# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-01**

**Capital Name:** **Private Sector Housing Grants**

**Date Created** **26.11.2019**
**Document Version:** **1.0**
**Author:** **Vicki Dawson**

## 1 Purpose of Request

To seek funding of £120,000 to continue to provide Private Sector Housing Grants in 2020/21 across the district.

The provision of Private Sector Housing Grants has comprised part of the Council's capital programme for many years and this bid is made in order to continue to fund this vital work. If funding is agreed, £60,000 will go to expenditure on Home Repair Grants and £60,000 towards expenditure on Houses in Multiple Occupation (HMO) Grants. This is the same as the funding provided for 2019/20 for these two grant types. Last year we also requested £60,000 for expenditure on Empty Property Grants but due to capacity to carry out this work this year we are not requesting any more funding for this grant expenditure for 2020/21. Grants are provided under the provisions of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.

## 2 Objectives

The aims in providing grant assistance are to help ensure decent housing standards across South Somerset, and to improve poor housing conditions in order to improve the health of local residents. This aligns directly with one of the priorities of the Draft Somerset Strategic Housing Framework 2018 – 2022 which is to achieve:

- A healthy living environment with secure and decent homes that fosters independent living within strong communities

This work also strongly supports the Council Plan 2016–21 Area of Focus on Homes. In particular, the following activities identified under this area which are:

- Work with the private rented sector to improve the standard and availability of rented accommodation
- Tackle fuel poverty
- Enable people to live independently for as long as they are able

## 3 Constraints and Decisions

These grants have been provided for many years, and the infrastructure, resources and expertise to deliver them is in place. 2019-20 has continued to see significant demand in particular for HMO grants. Capacity in the team has meant empty property work has not been progressed as planned and so these grants have not been utilised but we expect this situation to be resolved in the coming year.

## 4 Interfaces

A change in legislation in Oct 2018 required increased numbers of HMO landlords to apply for a licence. Once a licence is granted, landlords must comply with the conditions of a licence. Officers are continuing to work with landlords to ensure properties are up to the requisite standard, and the ability to provide some grant aid has assisted this process. Further funding will ensure this support can continue and the standards of HMO's across the district will improve as a result.

When empty property grants are awarded the Council secures nomination rights for the property in order to house tenants from our waiting list in the refurbished homes. This supports work under the Homelessness Reduction Act which came into force earlier this year

## 5 Measures of Success

Success will be measured by the number of properties improved as result of grant funding, and the amount spent of the funding awarded. It is difficult to state the number of expected improved properties as the level of grant varies depending on works required, however based on maximum grant allowance if the grant allocation is all spent then 39 properties would be improved. In reality this figure will be higher as most grants awarded are not for the maximum amount. In 2018-19 the following numbers were improved as a result of grant aid: 18 HMOS, 27 repair, 8 empty property totalling 53

## 6 Anticipated Benefits

Providing funding for Private Sector Housing Grants has been successful in helping deliver the Councils housing priorities and supporting the regulatory work of the private sector housing team over many years.

- **Home Repair Grants - £60,000**

Home Repair Grants provide for essential wind and weatherproofing and home insulation which prevents properties falling into further disrepair and residents becoming ill as a result. The grants are means tested ensuring they are targeted at those in most financial need.

- **Houses in Multiple Occupation Grants (HMOs) - £60,000**

HMOs provide an essential and affordable form of housing, often to young and immigrant communities. It has traditionally been a tenure of housing that suffers poorer standards. HMO grants ensure basic safety and amenity standards are met. Any grant will only cover a proportion of the cost of any works required and thus act as an incentive to encourage landlords to bring properties in the sector up to a decent standard. It can be argued that as landlords are businessmen, they should pay all the costs of upgrading their HMOs themselves. However, in South Somerset we have always found that by providing small HMO grants landlords are encouraged to come forward and bring their properties up to standard. Offering these grants does not undermine the regulation of these properties and enforcement action will continue be taken wherever necessary.

## 7 Options Discounted

There is no other option to source funding for these grants. They are not mandatory, but have been provided for many years to deliver the priorities of the council and support the work of the Somerset Strategic Housing Partnership. Without grants many properties would remain below a decent homes standard. Regulation of the private rented sector would still continue, however, improvement of empty properties and owner occupied properties of vulnerable people would not be supported.

## 8 Key Information Summary

| **8.1** | **Expected Duration Of Work** | |
|---|---|---|
| | Start Date: | April 2020 |
| | Other Key Milestones with Dates: | |
| | Expected Completion Date: | March 2021 |
| | | |

| 8.2 | **Estimate of Officer Time Required: -** | | | |
|---|---|---|---|---|
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Lead Specialist EH<br>Specialist EH<br>Case officer service delivery | Split between all the officers 2.0 FTE | Y<br>Y<br>Y | N/A<br>N/A<br>N/A |
| | **Are there any impacts on property?** | N/A | | |
| | **Are there any impacts on IT systems?** | N/A | | |
| | **Are there any environmental impacts?** | Many of the grant works will serve to improve energy efficiency and hence reduce energy usage. Where possible environmentally aware contractors will be used. | | |
| | **Have you appropriately considered all Equality issues?** | Poor quality accommodation particularly in relation to shared HMO properties can significantly impact on those from protected characteristic groups<br>Improving substandard housing will improve conditions for all, but especially for the most vulnerable | | |

| 8.3 | **Risk Assessment** | |
|---|---|---|
| | **Risk** | **Steps taken to mitigate Risk** |
| | The only real risk associated with this area of expenditure is that the building contractors fail to finish the work on time and the funding allocated is not spent as planned. This has been a problem in the past. | All schemes are closely monitored to try and ensure that this does not happen. |

## 9 Financial Investment

| 9.1 | | **Total Costs and Funding** | | | |
|---|---|---|---|---|---|
| | | | **Funding Body** | | **£' 000** |
| | SSDC Capital: - | | District Executive | | 120 |
| | Other Sources: -<br>- Grants | | | | |
| | **Total Capital Cost** | | | | **120** |

| 9.2 | | **Breakdown of main areas of cost** | | | | |
|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Home Repair Grants<br>HMO Grant | 60<br>60 | | | | |
| | **Totals** | **120** | | | | |

| **9.3** | | **External funds to be received** | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | 0 | | | | |
| | **Totals** | | **0** | | | | |

| **9.4** | | **Revenue Implications of Capital scheme** | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2024/25 £'000** | |
| | Loss of interest @ 2.0% | FT922 | 2.4 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **2.4** | | | | |
| | **Cumulative** | | 2.4 | | | | |

| **9.5** | | | |
|---|---|---|---|
| | Estimated useful life of asset (years) | | N/A |
| | Total Revenue Costs Year 1 to 5 | | N/A |
| | Annual Revenue Cost after year 5 | | N/A |
| | **Total cost over whole life of asset** | | **N/A** |

| **9.6** | | **VAT Implications** |
|---|---|---|
| | | Based on the current information provided to us, the VAT is recoverable on this project as the future activity is non business. |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-02**

**Capital Name:** **Renewal of Skate Park provision in Area South**

**Date Created** **18/11/2019**
**Document Version:** **1.0**
**Author:** **Rob Parr**

## 1 Purpose of Request

This scheme aims to secure funding to deliver a development plan, working in partnership with other organisations to renew skate park provision in Area South.

