

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Capital projects arising from continued occupation of the Town Hall and Assembly Hall Theatre – window refurbishment to Town Hall
Outline of Proposal, including timescales	<p>At present, the buildings are in need of some large scale works to the envelopes due to the fact that patch repairs over the last 5 to 10 years are coming to the end of their serviceable life and large scale refurbishments are now required to the roof, the walls, rain water goods and the windows.</p> <p>The current state of the buildings is poor with water ingress through the roofs, internal gutters and rainwater goods, and the building fabric (i.e. walls, leadwork, canopies and windows).</p> <p>It is assumed that the Council will continue to hold the assets in the portfolio until a decision is made on the development or purchase of new offices for Council staff and potentially a new theatre site. 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 assets and ensure compliance with Health and Safety regulations should be undertaken. These works comprise addressing compliance issues and statutory obligations including Listed Building requirements. Works to be undertaken in 2022/22 would refurbish and upgrade the windows 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 trial number of windows upgraded during 2020-21 which indicated the findings of the 2014 condition survey and report on which costs were original based did not reflect the poor and failed state of the windows in 2021 arising from bad original construction details.</p> <p>Subject to further decisions on the relocating of Council offices a permanent refurbishment of the building for the longer term will be considered.</p>
Sources of funding	To be determined by the Director of Finance, Policy & Development

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Objectives	To stop water ingress, enhance the buildings, 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 fail. To avoid secondary damage arising from failure of the buildings envelopes or services.
How will the proposal contribute towards: Corporate Priority? Local Area Agreement? Asset Management Plan? Other plans and strategies (please specify)?	<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>
Constraints (e.g. time, reliance on external funding, legal or technical factors)	The properties are fully owned by the Council with no third-party ownership issues.

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<p>Is this scheme already in the Capital Programme? (If so, has the work started or has the contract been let?)</p>	<p>A budget of £626,000 was approved by Cabinet for works on the Town Hall for inclusion in the capital programme for 2021/22.</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 correctly be treated as capital?</p>	<p>Yes</p>
<p>Implications of proposal being rejected</p>	<p>The buildings 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. The theatre may have to close resulting in a cancellation of all shows and a loss of all earning potential for the council. It may also compromise the Borough by placing it in breach of its planning obligations to protect listed buildings,</p>

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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)	Greater clarification of the Council's longer-term intentions in terms of occupation and use of the properties may generate potential alternative remedies to the current issues that this Capital Bid seeks to resolve.
Risks (outline risks and action required to meet them)	<p>Continued deterioration of the buildings</p> <p>Health & Safety issues arising from building element failure</p> <p>Health and Safety implications on the existing tenancy if deterioration continues.</p> <p>Legal compensation claims arising from 2</p> <p>Closure of all or part of the buildings</p> <p>Loss of competent staff</p> <p>Reputational loss – less likely to attract investment, new companies and residents to the area</p>
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	£410,000			
Structural				
Fees	£35,000			
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure – 15% contingency	£60,000			
Total	£505,000			
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£505,000			

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Revenue Effects of Capital Expenditure				
Expenditure / Income	2022/23	2023/24	2024/25	2025/26
Loss of Interest (3% of net cost)	15,150			
Additional revenue costs (please specify)				
Reduced revenue costs (please specify)				
Additional income (please specify)				
Net cost to Tunbridge Wells Borough Council	15,150			

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)