

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Construction of Changing Places Facility in the Camden Centre
Outline of Proposal, including timescales	<p>Background</p> <p>A changing Places Facility is currently provided in The Gateway in Grosvenor Road. This facility allows for lone wheel chair users or for carers of disabled people, to change, shower and use a specially adapted disabled toilet. All elements of the facility are accessible by wheelchair or with the overhead winch, allowing for carers to move the person to each area, and a multi-functional hospital bed is provided for drying, cleaning and changing. As part of the plans for the Amelia (Culture and Learning Hub), the Gateway facility is to be closed and its services are to be incorporated into the Amelia. However, no provision has been made for a new Changing Places Facility.</p> <p>Proposal</p> <p>The proposal is to create a new Changing Places Facility in the Camden Centre. This will be located at the rear of the building and will be accessed via Victoria Road. The proposed room is the correct size for the facility and is currently used to store chairs, it is next to a rear fire exit. Adaptations will be needed to the existing steps at the back of the property to allow wheelchair access and the existing set of doors will need to be changed to allow external disabled access. The room will need to be fully fitted for a Changing Places Facility, including all mechanical and electrical installations, plumbing adaptations, winch installation etc. The works would take around 4 weeks to complete.</p>
Sources of funding	Capital & Revenue Initiatives Reserve
Objectives	To provide a Changing Places Facility within the town
Benefits	The facility allows disabled people and carers the confidence that they will have an appropriate area to wash, change and use the toilet when necessary.

Capital Programme Application Form



<p>How will the proposal contribute towards:</p> <p>Corporate Priority?</p> <p>Local Area Agreement?</p> <p>Asset Management Plan?</p> <p>Other plans and strategies (please specify)?</p>	<p>The installation of a new Changing Places Facility demonstrates the Councils continued prioritisation of the rights of disabled people and their carers to enjoy full use of the town. It shows a sustained drive towards inclusivity and will allow Tunbridge Wells to be providing a similar level of care to most other towns in the South East of England. Some of the major towns in Kent providing Changing Places Facilities are- Tonbridge (1), Maidstone (2), Ashford (3), Canterbury (2) as well as several others. For a town the size of Tunbridge Wells this facility should be available to the public.</p> <p>The proposed work is also aligned with the Asset Management Plan which has the maintenance, care and upgrade of the council's assets as its core principal, as the installation of this facility in the Camden Centre would be an upgrade to an otherwise rarely used area.</p>
<p>Constraints (e.g. time, reliance on external funding, legal or technical factors)</p>	<p>The room needs to be significantly adapted to provide a Changing Places Facility.</p>
<p>Is this scheme already in the Capital Programme? (If so, has the work</p>	<p>No</p>

Capital Programme Application Form



<p>started or has the contract been let?)</p>	
<p>Does this scheme create new assets, which the Council will need to replace in due course? If so, please give the asset life expectancies.</p>	<p>This scheme creates a new asset in the Camden Centre, but it is replacing an asset that the council are disposing of, therefore not adding to the total number of assets. The estimated life of the facility would be around 20 to 25 years with 5 yearly partial refurbishments.</p>
<p>Have Accountancy agreed that the proposed expenditure should correctly be treated as capital?</p>	
<p>Implications of proposal being rejected</p>	<p>The Council will fail to carry out its obligations to protect the rights and dignity of some of its disabled residents. The town would be one of the only major towns in the south east of England not to provide this service.</p>
<p>Implications of proposal being delayed</p>	<p>As above.</p>
<p>Alternative solutions (If capital funding not available)</p>	<p>None.</p>

Capital Programme Application Form



<p>Risks (outline risks and action required to meet them)</p>	<p>The risks of not carry out the work include</p> <ol style="list-style-type: none"> 1. Complaints from the public resulting in bad press for the Council. 2. Complaints from disability charities, carers and disabled people about the removal of a service they previously relied upon resulting in bad press for the Council. 3. The perception of a Council that would remove a much-needed disabled facility and not provide to replace it may affect visitors coming to the area. A quarter of a million people in England rely on these facilities when they leave the house. Each one is visible on uktoiletmap.org which many disabled people refer to before visiting an area. <p>The risks associated with carrying out the work includes</p> <ol style="list-style-type: none"> 1. Health and safety of the workers and the public. To mitigate this, a robust H&S plan would be implemented under the construction CDM regulations. A Principal Designer and a Principal Contractor would undertake the full responsibility for the implementation of this plan.
<p>How does this proposal impact on equalities?</p>	<p>The proposal promotes equality by allowing all able and non-able-bodied people to use the town centre confidently.</p>
<p>Are there any VAT implications?</p>	

Capital Programme Application Form



Capital Costs				
Expenditure	2020/21	2021/22	2022/23	2023/24
Site Acquisition				
Construction	30,000			
Structural Maintenance				
Fees	11,100			
Vehicles, Plant, Furniture and Equipment	17,000			
Grants and Contributions				
Other expenditure – contingency 15%	8,715			
Total	66,815			
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	66,815			

Capital Programme Application Form



Revenue Effects of Capital Expenditure				
Expenditure / Income	2020/21	2021/22	2022/23	2023/24
Loss of Interest (3% of net cost)				
Additional revenue costs (please specify)				
Reduced revenue costs (please specify)				
Additional income (please specify)				
Net cost to Tunbridge Wells Borough Council				

Net Present Value (Please speak with Finance if you are unsure what this is)	
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Date the scheme discussed by the Head of Service with the relevant Portfolio Holder:

Supply email endorsing their support for the approval of funding by Cabinet.

Work must not commence without budgetary approval from Cabinet (or s151 in an emergency)