

**ADDITIONAL CAPITAL INVESTMENT PROPOSALS AND SCHEMES SUBJECT TO VIABLE BUSINESS CASES IDENTIFIED AS A PRIORITY: 2025/26 to 2029/30**

**1. Summary**

| <b>Corporate Plan Priority</b>              | <b>Proposed additional investment (£000)</b> |
|---|--|
| Proud and prosperous                        | 405  |
| Safe, clean and green                       | 6,415  |
| Caring with a good quality of life for all  | 33,350                                       |
| Led by a transformative, responsive council | 0  |
| <b>Total</b>                                | <b>40,170</b>                                |
| <i>General Fund:</i>                        | 28,290                                       |
| <i>Housing Revenue Account (HRA)</i>        | 11,880                                       |

| <b>Proposed additional investment – main programme</b> | <b><u>2025/26</u><br/><u>(£'000)</u></b> | <b><u>2026/27</u><br/><u>(£'000)</u></b> | <b><u>2027/28</u><br/><u>(£'000)</u></b> | <b><u>2028/29</u><br/><u>(£'000)</u></b> | <b><u>2029/30</u><br/><u>(£'000)</u></b> | <b><u>5 Year Total</u><br/><u>(£'000)</u></b> |
|--|--|--|--|--|--|---|
| Proposed investment each year                          | 22,835                                   | 3,655                                    | 6,380                                    | 6,700                                    | 600                                      | 40,170  |
| Borrowing  | 8,270                                    | 3,130                                    | 600                                      | 600                                      | 600                                      | 13,200  |
| Grant funding  | 14,565                                   | 525                                      | 0  | 0  | 0  | 15,090  |
| HRA Reserves   | 0  | 0  | 5,780                                    | 6,100                                    | 0  | 11,880  |

| <b>Proposed additional investment subject to viable business cases – Rolling programmes</b> | <b><u>2025/26</u><br/><u>(£'000)</u></b> | <b><u>2026/27</u><br/><u>(£'000)</u></b> | <b><u>2027/28</u><br/><u>(£'000)</u></b> | <b><u>2028/29</u><br/><u>(£'000)</u></b> | <b><u>2029/30</u><br/><u>(£'000)</u></b> | <b><u>5 Year Total</u><br/><u>(£'000)</u></b> |
|---|--|--|--|--|--|---|
| Proposed investment each year   | 0  | 650                                      | 5,725                                    | 5,725                                    | 5,725                                    | 17,825  |
| <b>Financed by:</b>   |  |  |  |  |  |   |
| Borrowing   | 0  | 0  | 3,250                                    | 3,250                                    | 3,250                                    | 9,750   |
| HRA Reserves  | 0  | 650                                      | 1,875                                    | 1,875                                    | 1,875                                    | 6,275   |
| HRA Capital Receipts  | 0  | 0  | 600                                      | 600                                      | 600                                      | 1,800   |

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**2. Proposed Additional Investment into the main Capital Investment Programme**

| Priority                                   |    | Total (£)  | Proposed Initiatives   |
|--|----|--|--|
| Safe, clean and green                      | C1 | <p align="center">115,000</p> <p><i>Funded by:<br/>Corporate borrowing</i></p>   | <p><b>Civic Centre Boiler Works (Phase Two)</b><br/><i>(25/26 - £115,000)</i></p> <p>This investment is to install new heating boilers focusing on energy efficiency. This will follow on from Phase One of the project which is to install new hot water boilers during 2024/25. As part of Phase One the boiler system will be split between heating and hot water, so that over the summer period only the hot water system will need to operate, thereby reducing gas usage.</p> <p>Phase One included most of the pipework and was funded by a virement of £135,000 from the 2024/25 Priority Works budget.</p>   |
| Caring with a good quality of life for all | C2 | <p align="center">1,000,000</p> <p><i>Funded by:<br/>Corporate borrowing</i></p> | <p><b>Better Queensway – Programme Management Office</b><br/><i>(25/26 - £1,000,000)</i></p> <p>This investment is vital to ensure the Council is able to deliver the Better Queensway project that will transform central Southend.</p> <p>It includes the costs of the Project Management Office: to ensure the necessarily tight deadlines of the project are met and to provide the ability to backfill on occasion to keep the project to programme.</p> <p>It also includes provision to retain the capacity of the external advisory team as this has proved vital to the project due to their specialist knowledge and experience. This will provide the Partnership Board with the necessary support in delivering the activities the Council is committed to.</p> <p>This investment is in addition to the £272,000 budget already in the approved capital investment programme.</p> |