There are three skate parks managed by SSDC in Area South of which two are managed on behalf of Yeovil Town Council. The oldest skate park is almost 20 years old and all are in excess of 15 years old and are very close to the end of their serviceable life.

This capital bid aims to ensure skate/wheeled play facilities are retained in the current locations and potentially new facilities provided or identified as guided by stakeholder engagement.

## 2 Objectives

1. Secure External Funding.
2. Renew of up to three skate/wheeled play parks.
3. Identify potential new location for a destination skate park for the district and if desirable direct investment into this project and deliver the project as guided by stakeholder demand.
4. Contribute towards Council Plan Theme & Area of Focus – Healthy Self Reliant Communities: Enabling quality cultural, leisure and sport activities.
5. Deliver on Area South Chapter to: To support work towards the provision of new youth facilities including a concrete skate park or pump track in Yeovil.

## 3 Constraints and Decisions

This is a potentially large-scale project, covering multiple communities and stakeholders and will need the support of different service areas of SSDC, such as communications, strategy, environmental services who may have competing priorities.

## 4 Interfaces

None.

## 5 Measures of Success

Satisfaction survey of users once facilities delivered.

## 6 Anticipated Benefits

Concrete skate parks have a high initial cost but due to their simple but durable construction, the serviceable life of the parks should be more than double that of the steel ones they replace. In addition to this, it is anticipated there is significantly less ongoing maintenance of concrete over steel, as they do not require ongoing painting or welding.

The principle benefit will be from the increased quality of concrete skate parks, which should increase the use of the parks and make the customers experience safer and more enjoyable.

## 7 Options Discounted

Replacing steel with steel is an option but is quickly discounted due to the inherent failings of this material for the intended purpose.

The existing ramps could be removed all together, but this is contrary to Area Chapter, would cause customer dissatisfaction and could result in wheeled play in unsuitable locations such as Town Centre or Car Parks.

## 8 Key Information Summary

| | | |
|---|---|---|
| **8.1** | **Expected Duration Of Work** | |
| | Start Date: | January 2020 |
| | Other Key Milestones with Dates: | Issues & Options Assessment – End of March 2020<br>Issues & Options Consultation End May 2020<br>Procurement of Design/Build Partner – End July 2020<br>Detailed Site Designs Produced – End Sept 2020<br>Detailed Site Design Stakeholder Consultation – End Dec 2020<br>Construction – End June 2022 |
| | Expected Completion Date: | July 2022 |

| | | | | |
|---|---|---|---|---|
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Locality Officer<br>Case Officer<br>Communications Officer<br>Strategy Officer<br>Planning Officer<br>Environmental Services Officer<br>Procurement Officer<br>Land & Property Officer | 2,000<br>100<br>20<br>30<br>2<br>20<br>10<br>10 | Yes | Yes |
| | **Are there any impacts on property?** | Yes this project will change property by renewing existing sites and potentially adding a new skate park. | | |
| | **Are there any impacts on IT systems?** | No. | | |

| | | |
|---|---|---|
| | **Are there any environmental impacts?** | Concrete is not an environmentally friendly material due to the amount of energy it takes to create. However, the long life of these skate parks and reduction in the need for customers to travel to others locations will help to offset this. Landscaping around the skate parks can also be used to help offset the carbon footprint. |
| | **Have you appropriately considered all Equality issues?** | This will be carried out as part of the project consultation/development. |

| **8.3** | **Risk Assessment** | |
|---|---|---|
| | **Risk** | **Steps taken to mitigate Risk** |
| | Not supporting this refurbishment and development plan is likely to result in existing youth facilities being removed and not being replaced. | Continue to financially support youth facility provision in South Somerset. |
| | Project budgets are overspent. | Continue to advocate fixed price contacts to ensure projects are completed without significant overspends. |
| | Budgets become insufficient to fulfil requirements. | During stakeholder consultation, the project budgets will be made know as part of the process of managing customer expectations. |
| | Quality of facilities is sub-standard. | A design brief must be created for each project and this will include the requirement for the skate parks to meet the standard EN14974. |
| | Local resistance to change. | Proposals will be developed through stakeholder consultation and this will aim to address any local concerns and ensure people have the opportunity to constructively input into the final plans. |

## 9 Financial Investment

| **9.1** | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive Area Committees | £340 |
| | Other Sources: -<br>- Grants | | £50 |
| | **Total Capital Cost** | | **390** |

| 9.2 | **Breakdown of main areas of cost** | | | | | |
|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Professional Fees Construction | 30 | 210 | 100 | | |
| | **Totals** | **30** | **210** | **100** | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Yeovil Town Council / Brympton Parish Council / Sports England / Viridor | N | | 25 | 25 | | |
| | **Totals** | | | **25** | **25** | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 0.6 | 4.2 | 2 | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | GL510 | | | 2 | 2 | 2 |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **0.6** | **4.2** | **4** | **2** | **2** |
| | **Cumulative** | | 0.6 | 4.8 | 8.8 | 10.8 | 12.8 |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 40 years |
| | Total Revenue Costs Year 1 to 5 | 12.8 |
| | Annual Revenue Cost after year 5 | 2 |
| | **Total cost over whole life of asset** | **82.8** |

| 9.6 | **VAT Implications** |
|---|---|
| | Based on the current information provided to us there are no VAT implications |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-03**

**Capital Name:** **Works to Chard Reservoir Dam and Outlets**

**Date Created** **24/10/2019**
**Document Version:** **1.0**
**Author:** **Rachael Whaites**

## 1 Purpose of Request

A request for £18,340 to fund capital repairs and improvement works to the dam, outlets and reservoir mechanisms at Chard Reservoir.

Following a ten-year Inspection Report of Chard Reservoir in February 2018 (as required under Section 10 of the Reservoirs Act 1975) a number of mandatory works to the physical structure of the dam were identified. Following discussions between the site ranger and the supervising engineer it is apparent that further investigations & resulting work are required to the sluice mechanism and wider dam wall to ensure the dam is maintained in a good working order for the future.

## 2 Objectives

To complete mandatory improvement works to comply with the Reservoirs Act 1975. The works will ensure that the dam is maintained to a satisfactory level to ensure the integrity of the dam for the future to prevent damage to the highway (Chaffcombe Lane) and flooding of downstream properties and land. Integrity of the dam will also ensure that the Chard Reservoir Local Nature Reserve will remain as such for the benefit of the community for leisure & recreation purposes and as a vital habitat for wildlife.

## 3 Constraints and Decisions

The work required to the dam at Chard Reservoir is a legal requirement from SSDC as Reservoir owners under section 12(2) and 12(2A) of the Reservoirs Act 1975.

All works will be carried out by specialist contractors under the close supervision of the supervising engineer (Stillwater Associates), who has carried out the annual inspections at the reservoir for several years. Officer time will be spent securing quotes to comply with financial regulations and liaising with contractors to check suitability & experience for the job. During works Ranger time will be spent risk assessing and handling health and safety.

