

Appendix F2 – Proposals for inclusion in the General Fund Capital Budget.

Fully Funded Schemes

Directorate	Scheme Name	Scheme Description	Funding source	Capital costs				
				2022-23	2023-24	2024-25	2025-26 onwards	Total
Place	Four Waterside	Providing 60,000 sqft of grade A office space, a new hotel and 90 homes at a gateway site close to the train station. Meeting the demands of modern businesses, the accommodation will include flexible co-working space for local SMEs and start-ups	£1.5m Grant - Towns Fund. £7m business rates uplift (Enterprise Zone)		1,500,000	7,000,000		8,500,000
Place	41-45 Abington Street	Redevelopment of the former M&S site. To bring forward a residential led mixed use development that will deliver upwards of 300 new residential units in the town centre. Residential is essential in creating a vibrant town centre in future years with the shift away from retail	Grant - Towns Fund.	2,000,000	1,247,000	1,047,000		4,294,000
Place	35-39 Abington Street	Redevelopment of the former BHS site. To bring forward a residential led mixed use development that will deliver upwards of 300 new residential units in the town centre. Residential is essential in creating a vibrant town centre in	Grant - Towns Fund.	2,400,000	1,620,000			4,020,000

		future years with the shift away from retail.						
Place	Emporium Way	Creating a new pedestrian thoroughfare between Market Sq and the future Greyfriars development. Will also provide stalls for a Makers Market.	Grant - Towns Fund.	2,000,000	1,103,365	903,364		4,006,729
Place	Marefare Heritage Gateway	New heritage park and amenity space near the train station. Will help to unlock a new mixed-use development.	Grant - Towns Fund.	800,000	1,100,000			1,900,000
Place	Replacement of condemned play equipment at Children's Centres	4 installations have been condemned as a result of statutory inspections. Replacement is necessary for health and safety and statutory compliance.	Public Health Grant	90,000	60,000			150,000
Place	Outdoor exercise equipment - 3 Northampton parks	Installation of outdoor exercise equipment across three Northampton parks	Public Health Grant	45,000				45,000
Children	3G Sports pitch at Wantage Farm	Subject to the new school being built this will bring facilities at the site up to the required standard.	S106	641,064				641,064
Children	Wootton Park Free School temporary bulge capacity	To meet pupil demand in 2022-23	Basic Needs Grant	400,000				400,000

Children	Temp bulge capacity at the Duston School	Additional 30 places in 21-22 and 22-23	Basic Needs Grant	400,000				400,000
Children	Temporary bulge capacity at Malcolm Arnold Academy	Additional 60 places	Basic Needs Grant	400,000				400,000
Children	Temporary buldge capacity at NSG	To meet pupil demand in 2022-23.	Basic Needs Grant	200,000				200,000
Children	Improvement to sport and community facilities at NSG	NCC have an obligation as part of the s77 consent to make £2.75m capital receipt available to NSG for increase in sports facilities	Capital Receipt	2,750,000				2,750,000
Children	Overstone Leys	New 2FE Primary school (optin for 3FE if required). To meet pupil yield from planned new housing development	s106	500,000	3,750,000	3,750,000		8,000,000
Total Fully Funded Schemes				12,460,064	10,380,365	12,700,364	0	35,450,793

Fully funded scheme recommendation:

Cabinet and Council support the inclusion of fully funded schemes in the final budget.

Invest to save schemes

Directorate	Scheme Name	Scheme Description	Funding source	2022-23	2023-24	2024-25	2025-26 onwards	Total
Place	4-14 High March	Refurb of 6 adjoining units to create high quality commercial space for a tenant. Additional budget to existing £350k	Self-funded borrowing	1,000,000	450,000			1,450,000

Place	Replacement of redundant BMS at OAS	Boiler Management System is obsolete and no longer supported . Risk of critical failure. Upgrade of system will allow one point control for the majority of installed plant and equipment which can be operated remotely.	Self-funded borrowing	46,000				46,000
Place	LED Replacement Lighting Scheme	Replacing incandescent and / or fluorescent lighting with LED.	Self-funded borrowing	139,568	139,568	139,568	279,136	697,840
Place	Street Lighting Upgrade (ex-NCC assets)	To upgrade all ex-NCC's non-LED street lighting assets to LED and install a central management system to enable remote control of entire network. Will achieve revenue savings after payback period	Self-funded borrowing	2,806,623	2,018,589	929,845		5,755,057
IT	Low Code Platform	Investment required to transfer four services (blue badge applications, household recycling waste permit scheme, lightweight CRM and our local test and trace system) to a different platform with a scalable cost model. This will generate savings and speed up development time.	Self-funded borrowing	180,000				180,000

