

Capital Programme Application Form



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| Corporate Priority | |
| Proposed Scheme | Capital Projects arising from extended occupation of the Great Hall Car Park |
| Outline of Proposal, including timescales | Recent Full Council decision not to proceed with the Calverley Square dictates continued occupation of the building. It is assumed continued occupation at least until 2025 with the possibility that this may extend to 2030. Continued full operation of the building for this period requires addressing compliance issues in terms of users of the building, their vehicles and the Council's statutory obligations. |
| Sources of funding | External Borrowing / Capital & Revenue Initiatives Reserve |
| Objectives | To enhance the building, 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. |
| 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 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 businesses 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>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. These are new schemes.</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 expected to add another 10 years life to the property.</p> |
| <p>Have Accountancy agreed that the proposed expenditure should correctly be treated as capital?</p> | <p>Yes</p> |
| <p>Implications of</p> | <p>The building will continue to deteriorate resulting in potential failure of building fabric and service elements</p> |

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| proposal being rejected | and resultant loss of facility. This will impact on the Council's ability to provide the facility and lead to potential failure in service provision to businesses and residents of the Borough. |
| 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 use of the property and site 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 building</p> <p>Health & Safety issues arising from building element failure</p> <p>Legal compensation claims arising from above</p> <p>Closure of all or part of the building</p> <p>Loss of long term permit holders that move elsewhere or claim against the Council for not complying with lease/licence obligations</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 – e.g lifts |
| Are there any VAT implications? | No |

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| Capital Costs | | | | |
|--|-----------------|-----------------|----------------|----------------|
| Expenditure | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
| Site Acquisition | | | | |
| Construction | £500,000 | £230,000 | | |
| Structural Maintenance | | | | |
| Fees | £80,000 | £40,000 | | |
| Vehicles, Plant, Furniture and Equipment | | | | |
| Grants and Contributions | | | | |
| Other expenditure | | | | |
| Total | | | | |
| Less external grants and contributions | | | | |
| Less sales of related fixed assets | | | | |
| Net cost to Tunbridge Wells Borough Council | £580,000 | £270,000 | | |