## 4 Interfaces

Advising Property Services of works before and upon completion.

## 5 Measures of Success

A report from the supervising engineer will deem the work completed to a satisfactory standard and recorded as complete.

## 6 Anticipated Benefits

This is a mandatory legal requirement and will ensure SSDC have fulfilled all of the legal obligations as undertakers of the Reservoir.

## 7 Options Discounted

Not completing the work.

## 8 Key Information Summary

| **8.1** | **Expected Duration Of Work** | |
|---|---|---|
| | Start Date: | September 2020 |
| | Other Key Milestones with Dates: | |
| | Expected Completion Date: | March 2021 |

Work to sluice to be completed during low water level when the water in the reservoir is lowered in September to increase winter storm capacity.

| 8.2 | **Estimate of Officer Time Required: -** | | | |
|---|---|---|---|---|
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Countryside Manager<br><br>Countryside Ranger (Chard Reservoir) | 8<br><br>16 | Y<br><br>Y | Y<br><br>Y |
| | **Are there any impacts on property?** | Chard Reservoir is land (and structures) owned by SSSDC. Property Services will be made aware of the works and are able to comment on plans before commencement. | | |
| | **Are there any impacts on IT systems?** | N/A | | |
| | **Are there any environmental impacts?** | Use of concrete and steel; carbon emissions from creation of products.<br><br>Possible contamination of the water course with products being used. Contractors will be made aware of contamination risks and we would expect to see these mitigated against in the contractor's risk assessment.<br><br>A small amount of air pollution in drilling and removal of existing concrete lid. Minimal drilling will be undertaken to reduce these impacts. Contractor's will be expected to complete an EIA.<br><br>Disposal of old concrete lid. | | |
| | **Have you appropriately considered all Equality issues?** | N/A | | |

| 8.3 | **Risk Assessment** | |
|---|---|---|
| | **Risk** | **Steps taken to mitigate Risk** |
| | Rising costs due to poor state of repair of hatch on sluice mechanism. Cannot currently be defined until further investigation works have been carried out as part of this bid. | Work closely with site ranger, inspecting engineer and contractor to install something that is fit for purpose and within budget. |

## 9 Financial Investment

| 9.1 | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | **18.34** |
| | **Total Capital Cost** | | **18.34** |

| 9.2 | **Breakdown of main areas of cost** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Telescopic investigation of sluice mechanism | 3 | | | | |
| | Sluice cover replacement works | 3.5 | | | | |
| | Diving inspection of sluice upstream | 2.5 | | | | |
| | Inspection of sluice downstream | 1.5 | | | | |
| | Work to make good summer overflow culvert | 3.575 | | | | |
| | Remove redundant metal sluice | 0.265 | | | | |
| | Path access materials | 1 | | | | |
| | Supervising engineer to oversee works and sign off satisfactory completion of works | 3 | | | | |
| | **Totals** | **18.34** | | | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 0.37 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **0.37** | | | | |
| | **Cumulative** | | 0.37 | | | | |

| | | |
|---|---|---|
| **9.5** | **Whole Life Costing** | |
| | Estimated useful life of asset (years) | 25 |
| | Total Revenue Costs Year 1 to 5 | |
| | Annual Revenue Cost after year 5 | |
| | **Total cost over whole life of asset** | |
| | | |
| **9.6** | **VAT Implications** | |
| | Based on the current information provided to us there are no VAT implications | |
| | | |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-04**

**Capital Name:** **Installation of Photo Voltaic Panels on Ninesprings and John O Donnell Pavilion buildings**

**Date Created** **24/10/2019**
**Document Version:** **1.1**
**Author:** **Katy Menday**

## 1 Purpose of Request

Request for capital funding to enable the installation of photovoltaic (PV) panels on the roof of the Ninesprings Café in Yeovil and also the John O'Donnell (JoD) Pavilion Building at Yeovil Recreation Centre. To support the completion of an energy efficiency audit (internally completed) at Yeovil Recreation Centre to fund either battery storage or LED floodlight bulbs depending on the recommendations of the audit.

## 2 Objectives

To improve efficiency and reduce the carbon footprint of both facilities and buildings by use of green, solar energy and associated technologies.

To make financial savings. It makes commercial sense to install PV at both locations as they are heavy users of electricity. Ninesprings is a café and the refrigeration, freezers and bar equipment all use power seven days a week. At the JoD Pavilion the scale of the building combined with the changing rooms and showers make for high energy use figures. It is however the two sets of floodlights for the athletics arena and Artificial Grass Pitch (AGP) that are the most significant users of energy on the site. It is proposed that part of this project includes production of an energy efficiency assessment for Yeovil Recreation Centre to inform the delivery of either a small battery storage plant on site to store the daytime energy generation for use in the evenings by the floodlights or replacement of the high energy floodlight bulbs with LED bulbs (which on average realises a 70% reduction in energy use).

To have buildings acting as demonstrator models in the use of green energy – both locations are at heavily used public open spaces and can have generation metres on display in the accessible café spaces.

To deliver against the Environment theme of both the Council Plan and the Environment Strategy under reducing our reliance on fossil fuels by switching to renewable sources of energy.

## 3 Constraints and Decisions

The pavilion and floodlights at the John O'Donnell pavilion are high users of electricity and so a PV array makes sense. Both roofs are suitable for the installation of PV and both locations have building projects anticipated for 2020; a café extension to Ninesprings and internal building works at the JoD pavilion, so it makes sense to carry out installation at the same time to reduce disruption to public services from the sites.

A Power Purchase Agreement (PPA) was considered but for the following reasons ruled out:

- A PPA will only be for energy generated by the PV panels, so there may not be significant savings on electricity costs. Energy used over and above the PV output (at our high use sites) would continue to be drawn from the grid at the existing standard rate.

- If SSDC own the panels, there is the upfront purchase and installation cost, but the electricity is free. If there is export back to the grid, then SSDC would gain the financial benefit of that. If we entered a PPA we would still pay for energy at the PPA price, and then you still pay at the standard energy price for whatever is used over and above what the panels are generating. All export back to the grid would benefit the PPA and not SSDC.

If PV were supported and installed, we propose also running an energy efficiency audit to inform whether a small battery storage facility (at the JoD pavilion building) or replacing the lightbulbs in the floodlights with LED bulbs is most appropriate. The usage profile for Yeovil Recreation Centre shows lower energy use through the daytime (when solar energy is generated) and increased use in the evenings when the floodlights are in use. Having some kind of battery storage in addition to the PV would potentially further offset the grid energy consumption and reduce carbon emissions. LED bulbs on average reduce energy use by 70%. A review of energy use, with a view to installing battery storage or LED bulbs, would further improve efficiency at the site.

## 4 Interfaces

Installation of solar PV would be preferable at both sites in line with the existing building enhancement programmes; summer 2020 for JoD pavilion and winter 2020/21 for Ninesprings.

This project would be one of a number of carbon reduction and offsetting projects coming forward from across the authority on a case by case basis as part of the Environment Strategy delivery plan.

## 5 Measures of Success

Solar panels (owned by SSDC) are installed on both roofs by September 2020 (JoD) and March 2021 (Ninesprings).

