

# Capital Programme Application Form



<b>Corporate Priority</b>	
<b>Proposed Scheme</b>	Capital Projects arising from extended occupation of 9/10 Calverley Terrace
<b>Outline of Proposal, including timescales</b>	<p>Recent Full Council decision not to proceed with the Calverley Square project dictates continued occupation of the building. At present, the building has been “mothballed” with the exception of space in the Ground floor and basement which is leased to the Ambulance Service. This lease is due to expire on 31 December 2019 but will be renewed for a term of a maximum of 5 years with a rolling break option. The building is not DDA compliant. The remainder of the building has failed fixed wire testing. An EPC (rating E) is in place only for the leased areas, a further EPC survey would be undertaken for the rest of the property.</p> <p>The current state of the building, following its mothballing over a 5 year period, is poor with water ingress through the roof, internal gutters and rainwater goods, and the structure (i.e. walls, leadwork, canopies and windows). Minimum compliance testing and servicing has been carried out, this would be brought up to date.</p> <p>It is assumed that the Council will continue to hold this asset in the portfolio until the decision on the Town Hall and Assembly Hall Theatre is made because this asset, with its intrinsically linked car park may be required to facilitate any proposed future use of the Town Hall or AHT. 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 should be undertaken. These works comprise addressing compliance issues, statutory obligations including Listed Building requirements and lease obligations to the ambulance service. Works to be undertaken in 2020/21 would refurbish and upgrade the building shell (roof/walls/windows) to current standards of insulation and repair and address Health &amp; Safety issues – and include overhaul/upgrade of the heating and electrical systems. It will exclude DDA compliance requirements which will be addressed. The anticipated capital application cost £211,600. Figures are based on a February 2018 condition survey and report.</p>

# Capital Programme Application Form



	<p>Temporary letting/use options and permanent options will be considered in 2019/20 and proposed works to be undertaken in subsequent years would complete a full refurbishment to a good standard of redecoration and finish thereby providing a fully functional and compliant building for occupation throughout ensuring statutory permissions and planning conditions are complied with – this will also include the minimum for DDA compliance.</p> <p>Subject to further decisions, dependent upon a decision made on the Civic Site’s future, a permanent refurbishment of the building for the longer term will be considered.</p>
<b>Sources of funding</b>	External Borrowing / Capital & Revenue Initiatives Reserve
<b>Objectives</b>	To enhance the building, maximise its use as a fit for purpose asset for the Council.
<b>Benefits</b>	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><b>How will the proposal contribute towards:</b></p> <p><b>Corporate Priority?</b></p> <p><b>Local Area Agreement?</b></p> <p><b>Asset Management Plan?</b></p> <p><b>Other plans</b></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>

# Capital Programme Application Form



<b>and strategies (please specify)?</b>	
<b>Constraints (e.g. time, reliance on external funding, legal or technical factors)</b>	The property is fully owned by the Council with no third party ownership issues subject to the leasehold interest held by the Ambulance Service
<b>Is this scheme already in the Capital Programme? (If so, has the work started or has the contract been let?)</b>	No. This is a new scheme in three parts with the first part proposed for 2020/21.
<b>Does this scheme create new assets, which the Council will need to replace in due course? If so, please give the asset life expectancies.</b>	No. The work is required to protect existing assets.
<b>Have Accountancy agreed that the proposed expenditure should correctly be treated</b>	Yes

# Capital Programme Application Form



<b>as capital?</b>	
<b>Implications of proposal being rejected</b>	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 it in breach of its planning obligations to protect listed buildings.
<b>Implications of proposal being delayed</b>	As above with greater costs to carry out the work when eventually commissioned.
<b>Alternative solutions (If capital funding not available)</b>	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.
<b>Risks (outline risks and action required to meet them)</b>	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
<b>How does this proposal impact on equalities?</b>	Potential loss of facility in areas of failure.
<b>Are there any VAT implications?</b>	No

# Capital Programme Application Form



Capital Costs				
Expenditure	2020/21	2021/22	2022/23	2023/24
Site Acquisition				
Construction	£160,000			
Structural				
Fees	£24,000			
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure – 15% contingency	£35,000			
<b>Total</b>	<b>£211,600</b>			
Less external grants and contributions				
Less sales of related fixed assets				
<b>Net cost to Tunbridge Wells Borough Council</b>	<b>£211,600</b>			