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| Priority                                   |    | Total (£)  | Proposed Initiatives  |
|--|----|--|---|
| Caring with a good quality of life for all | C3 | 19,880,000<br><br><i>Funded by:<br/>HIF grant monies and corporate borrowing</i> | <p><b>Better Queensway – Highways Infrastructure Project</b><br/>(25/26 - £16,750,000, 26/27 - £3,130,000)</p> <p>This investment is vital to ensure the Council is able to deliver the highways elements of the Better Queensway project.</p> <p>It comprises £415,000 in 25/26 and £335,000 in 26/27 for the highways project management costs. This includes Civil Engineers, highways consultants and site supervisors and engineers.</p> <p>It also comprises £16,335,000 in 25/26 and £2,795,000 in 26/27 for highways infrastructure works.</p> <p>This investment is to be funded by £14,500,000 of Highways Infrastructure Funding, with the remaining £5,380,000 funded by corporate borrowing.</p>   |
| Safe, clean and green                      | C4 | 2,500,000<br><br><i>Funded by:<br/>Corporate borrowing</i>                       | <p><b>Footways Improvements</b><br/>(25/26 - £2,500,000)</p> <p>Improving local pavements is a priority for local people and for this council. This investment is to create better conditions for walking and improve public safety by reducing instances of trips and falls.</p> <p>The programme of works includes some of the highest priority pavements that need repair, across a range of wards and is part of more major investment across future years that will be needed to enable all the highest priority pavements to be brought up to standard across the city.</p> <p>This is to be brought up from the 'subject to viable business case' section into the main programme and is in addition to the budget of £8,500,000 already in the capital investment programme for the years 24/25 to 26/27.</p> |

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| Priority  |    | Total (£)  | Proposed Initiatives   |
|---|----|--|--|
| Safe, clean and green   | C5 | 1,500,000<br><i>Funded by:<br/>Corporate borrowing</i> | <p><b>Carriageways Improvements</b><br/>(25/26 - £1,500,000)</p> <p>Improving local roads is a priority for local people and for this council. This investment is to improve the highways infrastructure, reduce long term structural maintenance and improve public safety.</p> <p>The programme of works includes some of the highest priority roads that need repair, across a range of wards and is part of more major investment across future years that will be needed to enable all the highest priority roads to be brought up to standard across the city.</p> <p>This is to be brought up from the 'subject to viable business case' section into the main programme and is in addition to the budget of £6,157,000 already in the capital investment programme for the years 24/25 to 26/27.</p> |
| Safe, clean and green   | C6 | 1,800,000<br><i>Funded by:<br/>Borrowing</i>           | <p><b>Priority Works</b><br/>(27/28 to 29/30 - £600,000 p.a.)</p> <p>This investment is to ensure a £600,000 annual budget is available to deal with any urgent or priority works to Council owned assets that may arise during the year.</p> <p>This investment is in addition to the £1,471,000 budget already in the approved capital investment programme for the years 24/25 to 26/27.</p>  |
| Proud and prosperous<br><br><i>Civic Pride Action Plan: Challenge</i>   | C7 | 130,000<br><i>Funded by:<br/>Corporate borrowing</i>   | <p><b>Civic Pride Action Plan – Approach from Victoria Station to High Street</b><br/>(25/26 – £130,000)</p> <p>To improve the approach from Southend Victoria train station to the High Street to draw people into the High Street.</p>   |
| Proud and prosperous<br><br><i>Civic Pride Action Plan: Celebration</i> | C8 | 175,000<br><i>Funded by:<br/>Corporate borrowing</i>   | <p><b>Civic Pride Action Plan Signage: Southend-on-Sea Signage</b><br/>(25/26 – £100,000)<br/><b>Belfairs Park Signage</b><br/>(25/26 – £75,000)</p> <p>To review and commission wayfinding signage in the city, including directional signage, 'you are here' maps, large 'welcome to Southend' signage and Belfairs Park signage strategy and works.</p> <p>Other wayfinding signage: costs yet to be determined.</p>  |