Grid electricity usage and therefore expenditure decreases at both locations.

Carbon footprint for both locations and SSDC as a whole is decreased.

An energy efficiency audit is completed for Yeovil Recreation Centre considering on-site battery storage vs LED light bulbs on the floodlights is completed. The preferred option is implemented at Yeovil Recreation Centre. Further cost and carbon savings are realised.

## 6 Anticipated Benefits

Use of grid electricity and emission of carbon dioxide from that electricity usage will be reduced.

Financial savings will be made.

**The last full year of usage is shown below for both locations:**

| **Location** | **Annual electricity costs 2018/2019** |
|---|---|
| Ninesprings | £5,115 |
| JoD Pavilion (includes floodlights for Arena and AGP) | £14,320 |

| **Location** | **kWh 2018/2019** |
|---|---|
| Ninesprings | 43,615 |
| JoD Pavilion | 44,601 Pavilion building<br>659 Announcer's hut<br>10,596 Floodlights<br>2,119 Grounds store<br>**57,975 TOTAL** |

**Anticipated benefits:**

| **Location** | **System size (kW)** | **Estimated annual output (kWh)** | **Installation Cost** | **Average annual savings on bills** | **Payback (years)** |
|---|---|---|---|---|---|
| Ninesprings; east & west aspects | 8 | 6,400 | £10K | £1,069 | 9.5 years |
| JoD Pavilion South, east & west aspects | 22 | 19,000 | £30K | £3,133 | Average of 8.5 years |

| **Location** | **Estimated annual carbon saving (tonnes)** | **Saving as % of SSDCs overall carbon footprint (1634 tonnes)** |
|---|---|---|
| Ninesprings | 1.81 | 0.11 |
| JoD Pavilion | 5.38 | 0.32 |

## 7 Options Discounted

A Power Purchase Agreement – the carbon & financial benefits for SSDC would not be realised.

Not making any changes- the level of use at the locations requires us to make changes to ensure the Councils 2030 carbon neutral target is achieved.

## 8 Key Information Summary

| | | | | |
|---|---|---|---|---|
| **8.1** | **Expected Duration Of Work** | | | |
| | Start Date: | May 2020 | | |
| | Other Key Milestones with Dates: | JoD installation complete – September 2020 | | |
| | Expected Completion Date: | Ninesprings installation by March 2021 | | |
| | | | | |
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Leisure and Recreation Manager<br><br>Specialist- Architecture and Projects. | 10<br><br>25 | Yes<br><br>Yes | Yes<br><br>Yes |
| | **Are there any impacts on property?** | Specialist Architecture and Project's has been consulted throughout development of the bid and will link PV tender timescales to build tenders if capital bid successful. | | |
| | **Are there any impacts on IT systems?** | No | | |
| | **Are there any environmental impacts?** | Yes – positive impact on carbon footprint for the site and SSDC overall. | | |
| | **Have you appropriately considered all Equality issues?** | N/A | | |
| | | | | |
| **8.3** | **Risk Assessment** | | | |
| | **Risk** | **Steps taken to mitigate Risk** | | |
| | Supply and installation company must be of good reputation. | Background checks on company before appointment. Cleared by Procurement Specialist.. | | |

## 9 Financial Investment

| 9.1 | Total Costs and Funding | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 34 |
| | | Existing PV Capital agreed for Yeovil Innovation Centre, to be transferred to JoD project | 16 |
| | **Total Capital Cost** | | **50** |

| 9.2 | Breakdown of main areas of cost | | | | | |
|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Solar PV John O'Donnell Pavilion, Yeovil Recreation Centre. | 30 | | | | |
| | Battery storage or LED bulbs | | 10 | | | |
| | Solar PV Ninesprings Centre | | 10 | | | |
| | **Totals** | **30** | **20** | | | |

| 9.3 | External funds to be received | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | Revenue Implications of Capital scheme | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 0.6 | 0.4 | | | |
| | (Savings in expenditure) | | | (4.2) | (4.2) | (4.2) | (4.2) |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **0.6** | **(3.8)** | **(4.2)** | **(4.2)** | **(4.2)** |
| | **Cumulative** | | 0.6 | (3.2) | (7.4) | (11.6) | (15.8) |

| 9.5 | Whole Life Costing | |
|---|---|---|
| | Estimated useful life of asset (years) | 30 years |
| | Total Revenue Costs Year 1 to 5 | 0 |
| | Annual Revenue Cost after year 5 | Estimated one off £7.5K cost between year 20 – 30 to replace inverters at both locations. |
| | **Total cost over whole life of asset** | **£57.5K** |

| | |
|---|---|
| | |
| **9.6** | **VAT Implications** |
| | Based on the current information provided to us there are no VAT implications |
| | |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-05**

**Capital Name:** **YIC Car Park Extension**

**Date Created** **11/11/2019**
**Document Version:** **1.0**
**Author:** **James Divall**

# 1 Purpose of Request

The Yeovil Innovation Centre (YIC) has been designed to act as the centre for growth orientated and sustainable knowledge based businesses within South Somerset. The project will enhance the SME business base of Yeovil and the surrounding area, in particular for innovation and incubation businesses, reducing the dependence on the declining employment potential of large businesses operating in the locality, whilst consolidating the role of Yeovil as the number two centre for aerospace in the region, as well diversifying the local economy.

The Centre acts as a source of aspiration and inspiration for the local business community and is a self-sustaining hub for business to business networking and collaboration, as well as enterprise and innovation support. Yeovil Innovation Centre 2 will be an extension to the existing YIC building. This will effectively be a new wing of the building, approximately 955sq.m of floor space that will divide into variously sized flexible starter units. The building will be a two storey extension on an approximate 478.5 sq. footprint and will add around 70% of extra start up space at YIC.

The Vision and purpose of the Innovation Centre is to provide a flexible business location in a supported environment (*front of house services, affordable business space with the potential for additional services such as IT and Business support)* for entrepreneurial and innovative companies to be supported and helping them to grow.

Whilst there is some longer term anchor tenancy accommodation, to provide revenue support towards the running of the Centre, the primary objective is to support other types of business. Engineering, research & development, design, media & communication businesses are examples of businesses that meet the expectations of the Centre. In addition, fledgling businesses that are either starting up or are in the early stages of their existence are also encouraged. The first examples are considered innovative, the second incubative – both are welcome at the YIC.

Over 2019 the YIC has seen real growth in both room tenancy and one off meeting / event usage. This has had the knock on effect of increased footfall and the demand for car parking for the centre.

The project involves the build of a 42 space permanent car park facility (see appendix 1) along with a new lockable cycle store and a painted access route for pedestrian to access the centre safely from the main entrance.

The car park will be built over the current overspill hard-core area highlighted in the photos in appendix 2. This hard-core space was created as a service yard for the build of YIC2. It is now used heavily due to the need for additional car parking but is deaerating quickly due to the high traffic use.

The new developed car park will enable the centre to have the much needed extended car parking spaces required to meet both current and future demand as well as encourage the use of green travel through walking to work and cycling. We will also aim to work with the District-wide Electrical Vehicle Charger programme to make sure that new charger points are established and added to the YIC car park provision.

