

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Capital projects arising from extended occupation of the Town Hall
Outline of Proposal, including timescales	<p>Recent full Council decision not to proceed with the Calverley Square project dictates continued occupation of the building. At present, the building is in need of some large scale works to the envelope 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 building is poor with water ingress through the roof, internal gutters and rainwater goods, and the structure (i.e. walls, leadwork, canopies and windows).</p> <p>It is assumed that the Council will continue to hold this asset in the portfolio until a decision is made on the development or purchase of new offices for Council staff. It is therefore anticipated that this asset 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. These works comprise addressing compliance issues and statutory obligations including Listed Building requirements. Works to be undertaken in 2020/21 would refurbish and upgrade the building shell (roof/walls/windows) in order to minimise water ingress and further the anticipated lifespan of certain elements, especially windows as well as avoiding secondary damage to the internal finishes and services. Figures are based on a 2014 condition survey and report, with a 30 per cent uplift applied to account for inflation and the further deterioration of the building over the last 5 years.</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	External Borrowing / Capital & Revenue Initiatives Reserve

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Objectives	<p>To stop water ingress, enhance the building avoid secondary damage and maximise its use as a fit for purpose asset for the Council.</p>
Benefits	<p>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.</p>
<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 building fabric and services of this building in its 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 property is fully owned by the Council with no third-party ownership issues.</p>

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Is this scheme already in the Capital Programme? (If so, has the work started or has the contract been let?)	No. This is a new scheme
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. The work is required to protect existing assets.
Have Accountancy agreed that the proposed expenditure should correctly be treated as capital?	Yes
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 Council 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.

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Alternative solutions (If capital funding not available)	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.
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 above Closure of all or part of the building 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 facility in areas of failure.
Are there any VAT implications?	No

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Capital Costs				
Expenditure	2020/21	2021/22	2022/23	2023/24
Site Acquisition				
Construction	£512,139			
Structural				
Fees	£36,581			
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure – 15% contingency	£76,820			
Total	£625,540			
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£625,540			