

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Capital projects for roof replacement at the Camden Centre
Outline of Proposal, including timescales	<p>At present, the roof at the Camden Centre is leaking in several areas and is in need of large-scale repairs and replacement to all sections of the roof. The application is to erect a scaffold around the building and to completely refurbish the roof including the replacement of all tiles, lead flashings and gullies and timber elements where these have degraded. Parts of the building are leased out to different organisations, including a children’s nursery, and the running of these businesses is being affected by the water ingress from the roof.</p> <p>It is assumed that the Council will continue to hold the asset in the portfolio, and It is therefore anticipated that these assets will continue to be held until at least 2025.</p> <p>On this assumption immediate repairs to maintain the integrity and capital value of the asset and ensure compliance with Health and Safety regulations should be undertaken. Works to be undertaken in 2022/2023 would refurbish and upgrade the roof in order to minimise water ingress and further the anticipated lifespan of certain elements, especially internal plasterwork, decorations, pointing, render etc. Figures are based on a square meter rate for pitched roofing works and scaffolding.</p>
Sources of funding	Capital and Revenue Initiatives Reserve
Objectives	To stop water ingress, enhance the building, avoid secondary damage and maximise their use as fit for purpose assets for the Council.
Benefits	To retain and increase the buildings value and comply with relevant legislation. To avoid degradation along with possible loss of amenity if part of the buildings fails. To avoid loss of rental income. To avoid secondary damage arising from failure of the building’s envelopes or services.

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<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 upgrading of the buildings fabric in their prime location in the centre of Tunbridge Wells 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>
<p>Constraints (e.g. time, reliance on external funding, legal or technical factors)</p>	<p>The properties are 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>

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<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 correctly be treated as capital?</p>	<p>Yes</p>
<p>Implications of proposal being rejected</p>	<p>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 Council staff's ability to perform their functions and lead to potential failure in service provision to residents of the Borough. There would be a loss of earnings for the council through rental income.</p>
<p>Implications of proposal being delayed</p>	<p>As above with greater costs to carry out the work when eventually commissioned.</p>
<p>Alternative solutions (If capital funding not available)</p>	<p>Greater clarification of the Council's longer-term intentions in terms of occupation and use of the property may generate potential alternative remedies to the current issues that this Capital Bid seeks to resolve.</p> <p>There could be the possibility of installing photo voltaic panels to the roof of the Camden Centre in the future, and this could be designed into the current scheme if confirmed.</p>

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Risks (outline risks and action required to meet them)	Continued deterioration of the buildings Health & Safety issues arising from building element failure Health and Safety implications on the existing tenancies if deterioration continues. Legal compensation claims arising from 2 Closure of all or part of the buildings Loss of competent staff Reputational loss – less likely to attract investment, new companies and residents to the area
How does this proposal impact on equalities?	Potential loss of facilities in areas of failure.
Are there any VAT implications?	No

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Capital Costs				
Expenditure	2022/23	2023/24	2024/25	2025/26
Site Acquisition				
Construction	£160,000			
Structural				
Fees	£20,000			
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure – 15% contingency	£24,000			
Total	£204,000			
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£204,000			

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Revenue Effects of Capital Expenditure				
Expenditure / Income	2020/21	2021/22	2022/23	2023/24
Loss of Interest (3% of net cost)	6,120			
Additional revenue costs (please specify)				
Reduced revenue costs (please specify)				
Additional income (please specify)				
Net cost to Tunbridge Wells Borough Council	6,120			

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)