## 2 Objectives

**The key objectives of this project are:**

- To provide a 'fit for purpose', modern, safe and accessible parking facility for both the tenants and visitors of the Yeovil Innovation Centre (42 spaces – see attached map in appendix 1)
- To provide safe and modern facilities to enable 'green travel' to work encouraging physical activity (new pedestrian footpath and car parks integration with new lockable bike parks and the future initiative of EV charging units.
- To reduce risk of current use of hard-core overflow car park in terms of damage to vehicles and to personal injury.
- To improve the other all image of the Yeovil Innovation Centre as a modern, environmentally friendly, exciting place to work and visit.

**The project aims to meet the following objectives within the 2016 – 21 corporate plan:**

**High quality cost effective services:**

- Seek business opportunities for the Council
- Work with partners to achieve economies, resilience and influence

**Economy**

- Work with businesses and use our assets to grow our economy
- Lobby for and support infrastructure improvements to enable growth

**Environment**

- Keep streets and neighbourhoods clean and attractive.

**Health and communities**

- Work with partners to tackle health issues such as diabetes and hypertension *(through the promotion of walk to work and cycling)*

Additional the project will improve facilities, increase capacity and aid to the overall appeal of the Innovation Centre. This will aid for management team to meeting the Partnership Board Business Plan objectives listed in appendix 2.

## 3 Constraints and Decisions

**Officer time:** South Somerset District Council has limited officers in our property services team who can project manage and deliver this project. His time is well used and needs to be programmed in. Depending on timescales of grant acceptance, time for the officer can be booked and programmed in to make sure that this project is completed as soon as possible.

**Financial (operating budget): increased business rates:** The 42 spaces will create additional business rate chargers for the operating budget. This is well done to the management and recharges to tenants will be included in future fees and charges. Additionally, managers are investigating options of renting certain spaces to tenants for additional income generation (offsetting the business rates increase).

## 4 Interfaces

Not applicable.

## 5 Measures of Success

- The construction of the new car park and green travel facilities / infrastructure. This includes – the 42 space car park, cycle storage and new pedestrian access route.

- Increased usage of the centre (tenants and visitors) from 2019 data

## 6 Anticipated Benefits

The project will bring a number of anticipated benefits to both the District Council owned facility and the tenants / visitor who use it. These include:

### Improved quality and safety of our facilities:

- New accessible, safe passage for pedestrians to walk from the road side access to the main front doors (improving health and safety in the car park)
- Improve safety and efficiency of overflow car park space from an existing hard-core space to a new modern, fit for purpose car park facility with 42 spaces.
- Improve image and attractiveness of grounds out the front of the Innovation Centre (improving first impressions)
- Supporting the wider facility development plan for the Centre which includes linking the new car park with 'green travel' facilities including new bike lockable parking units, pedestrian walk way and electrical vehicle charging points.

### Increased capacity:

- Establish 42 new parking bays and 8 new lockable bike storage units.
- Additional car park will support new events programme increasing the number of people using the centre during the day (currently would struggling to accommodation visitors and tenants)

### Impact on carbon management programme:

- Will include solar PV panels to generate renewable electricity (grant already received)
- Will include new 'green travel' to work facilities to encourage cycling and walking to work.
- Installation of EV chargers to encourage to uptake and usage of electrical vehicles. We will also investigate the option of an electrical bike park.

### Meeting the desired needs of our customers:

- Tenants have made comments about the need for additional car parking especially with the increased usage with GP strategies moving into the top floor of the YIC2.

### Anticipated knock on benefits of improving the facilities for the YIC:

- Greater access to Economic Development support for small businesses through new events programmes and drop in presentations/ networking events and entrepreneur programme.
- Greater satisfaction and feedback from centre tenants and visitors (retaining current and obtaining returning business)
- Attracting new users to the centre

## 7 Options Discounted

### Option 1 – Do Nothing

This option would not solve the problems with the state of the current hard-core area, its appearance and usage from the tenants/ visitors as an overspill car park. It could also result

in SSDC having to support funding in the future to make the space safe when it deteriorates further. The current spaces looks untidy and could deter future tenants joining the facility.

### Option 2 – Refurbish / Make good current over spill hard-core car park

The existing facilities are in such poor repair that extensive refurbishment is required to bring the parking facility up to standard. An investment as such is only worthwhile if the facilities that are being providing serve the needs of the tenants and centre visitors and are worth the expenditure. At present the facilities fails in terms of: facility standards, safety, capacity and sustainability. Through refurbishment and extension, some of these issues can be tackled, however the end result would be not fit for purpose, provide longevity and sustainability causing potential on-going repair costs to the facility and potential damage to the client's/ visitor vehicles.

### Option 3 – Build a new car park facility

**This is the preferred option:** The new car park would be an extension to the current car park, while making safe and future proofing the overspill area enabling additional parking for the growing usage at the Innovation Centre. Not only would the project grow the provision by 41 spaces but also encourage additional ways of travelling to and from the centre. The introduction of modern, secure bike storage, EV plug in points and a new pedestrian crossing will help to do this.

This option would improve the facilities at the YIC and allow sustainability principles to be incorporated into the whole facility and operations.

## 8 Key Information Summary

| | | | | |
|---|---|---|---|---|
| **8.1** | **Expected Duration Of Work** | | | |
| | Start Date: | | May 2020 | |
| | Other Key Milestones with Dates: | | N/a | |
| | Expected Completion Date: | | July 2020 | |
| | | | | |
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist - Architecture and Projects | 30hrs | Yes | Yes<br>Via email |
| | **Are there any impacts on property?** | The project delivery and management can be resourced from the Property Services Team (Specialist – Architecture & projects) and confirmed in an email | | |
| | **Are there any impacts on IT systems?** | N/A | | |

| | | |
|---|---|---|
| | **Are there any environmental impacts?** | A loss of green space has already been created due to the hard standing area used for the YIC service yard – it is this space that we would use for the car park facility.<br><br>Although the site could see additional car usage due to the increased capacity of the site, the project is trying to encourage other forms of transportation and travel – Electric vehicles, cycling and walking. |
| | **Have you appropriately considered all Equality issues?** | An equality impact assessment will be completed for the car park and the installation of the EV charging points (part of another project). |
| **8.3** | **Risk Assessment** | |
| | **Risk to Project**<br><br>Funding: | The project will be monitored and updated continuously by the project manager (SSDC Property team) to identify cost, time and quality risk associated with the project.<br><br>**Potential risks identified include:**<br>• Project management risk: Communication & control risks<br>• Environment/ site condition risk: The ground conditions / soil survey shows significant contamination, made ground or other issues<br>• Other environmental or ecological constraints.<br>• Construction risk: Failure of main contractor<br>• Under-performance of main contractor<br>• Site constraints<br>• Environment / weather<br><br>The SSDC Project manager has a proven record of delivering on capital schemes for SSDC and will manage the contractor and above risks as part of his role. The likelihood and impact of each risk will be continually assessed and to identify intrinsically linked opportunities for added value on a monthly basis. Risks will be added and deleted as required throughout the project process.<br><br>**Initial grant:**<br><br>Safeguards are in place to limit risk to the initial grant provision and loss of any funds from SSDC. Within the conditions document the YIC will need to prove that all other funds have been obtained and that our funds will only be released on receipt of payment receipts for the build work. |

| | | |
|---|---|---|
| | Competency to deliver project & no increased usage for the build. | Limiting risk to the long term investment in the facility & any concerns of the future of the organisation running it will include analysis of the following documentations.<br>- Governance & Partnership Board Business Plan<br>- Operational planning (Commercial Services & Income Generation)<br>- Future development plans (SSDC)<br>The YIC has an established governance and evidence of strong operating experience, a sound business and operational plan as well as development plans for capacity building and growth of usage are all prior to releasing funds. Local consultation with tenants and increased capacity at the YIC has shown a demand for improved facilities.<br>Reputational risk to SSDC is also a factor, if the project does not succeed. |

