

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Capital projects repairs and improvements to Cranbrook Museum
Outline of Proposal, including timescales	<p>Cranbrook Museum is a 16th century grade 2 listed building in the heart of Cranbrook and is one of the most historically significant buildings in the area.</p> <p>The proposals include significant conservation efforts to the roof, including replacement of 2x leaking cast iron roof lights with conservation approved equivalents, replacement of certain timber elements including door thresholds and window sills with conservation approved equivalents.</p>
Sources of funding	Capital & Revenue Initiatives Reserve
Objectives	To stop water ingress, conserve the building, avoid secondary damage and maximise its use as a fit for purpose asset for the Council.
Benefits	To retain and increase its value and comply with relevant legislation. To avoid degradation along with possible loss of amenity if part of the building fails. To avoid secondary damage arising from failure of the building envelope or services.
How will the proposal contribute towards: Corporate Priority? Local Area Agreement? Asset Management Plan?	<p>The upgrading of the building fabric and respect for the conservation of the building in its prime location in the centre of Cranbrook will contribute to the delivery of a good experience in the town for visitors and staff alike. It will reflect the corporate priority of being a prosperous borough.</p> <p>The proposed work is aligned with the Asset Management Plan which has the maintenance, care and upgrade of Council owned assets as its core principle.</p>

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<p>Other plans and strategies (please specify)?</p>	
<p>Constraints (e.g. time, reliance on external funding, legal or technical factors)</p>	<p>The property is fully owned by the Council with no third-party ownership issues.</p>
<p>Is this scheme already in the Capital Programme? (If so, has the work started or has the contract been let?)</p>	<p>No. This is a new scheme</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>No. The work is required to protect existing assets.</p>
<p>Have Accountancy agreed that the proposed expenditure should</p>	

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correctly be treated as capital?	
Implications of proposal being rejected	The building will continue to deteriorate resulting in potential failure of building fabric and service elements and resultant loss of facility. This will impact on the museum staff's ability to perform their functions and lead to potential failure in service provision to residents of the Borough. It may also compromise the Borough by placing in it in breach of its planning obligations to protect listed buildings,
Implications of proposal being delayed	As above with greater costs to carry out the work when eventually commissioned.
Alternative solutions (If capital funding not available)	Delay the necessary works. This will result in higher costs when the works are commissioned.
Risks (outline risks and action required to meet them)	Continued deterioration of the building Health & Safety issues arising from building element failure Health and Safety implications on the existing tenancy if deterioration continues. Legal compensation claims arising from 2 In breach of planning obligations in respect of listed buildings Closure of all or part of the building Reputational loss – less likely to attract investment, new companies and residents to the area
How does this proposal impact on equalities?	Potential loss of facility in areas of failure.

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Are there any VAT implications?	No
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Capital Costs				
Expenditure	2021/22	2022/23	2023/24	2024/25
Site Acquisition				
Construction	£32,700			
Structural				
Fees	£2,500			
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure – 15% contingency	£3,300			
Total	£38,500			
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£38,500			

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Revenue Effects of Capital Expenditure				
Expenditure / Income	2021/22	2022/23	2023/24	2024/25
Loss of Interest (3% of net cost)	£1,160			
Additional revenue costs (please specify)				
Reduced revenue costs (please specify)				
Additional income (please specify)				
Net cost to Tunbridge Wells Borough Council	£1,160			

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)