Children's Trust	NCT - New ways of working	Investment in mobile working technology. Enable a streamlining of processes alongside the new case management system. Note: support service KPI are still to be agreed under the support services agreement, ICT KPIs will be critical to this proposal. WNC only costs shown here	Self-funded borrowing	840,000				840,000
Children's Trust	Refurbishment of unused wing of John Greenwood Shipman for a new 2 bed house	Refurbish John Greenwood Shipman to create 2 emergency placements for children with a learning disability / Autistic Spectrum Disorder	Self-funded borrowing DFE Grant Contribution from NNC	0	1,172,000	0	0	1,172,000
Children's Trust	NCT - new residential 4 bed home	Purchase and refurb a property to create a new internal children's home for 4 children to increase sufficiency of placements for children who are at risk of hospitalisation that have existing complex needs and / or during an episode of poor mental health.	Self-funded borrowing DFE Grant Contribution from NNC	1,142,792				1,142,792
Total Self-Funded Borrowing / Invest to Save				6,154,983	3,780,157	1,069,413	279,136	11,283,689

Self-Funded Borrowing Recommendations:

Cabinet and Council support the inclusion of invest to save / cost avoidance schemes in the final budget.

Cabinet and Council support the requirement for further due diligence to be undertaken for these schemes with further approval required from ELT and Capital and Assets Board, before any budget is released to services.

Part Funded Schemes

Directorate	Scheme Name	Scheme Description	Funding source	2022-23	2023-24	2024-25	2025-26 onwards	Total
Place	Town Centre Public Realm (Northampton)	Improved public realm on Abington St and Fish St. Enhanced public spaces including improved pedestrian access, new seating, signage, tree planting, improved surfaces and feature lighting.	Borrowing Grant	2,080,630	2,750,000			4,830,630
Place	24 Guildhall Road Phase 2	Redevelopment of upper floors for skills development and education in the creative sectors. M&E works across the whole building	Borrowing Grant	2,500,000	550,000	100,000	0	3,150,000
Children	Provision of Primary SEND places	To create 100-120 additional SEND primary places	Borrowing Grant	2,080,000				2,080,000
Children	Provision of Secondary SEND places	To create 119 additional secondary SEND places	Borrowing Grant	3,550,000				3,550,000
Children	Provision of All Through SEND places	To create 20 additional all through SEND places	Borrowing Grant	800,000				800,000
Total Part Funded Schemes				11,010,630	3,300,000	100,000	0	14,410,630

Part-funded Scheme Recommendations:

Cabinet and Council support the inclusion of part funded schemes in the final budget.

Essential Schemes

Directorate	Scheme Name	Scheme Description	Funding source	2022-23	2023-24	2024-25	2025-26 onwards	Total
IT	Identity and Access Management	Assess and implement Identity & Access Mgmt disciplines, to provide enhanced authentication and security using least privilege principles, data synchronisations, single sign on (if possible) and comprehensive monitoring	Borrowing	150,000				150,000
IT	Replacement of End of Life Local Area Network equipment	Some of the existing WNC Local Area Network equipment is approaching end of life which means that support and maintenance (in particular security updates) will no longer be available. In order to continue to provide a reliable and secure networking service, a number of these LAN switches - which connect devices to the corporate network, need to be replaced.	Borrowing	70,000	90,000			160,000
IT	SIEM Solution & Cybersecurity tools	Investment required to research and acquire Security Information and Event Management system - preferably Cloud based. Threat detection and response tool for cloud and datacentre.	Borrowing	200,000	150,000			350,000

IT	DTI Minor works	A pot of funding to test new and innovative concepts, prototypes and pilots, which need to be proved to work before they can be taken on as projects	Borrowing	50,000	50,000	50,000	50,000	200,000
IT	Future IT Infrastructure Discovery Work	For 6 months of analysis work. To fund the creation of a holistic plan for future WNC infrastructure.	Borrowing	160,000				160,000
IT	PC Equipment Hardware Refresh	Given the new Ways of Working findings, ELT have agreed to adopt a new working model necessitating rejuvenation of WNC IT hardware, bringing standardisation, equality and consistency to WNC staff devices and modifying office space across all WNC locations to facilitate more convenient hybrid or drop-in working. initial proposal for £1m p.a. over the medium term. Yr 1 only included here are future years will need to reflect the WNC accommodation strategy.	Borrowing	1,000,000	0	0	0	1,000,000

IT	Service Management Solution	<p>Current IT service management (Helpdesk) software is end of life and no longer fit for purpose. It cannot be accessed by ex D&B networks.</p> <p>This project will procure and implement a modern IT service management solution hosted in the cloud with self-service functionality accessible to all users across WNC. Procurement is expected to start in November 2021, with planned go-live date of June 22</p>	Borrowing	165,000				165,000
IT	Telephony & Contact Centre Replacement	<p>Investment to replace, standardise and enhance the current telephony offer in WNC will enable us to unlock opportunities to improve the way we engage and deliver services to our people.</p>	Borrowing	1,000,000				1,000,000
Children's Trust	Fostering and Adoption IT system	<p>The procurement of a Fostering Information system to fulfil the needs of OFSTED recommendations. The procurement will define the procurement costs, one off implementation and ongoing costs.</p> <p>The scope will also include Adoption within the system as these are similar in nature and interlinked</p>	Borrowing External contributions from NNC	300,000				300,000