## 9 Financial Investment

| **9.1** | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 93.5 |
| | **Total Capital Cost** | | **93.5** |

| **9.2** | **Breakdown of main areas of cost** | | | | | |
|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Construction of YIC car park extension | 90 | | | | |
| | New footpath/line markings at entrance (safe pedestrian access) | 3.5 | | | | |
| | **Totals** | **93.5** | | | | |

| **9.3** | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | *N/a* | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 1.87 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **1.87** | | | | |
| | **Cumulative** | | 1.87 | | | | |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 50 |
| | Total Revenue Costs Year 1 to 5 | £500 |
| | Annual Revenue Cost after year 5 | £500 |
| | **Total cost over whole life of asset** | **£23,000** |

| 9.6 | **VAT Implications** |
|---|---|
| | **What are the VAT implications of the scheme?**<br>Based on the current information provided to us, the VAT is recoverable on this project. As any future income for the letting of car park spaces would be standard rated.<br><br>**Is this a VAT exempt activity?**<br>No |

# Appendix 1: YIC Parking Scheme Plan

- Attached additional document

# Appendix 2: Business Plan Objectives

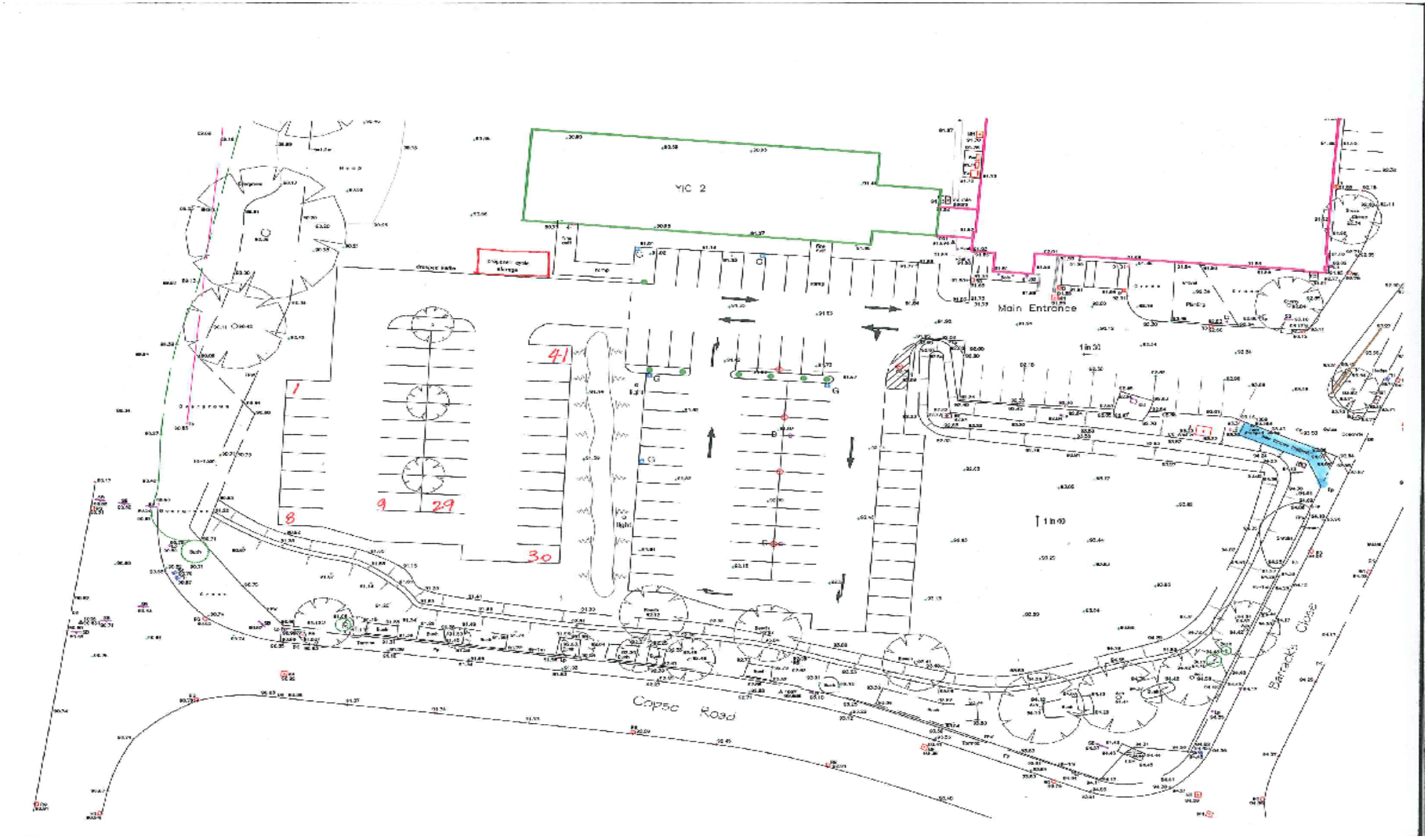
**The overarching objectives of the project are to:**

- Increase the number of business start-ups in South Somerset.
- Improve the survival and growth rates of knowledge based business in the county, through access to high-quality business support.
- To create a regenerative effect locally, increase high value employment opportunities and help diversify the local economy.
- To develop a wider network of entrepreneurs in the area and promote collaboration and business development.
- To facilitate the provision of essential business skills and industry awareness among entrepreneur clients.

**The key outcomes of the project will be to:**

- Attract new and additional knowledge based businesses.
- Enhance the survival and growth prospects of these businesses through the provision of high quality business support and mentoring.
- Create a wide network of businesses, promoting business collaboration amongst knowledge based businesses.
- Widen employment opportunities in Yeovil and for further afield.
- Increase research and development and collaboration with the knowledge base for the target sectors.
- Strengthen the role of Yeovil in the South West's focus on aerospace and advanced engineering.
- Become self-supporting financially and thereby minimise the future demands on public sector funding.
- It will also have a regenerative effect on surrounding area through physical refurbishment of a prominent building.
- It will provide affordable business accommodation for knowledge based businesses, thus meeting an identified need.

