

REPORT TO COUNCIL

Date of Meeting: 3 March 2026

Report of: Strategic Director of Corporate Resources & s151 Officer

Title: 2025/26 General Fund Capital Monitoring Statement – Quarter 3

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

1.1. To report the current position in respect of the Council's revised annual capital programme and to advise Members of the anticipated level of deferred expenditure into future years.

The report seeks Member approval to amend the annual capital programme to reflect the reported variations.

2. Recommendations:

2.1. It is recommended that Council approve:

The overall financial position for the 2025/26 annual capital programme.

3. Reasons for the recommendation:

3.1. Local authorities are required to estimate the total of capital expenditure that it plans to incur during the financial year when it sets the prudential indicators for capital expenditure. This shows that its asset management and capital investment strategies are affordable, prudent and sustainable.

Capital expenditure is a significant source of risk and uncertainty since cost variations, delays and changing specifications are often features of large and complex capital projects.

To manage the risks associated with capital programming the annual capital programme is updated every three months to reflect any cost variations, slippage or acceleration of projects.

4. What are the resource implications including non-financial resources

4.1. The financial resources required are set out in the body of this report.

2. Section 151 Officer comments:

5.1 Progress with delivering the General Fund capital programme remains weak. The Capital and Projects Board, chaired by the Chief Executive is now meeting regularly in order to drive forward progress.

5. What are the legal aspects?

5.1. Monitoring of capital expenditure is required to comply with the provisions of the Local Government Act 2003.

6.2 The requirements imposed on the Council by the Act are set out in section 3 of the report.

6. Monitoring Officer's comments:

7.1 This report raises no issues for the Monitoring Officer.

7. Equality Act 2010 (The Act)

7.1. In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because the impact of each scheme is considered prior to approval. Any significant deviation from this will be noted within the body of this report.

8. Carbon Footprint (Environmental) Implications:

8.1. We are working towards the Council's commitment to carbon neutral by 2030. The impact of each scheme is considered prior to approval.

9. Report details:

9.1. REVISIONS TO THE CAPITAL PROGRAMME

The 2025/26 Capital Programme, including commitments brought forward from 2024/25, was last reported to Council on 9 December 2025. Since that meeting the following changes have been made that have increased the programme:

| Description | £ | Approval/Funding |
|--|-------------------|-------------------------------------|
| Revised Capital Programme, as reported to Council 9 December 2025 | 50,612,170 | |
| Replacing CCTV Equipment (John Lewis Car Park) | £23,700 | Approved by Council 9 December 2025 |
| Replace broken and analogue City Centre CCTV cameras | £42,556 | |
| Matford Centre Solar PV | £175,000 | |

| | | |
|----------------------------------|-------------------|--|
| RAMM conference room equipment | £70,000 | |
| Revised Capital Programme | 50,923,426 | |

9.2. PERFORMANCE

The revised capital programme for the current financial year is £50.923 million. There are some schemes where the timing of the spend is uncertain, these schemes have a budget of £13.831 million, of the remaining £37.093 million budget the spend during the first nine months of the year was £3.113 million, which equates to 8.39% of the revised programme. This compares with £4.629 million (18.41%) that was spent in the first nine months of 2024/25.

The current programme is detailed in Appendix 1. The Appendix shows a total forecast spend for 2025/26 of £18.672 million with £24.499 million of the programme potentially being deferred to 2026/27 and beyond and £2.752 million potential saving.

Appendix 2 shows the approved budgets for 2026/27 with the proposed 2025/26 budget to be carried forward to 2026/27 and beyond for Council to consider for approval.

9.3. AVAILABLE CAPITAL RESOURCES

The available capital resources for the General Fund for 2025/26 are £6.416 million. An estimated spend of £18.672 million is required of which £13.761 million will be funded from borrowing with £1.505 million capital receipts carried forward to 2026/27.

Appendix 3 sets out the forecast use of the resources available for the General Fund and the likely amounts of borrowing that will be necessary to fund the capital programme over the next three years.

The value of actual capital receipts received in the quarter in respect of the General Fund are:

| | General Fund £ |
|--|-------------------|
| Balance as at 30 September 2025 | 981,606 |
| New Receipts | 522,900 |
| Balance as at 31 December 2025 | 1,504,506 |

