

Capital Programme Application Form



Corporate Priority	A Confident Borough – Support the health of residents by improving sport and active recreation opportunities and contribute towards the Health Inequalities Action Plan
Proposed Scheme	Replacement of Wooden Changing Facilities Bayham Sports Facilities
Outline of Proposal, including timescales	<p>The Council formally adopted the current Playing Pitch Strategy in November 2017 to consider the future provision and management of sports pitches and needs to serve the communities across the Borough. As part of the survey a review of changing facilities was undertaken and Bayham Playing Field was identified as in need of refurbishment. Bayham is currently used mainly by Foresters Football Club with the adult 11 a side pitch hired by West Kent Sunday League. To date Foresters have 37 junior team teams including ladies and girls teams. Over the past few years we have seen the growing development of ladies and girls football using Bayham. The current changing and welfare facilities are no longer suitable to accommodate both boys and girls football. The buildings are of wooden construction in excess of 30 years old with two separate buildings providing 8 changing rooms and one set of shower and toilet facilities.</p> <p>The external walls for the building are showing signs of decay in the timber frame and joints opening up in the external wooden cladding. The flooring is of plywood construction covered with hardboard exhibiting some decay in places and signs of extensive wear in the high use walkways. The external windows are in poor condition with decay in some areas of the frame. The roof is felt covered with corrugated steel over the showers and wc, the roof exhibits some distortion with an undulating surface and evidence of water damage to the internal parts of the building.</p> <p>The proposal is to demolish the old wooden buildings and install new temporary modular buildings to provide changing and welfare facilities to accommodate the increased usage of the site. The modular model would provide the opportunity to transfer the buildings to another location in the future.</p>
Sources of funding	Capital & Revenue Initiatives Reserve
Objectives	Support the health of residents by improving sport and active recreation opportunities and contribute towards the Health Inequalities Action Plan
Benefits	The replacement of the wooden changing facilities will provide suitable accommodation for both boys and girls football. The benefits will allow for the development of football for all abilities within the community.

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	Modular buildings can be transferred to another site in the future.
<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>13 Support the health of residents by improving sport and active recreation opportunities and contribute towards the Health Inequalities Action Plan.</p>
<p>Constraints (e.g. time, reliance on external funding, legal or technical factors)</p>	<p>Planning consent will be required for the installation of modular buildings.</p> <p>Appointment of an appropriate contractor to carry out the work.</p> <p>Time – The work will need to be undertaken outside the football season.</p> <p>Technical factors – Problems arising from unforeseen issues as work progresses.</p>
<p>Is this scheme already in the Capital Programme? (If so, has the work</p>	<p>No</p>

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started or has the contract been let?)	
Does this scheme create new assets, which the Council will need to replace in due course? If so, please give the asset life expectancies.	No – this is an existing asset, however the works will provide a refurbished property with the associated lifecycle costing for building elements.
Have Accountancy agreed that the proposed expenditure should correctly be treated as capital?	Yes
Implications of proposal being rejected	Risk to the Councils reputation via social media and comments from hirers. The risk of an increase in the cost of carrying out the work. Cost of carrying out maintenance to keep the building in a safe and usable condition.
Implications of proposal being delayed	The continued deterioration of the asset. The risk of an increase in the cost of carrying out the work. Cost of carrying out maintenance to keep the building in a safe and usable condition.
Alternative solutions (If capital funding not available)	None.

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Risks (outline risks and action required to meet them)	Damage to the Councils reputation. Complaints from hirers. Accidents and insurance claims. Risk of attracting anti social behaviour.
How does this proposal impact on equalities?	Currently the changing and welfare facilities do not provide opportunities for mixed sex changing.
Are there any VAT implications?	Yes, partially exempt

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Capital Costs				
Expenditure	2020/21	2021/22	2022/23	2023/24
Site Acquisition	0			
Construction	75,000			
Structural Maintenance	0			
Fees	500			
Vehicles, Plant, Furniture and Equipment	0			
Grants and Contributions	0			
Other expenditure	0			
Total				
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£75,500			