

Appendix B



South Somerset District Council

**Capital Grant or Contribution
Investment Appraisal Form**

Approved Budget within Service Plan? **Yes (Area
North Capital Programme)**

Project Number: <TBC>

Project Name: <Tintinhull New Community Hall>

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0 Document Control

0.1 Document Approval

Name	Organisation	Role	Approval	Date
Charlotte Jones		ADM (North)	yes	16-08-2015

0.2 Revision History

Version	Author	Review	Reason For Issue	Date

0.3 Document Distribution

Name	Organisation	Role
Area North Committee		Determine allocation within Area North Capital Programme

0.4 Document References

Section Reference	Document Referred	Document Title

1 Project Outline

The existing village hall, owned by the Parish Council, was built in 1953 but a professional structural survey has shown it is now in very poor condition as a result of deterioration. It is consequently very expensive to heat. The future of the hall has been under consideration since 2008.

The Tintinhull Community Plan, produced in 2012 and endorsed by SSSC, revealed the inadequacies of the present hall and the need for a new facility to meet all village needs and modern community requirements. This view was confirmed by information gathered from the results of a similar questionnaire in September 2014.

The project is to construct a new village hall on the existing site.

1.1 Authority Responsible

Tintinhull Parish Council. The new hall will be vested in a new charity – Tintinhull Community Hall.

1.2 Project Objectives & Outcomes

- The project is to construct and operate a new village hall serving Tintinhull and the surrounding area.
- This project will help increase the network of cultural facilities across South Somerset and help deliver a range of social and economic benefits for residents.
- The hall is expected to be fully self-funded by the end of its third year of operating and making a profit that can be returned to the village to help with further activities and projects.

1.3 Quality Expectations

The new hall will be accessible and energy efficient.

The project will be subject to the standard SSSC community grants conditions.

1.4 Anticipated Benefits

- *All sections of the local and visiting community will benefit from having a welcoming village “hub” in which they can gather, hold their meetings, keep fit and enjoy local entertainment.*
- *It will provide the older generation, of which there are over 300, a mutually convenient place to gather to meet others in a similar situation;*
- *it will provide a place for village entertainment to be staged for all the community, whether it be the annual pantomime, a Christmas concert, a Take Art evening or a private party.*
- *The village has 550 working adults who enjoy living in a village atmosphere that offers varied entertainment without having to go further afield;*
- *the hall will provide a welcoming venue for weddings, complementing the lovely village church or wedding licensed National Trust house, both within walking distance;*
- *it will enable the younger generation (over 150 under the age of 16) to gather after school.*
- *Local groups will be able to make use of the kitchen and coffee shop facilities.*

- *The building is being built on the site of the old hall in the middle of the village so most people can walk to it.*
- *The group's aim is to be as inclusive as possible, in particular helping those who are disadvantaged by old age and loneliness, disabled, single parent and those with caring responsibilities by giving them somewhere to meet others in a local, friendly environment.*

1.5 Options

In past years the village has considered a number of alternative options including other sites, and conversion of a former pub. These options have been subject to extensive consultation including a local referendum.

In December 2012 the Parish Council resolved to *"pursue a new build strategy to provide a village hall to the highest level of affordable sustainability and to design space as flexibly as possible to embrace Tintinhull Community Plan objectives.*

A Big Lottery Development Grant of £85,000 was awarded towards the cost of obtaining professional advice and information to support the preparation of comprehensive financial and technical design and assessments.

1.6 Key Project Information Summary

1.6.1	Expected Duration Of Project			
	Start date:	Subject to outcome of current grant applications.		
	Other Key Milestones with Dates:			
	Expected Completion Date:	End 2016		
1.6.2	Estimate of Officer Time Required: -			
	Officer's Name	Estimate of officer hrs	Officer available? Y/N	Agreement of Officer? Y/N
	<i>Teresa Oulds – Neighbourhood Development Office (North) – Grants Officer</i>	20	yes	yes
	Comment by Property Services:	N/A		
	Comment by Information Systems (if new IT system):	N/A		
	Comment by Other Services requiring significant input:	N/A		
1.6.3	Risk Assessment			
	Risk	Steps taken to mitigate Risk		

	The project could start on site and then only partially complete – incurring costs but not benefits. The project could be poorly managed and incur over spends or over runs. The project may not sustain in the long term and the capital asset disposed of.	The standard conditions for SSDC grants, together with the recommended special conditions, cover these risks, together with close monitoring by the Grants Officer. In the unlikely event of the project failing at some future point, the Trust Deed for the Tintinhull Village Hall Charity would ensure any monies from the disposal of the land remains for the use of Tintinhull community.
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2 Financial Investment – Capital Projects

Funding Plan

Funding Source	£ secured (S) or pending (P)
Parish Council*	170,000 (S)
Lottery**	85,000 (S)
Lottery	670,000 (P)
Veolia	50,000 (P)
Village fund raising	15,000 (S)
Village fund raising	15,000 (P)
Yarlington	5,000 (P)
Heritage	10,000 (P)
“Brick” sales	15,000 (P)
Awards for All	10,000 (P)
Other applications	43,520 (P)
Total Project Funding	1,088,520
Amount requested from SSDC (A-B)	40,000***

* PC’s contribution represents 15% of the total project cost.

** Development grant towards costs incurred during design development to RIBA Stage 3.

***Amount requested from SSDC represents 4% of the total project cost.

Breakdown of main areas of Capital cost

Item or activity	Cost £
Construction costs	760,000
Furniture, fittings and equipment	35,400
Professional fees*	116,350
Other costs: preliminaries	90,000

Other costs: demolition, leveling, asbestos removal	45,000
Contingency (includes inflation on capital costs)**	58,500
Non-recoverable VAT	23,270
Total project cost (A)	1,128,520

2.4 Revenue Implications of Capital scheme							
		Cost Centre	2015/16 £'000	2016/17 £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000
	Loss of interest @ 3.15% (PWL B 10yr rate 10.7.15)	FT922		£1260			
	(Savings in expenditure)						
	Revenue Costs by Individual Budget: (List)						
	Revenue Income						
	Total Revenue Expenditure / (Net saving)			£1260			
	Cumulative (To be completed by Financial Services)			£1260			
2.5 VAT Implications							
This needs to be completed by Karen Horley, in Exchequer Team, on x2223, before submission to Financial Services							
	<i>None for SSDC. Grants are paid net of VAT if zero rating or recoverable VAT.</i>						
2.6 Impact on Band D							
	Additional spend						
	Lost interest at 3.15%			£1260			
	Divided by tax base						
	Cost per band D tax payer						

3 Interested Parties

Name	Reason	Action required
SSDC Building Control	Provide BC services	As per grant condition

3 Other information

Access for All fully supports this application and will advise on the final plans.