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| Priority  |              | Total (£)  | Proposed Initiatives   |
|---|--------------|--|--|
|   |              |  | As part of the further work on these schemes, consideration will be given to the potential for them to be funded by arts grants or CIL funding as appropriate.   |
| Proud and prosperous<br><br><i>Civic Pride Action Plan: Challenge</i>                       | C9           | 100,000<br><br><i>Funded by: Borrowing</i>           | <p><b>Never Never Land and Cliffs Stabilisation – feasibility study</b><br/>(25/26 - £100,000)</p> <p>To undertake a feasibility study to establish a viable business case for a new Never Never Land and cliff stabilisation options on Western Esplanade. Depending on the outcome of that feasibility study, consideration will be given to the potential for CIL funding to be allocated to this scheme.</p> <p>If a viable business case is agreed, a budget would be requested for the design, surveys, obtaining planning and other statutory permissions, the tender and the on-site works.</p> <p>Never Never Land forms part of The Shrubbery Trust and appropriate processes and procedures will need to be followed in accordance with that Trust.</p> |
| Caring with a good quality of life for all<br><br><i>Civic Pride Action Plan: Challenge</i> | C10          | 590,000<br><br><i>Funded by: CIL fund allocation</i> | <p><b>Inclusive Playground at East Beach</b><br/>(25/26 - £65,000, 26/27 - £525,000)</p> <p>To design and construct a new inclusive playground at East Beach. This budget includes the design team fees, costs of obtaining statutory consents, detailed designs, the tender process and construction costs.</p>   |
| Safe, clean and green   | C11          | 500,000<br><br><i>Funded by: Borrowing</i>           | <p><b>Car Parks – Resurfacing and Ancillary Works</b><br/>(25/26 - £500,000)</p> <p>This investment is to resurface and re-line car parks which have been surveyed and deemed to require work. Investing in parking infrastructure and ensuring car parks are attractive and well looked after, will ensure better use and reduce the risk of loss of income from parking.</p> <p>This investment is in addition to the £30,000 budget already in the approved capital investment programme for 24/25.</p>   |
|   | <b>Total</b> | <b>28,290,000</b>                                    | <b>General Fund</b>  |

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| Priority                                   |              | Total (£)   | Proposed Initiatives  |
|--|--------------|---|---|
| Caring with a good quality of life for all | C12          | 11,880,000<br><br><i>Funded by:<br/>Reserves</i><br><br><i>Delivered by<br/>South Essex<br/>Homes</i> | <b>HRA Future Investment Programme</b><br><i>(27/28 – £5,780,000, 28/29 - £6,100,000)</i><br><br>The investment relates to <ul style="list-style-type: none"> <li>• continuing of the Decent Homes programme to keep the housing stock at decency levels;</li> <li>• common area improvements;</li> <li>• environmental health and safety works;</li> </ul> These works are wholly funded through the HRA, from the Major Repairs Reserve. This investment is in addition to the budget of £19,804,000 already in the approved capital investment programme for 24/25 to 27/28. |
|  | <b>Total</b> | <b>11,880,000</b>   | <b>Housing Revenue Account</b>  |
|  |              | <b>40,170,000</b>   | <b>TOTAL ADDITIONAL CAPITAL INVESTMENT PROPOSALS – MAIN CAPITAL INVESTMENT PROGRAMME</b>  |

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**3. Schemes Subject to Viable Business Cases Identified as a Priority**

**Viable business cases will need to be produced and approved before these schemes can progress and be brought into the capital investment programme.**

| <b>Priority</b>       |     | <b>Total (£)</b>   | <b>Proposed Initiatives</b>  |
|-----------------------|-----|--|--|
| Proud and prosperous  | C13 | 3,750,000<br><br><i>Funded by:<br/>Corporate<br/>borrowing</i> | <p><b>Southend Pier – Condition Works</b><br/>(27/28 to 29/30- £1,250,000 p.a.)</p> <p>This investment is to deliver the ongoing planned approach to addressing the condition works and bearing refurbishment identified within the condition survey. This proactive approach reduces the requirement for urgent and/or reactive condition works and ensures the integrity of this landmark structure that helps drive millions of visitors to Southend-on-Sea each year.</p> <p>This investment is in addition to the £3,140,000 budget already in the approved capital investment programme for the years 24/25 to 26/27.</p> <p>Inclusion in the main programme is subject to approval of a viable business case.</p> |
| Safe, clean and green | C14 | 1,500,000<br><br><i>Funded by:<br/>Corporate<br/>borrowing</i> | <p><b>Coastal Defence Refurbishment Programme</b><br/>(27/28 to 29/30 - £500,000 p.a.)</p> <p>This investment is to deliver a planned approach for the essential refurbishment works to the city's coastal defences. This proactive approach reduces the requirement for urgent and/or reactive condition works.</p> <p>This investment is in addition to the £1,000,000 budget already in the 'subject to viable business case' section below the main programme, for the years 25/26 to 26/27.</p> <p>Inclusion in the main programme is subject to approval of a viable business case.</p>  |