## Appendix A – YIC Parking Scheme Plan



# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-06**

**Capital Name:** **Brympton Way Building Improvement Works**

**Date Created** **20/11/2019**
**Document Version:** **1.0**
**Author:** **Robert Orrett**

## 1. Purpose of Request

(a) Boiler Replacement

Heating for Brympton Way is provided via two gas fired boilers, located in a plant room at second floor level. The boilers are original to the building (over 30 years old). One of the two boilers has developed a serious leak and has been switched off and isolated. This leaves us in a vulnerable position. If there were to be a problem with the other boiler, the building would be unheated and not usable during the heating season.

Options range from attempting to remove cracked boiler sections and individually replace, through direct replacement of the whole boiler to re-design and modernisation of the total heating installation. The costs for replacing sections are around two thirds of a direct boiler replacement. Re-design and modernisation of the total heating installation involves very major expenditure and extended lead times. The favoured option therefore is to proceed with direct replacement of the whole defective boiler.

There is a 'Contingency for Plant Failure' reserve of £199k in the Capital Reserve schemes approved in principle. Therefore, the request is to utilise £25k from this reserve to replace the boiler.

(b) Fire Alarm

The main alarm system for Brympton Way is a dated installation which is no longer supported by the manufacturer. The working life of the system has been extended by use of second-hand spares but this will not allow much further operational use. Cost of parts is increased by needing to source them in this way. Replacement will also update the system to current standards for electronic addressable panels. This is an essential part of managing the building safely.

There is £59k from a previous capital bid still in the approved capital programme, which requires a £21k top-up to achieve the forecast £80k cost.

## 2. Objectives

The project objectives link to the Council Plan 2016-21 as follows:

**Protecting Core Services**:

Provide high quality cost effective services and transform customer services through technology.

Commercial management – required to meet our commitment to tenants at the property.

## 3. Constraints and Decisions

(a) Failure of the second boiler would leave the building unheated and not capable of occupation during the heating season. This would fundamentally disrupt SSDC business and place SSDC in breach of its obligations as landlord.

(b) The fire panel is critical to management of the building and the safety of all occupiers and users.

a. None

## 4. Interfaces

N/A

## 5. Measures of Success

No lost days of building use. Costs of property management.

## 6. Anticipated Benefits

(a) Continued uninterrupted occupation of Brympton Way. Reduced vulnerability to failure of second boiler

(b) Continued uninterrupted occupation of Brympton Way. Demonstrable safety of building occupiers and visitors.

## 7. Options Discounted

No action; total upgrade of heating system.

## 8. Key Information Summary

| | | | | |
|---|---|---|---|---|
| **8.1** | **Expected Duration Of Work** | | | |
| | Start Date: | April 2020 | | |
| | Other Key Milestones with Dates: | | | |
| | Expected Completion Date: | March 2021 | | |
| | | | | |
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist – Asset Management<br>Case Officer | 30<br>20 | Y<br>Y | Y<br>Y |
| | **Are there any impacts on property?** | No operational disruption expected due to weekend working. | | |
| | **Are there any impacts on IT systems?** | No. | | |
| | **Are there any environmental impacts?** | Marginal improvement in energy efficiency. | | |
| | **Have you appropriately considered all Equality issues?** | Yes and there are none. | | |
| | | | | |
| **8.3** | **Risk Assessment** | | | |
| | **Risk** | **Steps taken to mitigate Risk** | | |
| | There are no outside partners other than contractors and the usual procurement risks would apply. | Ensure a specialist and established supplier is procured with experienced officers carrying out design and feasibility checks. | | |

## 9 Financial Investment

| 9.1 | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 21 |
| | Other Sources: -<br><br>'Contingency for Plant Failure' Capital Reserve<br><br>Previous capital bid for Fire & Intruder Alarm Upgrades | <br><br>District Executive<br><br>District Executive | <br><br>25<br><br>59 |
| | **Total Capital Cost** | | **105** |

| 9.2 | **Breakdown of main areas of cost** | | | | | |
|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Boiler replacement<br><br>Fire Alarm | 25<br><br>80 | | | | |
| | **Totals** | **105** | | | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | *Not Applicable* | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 2.1 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **2.1** | | | | |
| | **Cumulative** | | 2.1 | | | | |

| | | |
|---|---|---|
| **9.5** | **Whole Life Costing** | |
| | Estimated useful life of asset (years) | 20 years |
| | Total Revenue Costs Year 1 to 5 | No extra |
| | Annual Revenue Cost after year 5 | No extra |
| | **Total cost over whole life of asset** | |
| | | |
| **9.6** | **VAT Implications** | |
| | Based on the current information provided to us there are no VAT implications | |
| | | |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-07**

**Capital Name:** **Land Drainage Maintenance Improvements**

**Date Created** **20/11/2019**
**Document Version:** **1.0**
**Author:** **Ian Case**

## 1 Purpose of Request

To carry out improvements to the land drainage infrastructure that we maintain. This is to improve the safety of the maintenance crews where often the access is down steep banks or restricted.

## 2. Objectives

The project objectives link to the Council Plan as follows:

**High Quality Cost Effective Services**:

Actively manage assets and resources to ensure the best financial or community return.

**Environment:**

Continue to address the impact of flooding

**Health, Self-reliant Communities**:

Help keep our communities safe (from flooding).

## 3. Constraints and Decisions

None.

## 4 Interfaces

None.

## 5 Measures of Success

Continued effective maintenance of the land drainage infrastructure that we maintain across the district.

## 6 Anticipated Benefits

The maintenance crews will be able to operate more efficiently and more importantly safer.
On some sites time will be saved due to not having to set up temporary access arrangements.

## 7 Options Discounted

There are no other options to be considered.

## 8 Key Information Summary

| 8.1 | **Expected Duration Of Work** | |
|---|---|---|
| | Start Date: | May 2020 |
| | Other Key Milestones with Dates: | N/A |
| | Expected Completion Date: | October 2020 |

| | | | | |
|---|---|---|---|---|
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist – Asset Management | 30 | Y | Y |
| | Streetscene:<br>Operations Manager | 15 | Y | Y |
| | Team Leader | 15 | Y | Y |
| | Operational Section Lead | 25 | Y | Y |
| | **Are there any impacts on property?** | None as internal | | |
| | **Are there any impacts on IT systems?** | None. | | |
| | **Are there any environmental impacts?** | Yes, there is a risk of flooding if we do not maintain the land drainage infrastructure. | | |
| | **Have you appropriately considered all Equality issues?** | Yes and there are none. | | |

| | | |
|---|---|---|
| **8.3** | **Risk Assessment** | |
| | **Risk** | **Steps taken to mitigate Risk** |
| | There are no outside partners other than contractors and the usual procurement risks would apply. | Good planning and procurement methods. |

## 9 Financial Investment

| | | | |
|---|---|---|---|
| **9.1** | **Total Costs and Funding** | | |
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 25 |
| | **Total Capital Cost** | | **25** |

| | | | | | | |
|---|---|---|---|---|---|---|
| **9.2** | **Breakdown of main areas of cost** | | | | | |
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Works at various sites | 25 | | | | |
| | **Totals** | **25** | | | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 0.5 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **0.5** | | | | |
| | **Cumulative** | | 0.5 | | | | |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 20 years |
| | Total Revenue Costs Year 1 to 5 | No extra |
| | Annual Revenue Cost after year 5 | No extra |
| | **Total cost over whole life of asset** | |

| 9.6 | **VAT Implications** |
|---|---|
| | Based on the current information provided to us there are no VAT implications |

# South Somerset District Council

# Request for Capital

**Capital Request No:** **2020-08**

**Capital Name:** **District Wide CCTV Contribution to new system**

**Date Created** **20/11/2019**
**Document Version:** **1.0**
**Author:** **Ian Case**

## 1 Purpose of Request

Sedgemoor District Council (SDC) under a Service Level Agreement (SLA) monitor the CCTV cameras that we own in Yeovil town centre and have done so for many years.