9.4. EXPENDITURE VARIANCES

The main variances and issues concerning expenditure are as follows:

| Scheme | Variance £ |
|--|-------------------|
| Parks Anti-Intrusion Measures | £40,000 |
| Bonhay Road/Andlaw House Footpath | (£40,000) |
| <p>Officer Responsible: Head of Service – Operations</p> <p>The Bonhay Road/Andlaw House Footpath scheme will underspend this year to compensate for an overspend on the Parks Anti-Intrusion Measures project.</p> <p>The capital allocation for Andlaw House represents a contingency provision to address any potential impact on the adjacent ECC leat should the adjoining footpath fail. The footpath itself is neither owned nor managed by Exeter City Council.</p> | |
| District Street Lighting | (£346,140) |
| <p>Officer Responsible: Head of Service – Operations</p> <p>The District Street Lighting scheme is dependent on Devon County Council's supplier's timescales for completing this work, and budget has been held for some time in anticipation. A reassessment of the cost to complete this project has determined that budget held by the Council was in excess of the now anticipated costs, so a saving of £346k is expected.</p> | |
| Farm Hill Retaining Walls (23 no.) | (515,456) |
| <p>Officer Responsible: Head of Service – Operations</p> <p>Budget estimates were derived from initial surveys of all retaining walls at Farm Hill which might require the Council's intervention, however a detailed review of land ownership in the area led to a significant reduction in scope.</p> | |
| Mallison Bridge | (£35,630) |
| <p>Officer Responsible: Head of Service – Operations</p> <p>Devon County Council have decided not to pursue a bridge solution at this time, so Exeter City Council's contribution, funded from a bequest, has been removed from the capital programme. Devon County Council has reimbursed all historic costs incurred and the bequest has been restored; it is available to use towards any future plans for Mallison Bridge.</p> | |
| Scheme | Variance £ |
| BLRF - Exeter Canal Basin | (£589,400) |
| BLRF - Belle Isle | (£661,870) |
| BLRF – Lower Wear Road | (£293,390) |

Officer Responsible: Head of Service – Commercial Assets

Despite feasibility work undertaken by the Council the developments at Belle Isle, Exeter Canal Basin and Lower Wear Road weren't feasible for residential development in the short term, as required by the grant conditions set out within the Brownfield Land Release Fund (BLRF). Therefore, these budgets which amount to £1.545 million will not be spent and grant money returned.

| Scheme | Variance £ |
|------------------------------|-----------------------|
| Financial Management | (125,000) |
| Datacentre Relocation | (35,940) |
| NCSC Zero Trust | (53,910) |

Officer Responsible: Head of Service, Digital and Data

Following the approval of the Digital Customer Strategy and the Strata Business Plan officers have reviewed all existing capital budgets. From this review, £304,000 has been identified from previous projects that have either been completed or discontinued where the remaining capital funds not spent can be moved to support new digital projects.

The largest amounts being proposed to move are:

The “Financial management” project – this project is no longer required and is now dormant. No further work is planned because several parts of the system would have needed additional development from the supplier, and the council cannot continue without a fully tested and working solution.

The “Datacentre Relocation” and “NCSC Zero Trust” projects – both have been overtaken by other work. The Azure migration project already covers the datacentre element, and the Cyber Assessment Framework has now been completed, replacing the need for further Zero Trust work.

9.5. SCHEMES TO BE DEFERRED TO 2026/27 AND BEYOND

Schemes which have been identified as being wholly or partly deferred to 2026/27 and beyond are:

| Scheme | Budget to be Deferred £ |
|--------------------------------|--|
| Depot Improvement Works | 7,516,560 |

Officer Responsible: Head of Environment and Waste

The waste depot improvement works including the MRF enhancements is awaiting a decision at Council on 10 February 2026 regarding the direction of travel of the project. Following that decision, key contractors can then be procured. It anticipated that most works and expenditure will take place in the 2026/27 financial year.

| Scheme | Budget to be Deferred £ |
|---|--|
| Bowling Green Marshes Coastal Defence Scheme | 168,390 |
| Cricklepit Bridge | 84,000 |
| District Street Lightning | 200,000 |
| Bonhay Rd/Andlaw House Footpath | 104,815 |

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|---|----------------|
| Landfill Gas Extraction Systems | 76,101 |
| Mincinglake Valley Park Reed Beds & Pipe Inlet | 40,525 |
| ECC Bridge Repair Programme | 219,825 |
| Riverside Walls at Quay | 50,000 |

Officer Responsible: Engineering & Assets Manager

Following an unsuccessful procurement exercise for the Bowling Green Marshes Coastal Defence Scheme an alternative approach has been selected which has required re-scoping and redesigning the project before procurement can commence. The new project approach will have lower cost but will also have a longer duration, taking it into the next financial year.

The next inspection of Cricklepit bridge is due in 2026/27, no works are expected before the inspection takes place.

Delivery of works for the District Street Lighting project remain in Devon County Council's control with the project not expected to be completed this year.

Due to overall project budget increases, Devon County Council are still exploring options for delivery of Mallison Bridge. Works will not be carried out in 2025/26, so budget for Exeter City Council's contribution to this project is being deferred to next financial year.

Works are not expected to be carried out on Bonhay Rd/Andlaw House Footpath this financial year.

The landfill gas extraction project is expected to progress during the year but previous delays due to the need for additional wintertime monitoring of boreholes is likely to defer some of the works into the next financial year.