Adults	Community Equipment	Purchase of community equipment (previously capitalised by NCC)	Borrowing External contributions from Health and NNC	4,700,000	4,700,000	4,700,000	4,700,000	18,800,000
Place	Household Waste Recycling Centre	Contractual payment to the HWRC contractor. (2022-23 payment already in MTCP but needs uplifting)	Borrowing	1,027	36,087	36,087	0	73,201
Place	Waste Vehicle Fleet (South Area)	Rolling replacement programme essential to the delivery of the service. A lease model has previously been examined and vehicle purchase is the preferred model.	Borrowing	632,000	171,000	600,000		1,403,000
Assets (Place)	Schemes to address statutory / critical/ essential issues across WNC property portfolio	As per list below	Borrowing	4,760,000	1,539,750	1,539,750	5,338,500	13,178,000
Total Essential Schemes				13,188,027	6,736,837	6,925,837	10,088,500	36,939,201

Essential Scheme Recommendations:

Cabinet and Council support the inclusion of the IT schemes in the final budget subject to further due diligence being undertaken for these schemes with further approval required by ELT and Capital and Assets Board, before any budget is released to the service.

Cabinet and Council support the inclusion of the remaining essential schemes in the final budget. (please note additional requirement for NCT scheme which will be subject to a successful business case and subsequent approval at ELT and Capital and Assets Board)

Essential schemes from Assets Team

Directorate	Scheme Name	Scheme Description	Funding source	2022-23	2023-24	2024-25	2025-26 onwards	Total
Place	Northampton Leisure Centres	Fire Assessment (FRA) works. Health and safety statutory compliance. Across 3 leisure centres.	Borrowing	1,000,000				1,000,000
Place	Abington Museum Boilers - Radon and Ventilation	Only 1 of 3 boilers currently working (remaining 2 are beyond repair). The Radon levels to the basement are extremely high and the ventilation system within the basement area does not comply with current standards.	Borrowing	270,000				270,000
Place	Central Library	Major roof, windows and doors refurb / replacement.	Borrowing	425,000				425,000
Place	Boiler Replacement	8 year programme across WNC property assets. Work is essential to the Council achieving its ambitions of zero carbon and to reduce its immediate energy costs revenue pressure and mitigate against future legislation and mechanical installation failures.	Borrowing	225,000	225,000	225,000	1,125,000	1,800,000

Place	Restoration of Listed and Historic Monuments and statues	5-year programme. Statutory duty to maintain and keep in good order listed monuments and statues. Some require urgent attention. Once brought into good order the Council can transfer maintenance responsibility to parishes and community groups.	Borrowing	140,000	15,000	15,000	15,000	185,000
Place	Magistrates Court and Hazelrigg House Roofs Northampton	Replacement of sections of roof to protect the internal fabric of the building.	Borrowing	50,000				50,000
Place	EPC improvements to leased buildings	To undertake urgent work to fulfil the Council's landlord obligations and to meet EPC requirements. Replacement and enhancement works will be prioritised based on warm, safe and dry and then where improvements are required to ensure that the building is lettable to meet EPC standards.	Borrowing	150,000	220,000	220,000	220,000	810,000
Place	Bridge replacement Northampton	3 year programme to address health and safety issues relating to failing foot and vehicle bridges	Borrowing	100,000				100,000
Place	Southfields Community Centre Refurb - Northampton	Upgrading insulation, heating system, doors and windows to modern	Borrowing	90,000				90,000

		standards to provide a safe and habitable space and improve energy efficiency.						
Place	Property Capital Works 2022-23 onwards	Programme of refurbishment to corporate properties. Some possible health and safety issues. Will include statutory requirements for listed buildings Note: original request was for increased funding in future years. Further due diligence will be undertaken during the next financial year and any additional requests for 2023-24 onwards will be submitted as part of next year's budget setting process.	Borrowing	500,000	500,000	500,000	500,000	2,000,000
Place	County Hall	Major roof refurbishment, boiler and alarm improvements.	Borrowing	948,000				948,000
Place	Floor and wall finishes replacement/ renewal	10-15 year programme of works and sites identified by condition surveys. Risk of health and safety and Social Care Act statutory failures.	Borrowing	862,000	579,750	579,750	3,478,500	5,500,000
Total				4,760,000	1,539,750	1,539,750	5,338,500	13,178,000

Scheme Rephasing

Directorate	Scheme Name	Scheme Description	Funding source	2022-23	2023-24	2024-25	2025-26 onwards	Total
Place	Watermeadows	Legacy scheme from SNC. Creation of an open space. Some scheme slippage into 2022-23.	CIL	203,000				203,000
Total				203,000	0	0	0	203,000

Scheme Rephasing Recommendations:

Cabinet and Council support the inclusion of the rephased scheme in the final budget.