes, which have been previously approved by Full Council.

### Capital Receipts

8. Capital receipts received by the authority are used to finance the capital programme and are primarily generated through the sale of General Fund assets. The council has generated very few capital receipts as the asset portfolio has been streamlined over previous years, albeit the council's land and property portfolio is kept under continuous review.
9. The projected level of General Fund capital receipts held by the council is anticipated to be £184k as at 31 March 2022.

### Grants & Contributions

10. The projected level of General Fund capital grants held by the council is anticipated to be £12.9 m as at 31 March 2022. In the main, this balance reflects the unspent amount being held for the further redevelopment of the St George's Shopping Centre.

### Specific Reserves

11. The council has put in place specific revenue reserves to help meet known or predicted requirements, including requirements that will require capital outlay.

**General Fund Capital Programme 2022-23**

<b>Scheme Description</b>	<b>2021-22 Original Budget (£)</b>	<b>2021-22 Forecast Outturn (£)</b>	<b>2022-23 Estimated GF Capital Programme (£)</b>
Essential Repairs to Buildings	615,000	786,050	435,000
Gatekeeper Replacement	0	50,000	0
Heritage Assets	200,000	63,000	331,570
Cascades Replacement Flumes	0	3,730	0
Back up Generator	60,000	0	0
Gym Equipment - Leisure Centres	0	47,800	
New Leisure Centre	4,000,000	285,270	7,632,590
Purchase of Vehicles (DSO Fleet)	232,000	524,560	413,400
Replacement Play Equipment	159,870	285,000	159,870
Wheeled Bins for Flat Recycling	0	100,000	0
Waste & Horticulture back office system	108,690	90,840	0
Gravesend Cemetery Improvements	0	14,830	0
Parking Machines	251,200	287,120	0
Parking Software	0	18,570	0
Purchase of Freighters	0	410,400	0
Enforcement of Private Housing Standards	0	20,040	0
Brookvale Office Accommodation	1,400,000	0	0
Property Acquisition Programme	3,286,980	4,000,000	0
Land Acquisition Programme	3,658,810	0	2,945,790
St George's Centre	5,151,550	0	9,019,640
IT Equipment Air Conditioning Unit	0	40,000	0
Land at Dering Way	3,590,190	0	3,590,190
IT Infrastructure Projects	200,000	289,490	100,000
Elizabeth Huggins Cottages - Loan	2,000,000	414,700	1,364,000
LATCO Development Costs	0	18,600	0
LATCO Working Capital Provision	0	54,750	170,260
Rosherville Loan (The Charter)	27,295,500	14,247,040	45,439,010
Disabled Public Convenience	0	4,340	0
Website Content Management System	65,000	65,000	0
St George's Centre - Creative Hub	0	474,530	0
Street Washing Equipment	49,000	49,000	0
Alleyways (GF)	0	0	45,000
MOT Lane, Brookvale Workshop	37,000	42,120	0
Electric Vehicle Charging Point	0	127,170	0
Disabled Facilities Grants	0	0	832,800
	<b>52,360,790</b>	<b>22,813,950</b>	<b>72,479,120</b>