Procurement of a consultant for Mincinglake Valley Park was delayed due to the need for further monitoring visits required to collect sufficient data for the study. These visits are now complete, and work is underway to finalise the consultant contract to allow a commission to commence this Financial Year.

Devon Highways have dictated that some bridge works cannot start until after April 2026 due to other highways works on-going in the city, therefore budget has been reprofiled to next year in accordance with expected project dates.

It is not expected that Devon County Council will start works on the Riverside walls at the Quay in 2025/26, so budget for Exeter City Council's contribution to this project is being deferred to next financial year.

| Scheme | Budget to be Deferred £ |
|---|------------------------------------|
| Parks Infrastructure | 135,083 |
| Cemeteries & Churchyards Infrastructure Improvements | 90,608 |
| Heavitree Paddling Pools | 100,010 |
| Play Areas | 273,460 |
| Outdoor Leisure Facilities - Newcourt | 121,270 |

Officer Responsible: Parks & Green Spaces Parks

Parks Infrastructure and Cemeteries and Churchyard infrastructure, timings of spend against the scheme are dependent on either deterioration of existing assets or the availability of suppliers to provide facilities required.

Works on Heavitree Paddling Pools are expected to progress when the new contract starts in the next financial year.

Play areas improvements and outdoor leisure facilities works had to be paused temporarily to allow for contract procurement. Anticipated contract start date is now March 2026 and budgets have been deferred to reflect this delay.

| Scheme | Budget to be Deferred £ |
|--|----------------------------|
| Fire Risk Assessment Works | 1,574,510 |
| Exmouth Buoy Store | 212,720 |
| Guildhall MSCP | 863,400 |
| John Lewis MSCP | 335,760 |
| Princesshay 2 MSCP | 424,400 |
| Leighton Terra & KW St MSCP | 306,100 |

Officer Responsible: Head of Service, Asset Maintenance

There is a tender process underway for the fire door repair project. The budget has been reprofiled to reflect the timing of spend.

The Exmouth Buoy store project is in design phase and works are not expected to start until the next financial year.

Guildhall MSCP is in consultation and design phase. The budget has been reprofiled to reflect the timing of spend.

A review of the stock conditioning survey previously undertaken in 2020 is required to identify the key priorities for asset management of the car parks. Budgets relating to car parks have been deferred to the next financial year and will be reprofiled once projects are finalised.

| Scheme | Budget to be Deferred £ |
|---|----------------------------|
| BLRF - Clifton Hill | 201,930 |
| Matford Centre Solar PV | 128,000 |
| St Nicholas Priory Roof | 88,120 |
| Guildhall Shopping Centre Enhancements | 10,866,630 |

Officer Responsible: Head of Commercial Assets

Clifton Hill is dependent on the planning process, but it is now expected that the grant will be spent in Autumn 2026.

A procurement exercise is underway for the Matford Centre Solar PV, with the contract due to be awarded in early March 2026. The budget has been reprofiled to reflect that the project will now be completed in the next financial year.

The Council is awaiting a further progress update from the tenant at St Nicholas Priory to determine the scope and timeline of the project and what level of grant funding is being secured. This is not expected to be until the next financial year.

The Guildhall shopping centre enhancements budget is recognised as a scheme with external factors that impact on delivery time. Whilst the exact timeline of spend is uncertain due to external factors such as changing tenants and ad-hoc works

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|---|------------------------------------|
| required to maintain the building, it is recognised at this stage the budget will not be required in 2025-26 and the budget has been reprofiled to reflect this. | |
| Scheme | Budget to be Deferred £ |
| Riverside Decarbonisation Project | 4,045,290 |
| Officer Responsible: City Centre and Net Zero | |
| The profile of the grant award for the Riverside & RAMM decarbonisation project has been confirmed and the budget allocated accordingly with a required completion date by 31 March 2028. | |
| Scheme | Budget to be Deferred £ |
| Pinhoe Community Hub | 1,222,714 |
| Officer Responsible: Executive Office | |
| The scheme is now progressing, with a revised planning application due to be submitted in Spring 2026. The budget has been reprofiled to reflect expected timing of spend on the project. | |

10. How does the decision contribute to the Council's Corporate Plan?

10.1. The Capital Programme contributes to all the key purposes, as set out in the Corporate Plan.

11. What risks are there and how can they be reduced?

11.1. Areas of budgetary risk are highlighted to committee as part of the quarterly budget monitoring updates.

12. Are there any other options?

There are no other options.

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Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report: -

None

List of appendices:

Appendix 1: 2025/26 CAPITAL MONITORING - QUARTER 3

Appendix 2: BUDGETS CARRIED FORWARD TO 2026/27 AND BEYOND

Appendix 3: GENERAL FUND AVAILABLE RESOURCES

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