

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Crescent Road Car Park Remedial Works to Concrete Cladding
Outline of Proposal, including timescales	<p>Carry out installation of resin ties to all concrete cladding panels over entire car park. A number of panels have moved in the extreme hot weather summer 2022. Structural engineer recommendations have been obtained.</p> <p>Redesign and install new guardrail to replace existing guardrails to reduce the risk of damage to the cladding panels.</p> <p>The panels that are already showing signs of movement will have the remedial work carried out during 2023, the remainder in 2024.</p>
Sources of funding	Capital & Revenue Initiatives Reserve
Objectives	To reduce the potential for the existing cladding panels to become unstable and pose a health and safety risk to users and the public.
Benefits	Reduce the potential risk to health and safety.
How will the proposal contribute towards: Corporate Priority? Local Area Agreement? Asset Management Plan?	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.

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Other plans and strategies (please specify)?	
Constraints (e.g. time, reliance on external funding, legal or technical factors)	The existing car park is fully owned by the Council with no third-party ownership issues.
Is this scheme already in the Capital Programme? (If so, has the work started or has the contract been let?)	No.
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	

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correctly be treated as capital?	
Implications of proposal being rejected	The cladding panels and guardrails will continue to deteriorate resulting in their potential failure and may mean that the car park will have to close for health and safety reasons resulting in a disruption or loss of parking within Tunbridge Wells town centre.
Implications of proposal being delayed	As above with a greater risk to health and safety of users and the public. Some areas of the car park may need to close to reduce health and safety risks.
Alternative solutions (If capital funding not available)	Monitor the cladding panels and guardrails and if and where necessary close parts of the car park or provide temporary protection. This may result in a loss of revenue and Council reputation.
Risks (outline risks and action required to meet them)	Continued deterioration of the cladding panels and guardrails. Health & Safety issues arising from panel failure. Legal compensation claims arising from any injuries to the users and public due falling panels and guardrails and/ or potential damage to vehicles. Closure of all or part of the car park. Reputational loss – less likely to attract investment, new companies, and residents to the area.
How does this proposal impact on equalities?	No impact on equalities.
Are there any VAT implications?	No

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Capital Costs				
Expenditure	2023/24	2024/25	2025/26	2026/27
Site Acquisition				
Construction	£15,000	£185,000		
Structural Maintenance	£400,000	£1,300,000		
Fees	£40,000	£150,000		
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure				
Total	£455,000	£1,635,000		
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£455,000	£1,635,000		

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Revenue Effects of Capital Expenditure				
Expenditure / Income	2023/24	2024/25	2025/26	2026/27
Loss of Interest (3% of net cost)	£13,650	£49,050		
Additional revenue costs (please specify)				
Reduced revenue costs (please specify)				
Additional income (please specify)				
Net cost to Tunbridge Wells Borough Council	£13,650	£49,050		

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: 4 October 2022

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)