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| Priority   |              | Total (£)  | Proposed Initiatives   |
|--|--------------|--|--|
| Safe, clean and green  | C15          | 2,250,000<br><br><i>Funded by:<br/>Corporate borrowing</i> | <p><b>Property Refurbishment Programme</b><br/>(27/28 to 29/30 - £750,000 p.a.)</p> <p>This investment is to enable the Council's Property and Estate Management service to take a proactive approach to maintaining the buildings for which it is responsible. This will ensure investment is made in the fabric and services within building before they get to a stage that capital works become urgent or have a detrimental impact on service users' use of the building or leads to urgent repairs and maintenance works which are usually more costs long term.</p> <p>This investment is in addition to the budget of £2,071,000 already in the approved capital investment programme for the years 24/25 to 26/27.</p> <p>Inclusion in the main programme is subject to approval of a viable business case.</p> |
| Safe, clean and green  | C16          | 2,250,000<br><br><i>Funded by:<br/>Corporate borrowing</i> | <p><b>Fire Improvement Works</b><br/>(27/28 to 29/30 - £750,000 p.a.)</p> <p>This scheme is for the implementation of fire safety and associated compliance works across the Council's corporate property estate arising as a result of any changes to building regulations and/or other standards or updated fire risk assessments.</p> <p>This investment is in addition to the budget of £2,411,000 already in the approved capital investment programme for the years 24/25 to 26/27.</p> <p>Inclusion in the main programme is subject to approval of a viable business case.</p>   |
| Safe, clean and green<br><br><i>Civic Pride Action Plan: Challenge</i> | C17          | <i>Funded by:<br/>Corporate borrowing</i>                  | <p><b>Civic Pride Action Plan – Review of Recycling Provision</b><br/>(25/26 - unable to quantify at this stage)</p> <p>This investment is to review the recycling provision in the city, including the recycling points and the different types of bins.</p> <p>Inclusion in the main programme is subject to approval of a viable business case.</p>   |
|  | <b>Total</b> | <b>9,750,000</b>   | <b>General Fund</b>  |



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| <b>Priority</b>                            |              | <b>Total (£)</b>  | <b>Proposed Initiatives</b>   |
|--|--------------|---|---|
| Caring with a good quality of life for all | C18          | 975,000<br><br><i>Funded by:<br/>Reserves</i><br><br><i>Delivered by<br/>South Essex<br/>Homes</i>                      | <b>HRA Right to Buy – Buybacks Refurbishment</b><br>(27/28 to 29/30 - £325,000 p.a.)<br><br>This investment is to support the continuation of the programme to buy back ex-council houses and other properties to increase the stock on the housing register. These funds would be used to refurbish the properties that are purchased in order to bring them up to Decent Homes standard.<br><br>These works are wholly funded through the HRA, from the Capital Investment Reserve. This investment is in addition to the budget of £790,000 already in the approved capital investment programme for 24/25 to 26/27.                                     |
| Caring with a good quality of life for all | C19          | 4,500,000<br><br><i>Funded by:<br/>40% Right to Buy Receipts<br/>and 60% HRA<br/>Capital<br/>Investment<br/>Reserve</i> | <b>HRA Affordable Housing Acquisitions Programme</b><br>(27/28 to 29/30 - £1,500,000 p.a.)<br><br>Housing is a clear priority of this council and through purchasing suitable private homes for council use, the acquisitions programme is already helping to ensure that everyone has a home that meets their needs, including those with complex needs.<br><br>It is 40% financed by retained Right to Buy capital receipts. The balance of 60% is financed from the HRA capital investment reserve.<br><br>This investment is in addition to the budget of £4,601,000 already in the approved capital investment programme for the years 24/25 to 26/27. |
| Caring with a good quality of life for all | C20          | 2,600,000<br><br><i>Funded by:<br/>Reserves</i>   | <b>HRA Disabled Adaptations</b><br>(26/27 to 29/30 - £650,000 p.a.)<br><br>To undertake adaptations to the Council's housing stock to enable disabled residents to continue to live there. Adaptations include stair lifts, ramps, rails, door widening for wheelchair access and level access showers.<br><br>These works are wholly funded through the HRA, from the Major Repairs Reserve. This investment is in addition to the budget of £1,192,000 already in the approved capital investment programme for 24/25 to 25/26.   |
|  | <b>Total</b> | <b>8,075,000</b>  | <b>Housing Revenue Account</b>  |
|  |              | <b>17,825,000</b>   | <b>TOTAL PROPOSED ADDITIONAL CAPITAL INVESTMENT PROPOSALS – SUBJECT TO VIABLE BUSINESS CASES</b>  |