The supplier who provide their recording and VMS (Video Management System) platform have voluntarily closed their business at the start of this year.

All of the towns monitored by SDC are affected, including Yeovil and Taunton.

The risk is that if part of the system fails we will have limited or no support and a worst case scenario is that if the software aspect of the system fails then we could potentially lose everything.

Any hardware support will continue to be provided by our incumbent CCTV maintenance contractors CDS with the spares that are available. However, the maintenance company is currently using spare parts, which were already in stock, but this will cease to become viable in the short-medium term.

As the software is no longer supported, we will in future start becoming at risk of security vulnerabilities as the system ages (lack of security patching).

The system has been working, however, SDC have been looking into options to replace the system.

This request therefore is to fund SSDCs share of this replacement system. The total system is believed to be in the order of £125,000 with SSDC's share to be £25,000.

For completeness we also pay significant revenue costs relating to the CCTV system including SDC to carry out the monitoring, line rental from BT etc. This amounts to some £…. per year.

## 2 Objectives

The project objectives link to the Council Plan 2016-21 as follows:

**Protecting Core Services**:

Provide high quality cost effective services and transform customer services through technology.

**Healthy, Self-reliant Communities**:

Work with partners to keep our residents safe and help them to feel safe in their local area.

## 3 Constraints and Decisions

As SDC will be procuring and providing the new system, SSDC will have no direct control over costs. However, as a neighbouring local authority partner this should not be a cause of concern for us.

## 4 Interfaces

None

## 5 Measures of Success

Uninterrupted service. Operating costs

A modern system procured and operational before the existing system developed a major fault.

## 6. Anticipated Benefits

A modern replacement CCTV monitoring system.

## 7. Options Discounted

An option would be to close down our CCTV system but has been discounted as not appropriate.

## 8. Key Information Summary

| | | | | |
|---|---|---|---|---|
| **8.1** | **Expected Duration Of Work** | | | |
| | Start Date: | April 2020 | | |
| | Other Key Milestones with Dates: | | | |
| | Expected Completion Date: | June 2020 | | |
| | | | | |
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist – Asset Management<br>Case Officer | 20<br>10 | Y<br>Y | Y<br>Y |
| | **Are there any impacts on property?** | None | | |
| | **Are there any impacts on IT systems?** | None directly as any system is not run by SSDC. | | |
| | **Are there any environmental impacts?** | No. | | |
| | **Have you appropriately considered all Equality issues?** | Existing system and is a replacement of existing monitoring system. | | |
| | | | | |
| **8.3** | **Risk Assessment** | | | |
| | **Risk** | **Steps taken to mitigate Risk** | | |
| | At this stage we only have estimated costs and as the product will have certain bespoke elements costs could rise. | We have a partnership arrangement with Sedgemoor DC so accepted procurement practices are expected to be followed producing best value. | | |

## 9 Financial Investment

| 9.1 | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 25 |
| | **Total Capital Cost** | | **25** |

| 9.2 | **Breakdown of main areas of cost** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** | |
| | SSDCs share of project | 25 | | | | | |
| | **Totals** | **25** | | | | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 0.5 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **0.5** | | | | |
| | **Cumulative** | | 0.5 | | | | |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 15 years |
| | Total Revenue Costs Year 1 to 5 | Not anticipated to be extra other than inflation rises. |
| | Annual Revenue Cost after year 5 | Not anticipated to be extra other inflation rises. |
| | **Total cost over whole life of asset** | |

| 9.6 | **VAT Implications** |
|---|---|
| | Based on the current information provided to us there are no VAT implications |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-09**

**Capital Name:** **Birchfield Leachate Pumping Station**

**Date Created** **20/11/2019**
**Document Version:** **1.0**
**Author:** **Ian Case**

## 1 Purpose of Request

To carry out essential repairs to the roof of the pump house kiosk to ensure the integrity and operation of the pumping station is maintained.

To upgrade the telemetry system to provide more effective warning of issues and increased remote functionality.

There is currently £485k in a 'Gas Control System – Birchfield' reserve from a 2013 capital bid that has been unspent for years and thus was returned to the reserves. Therefore, approval is sought to utilise £45k of this reserve to fund this scheme. Once the Gas Control System scheme is to go ahead, which is expected to be in a few years' time, a new bid to top-up the existing reserve will be submitted once it has be re-costed.

## 2 Objectives

The project objectives link to the Council Plan as follows:

**High Quality Cost Effective Services**:

Actively manage assets and resources to ensure the best financial or community return.

**Health and Communities**:

Help keep our communities safe.

**Other Service Objectives:**

Birchfield Disused Landfill site – to continue to monitor and manage the pollution risks including gas, leachate and dissolved methane

## 3 Constraints and Decisions

Specialised contractors and materials availability for roof repair works.

## 4 Interfaces

None.

## 5 Measures of Success

Continued effective management of the Birchfield Disused Landfill site reducing pollution risk.

## 6 Anticipated Benefits

The project will have two benefits:

Firstly, repairing the roof will ensure that the pump kiosk remains weatherproof thereby preventing failure. The roof is currently supported by temporary props but this cannot be relied upon long term.

Secondly, the existing telemetry is some 10 years old and has limited functionality requiring a site visit to remedy any faults. The new system will be designed such that any faults can be interrogated remotely and reset in the same way. It will also enhance the functionality by providing constant monitoring information assisting with the management of the pumping station.
This will save time and resources both in specialist maintenance contractor attendance but also SSDC officer time.

## 7 Options Discounted

No action.

## 8 Key Information Summary

| | | | | |
|---|---|---|---|---|
| **8.1** | **Expected Duration Of Work** | | | |
| | Start Date: | June 2020 | | |
| | Other Key Milestones with Dates: | | | |
| | Expected Completion Date: | June 2021 | | |
| | | | | |
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist – Asset Management | 74 | *Y* | *Y* |
| | **Are there any impacts on property?** | None as internal | | |
| | **Are there any impacts on IT systems?** | None directly as the system will be web based. | | |
| | **Are there any environmental impacts?** | Yes, if there is a risk of pollution if the project does not proceed. | | |
| | **Have you appropriately considered all Equality issues?** | Yes and there are none. | | |
| | | | | |
| **8.3** | **Risk Assessment** | | | |
| | **Risk** | **Steps taken to mitigate Risk** | | |
| | There are no outside partners other than contractors and the usual procurement risks would apply. The system will be specific but open protocol in that more than one supplier could operate once installed. | Ensure a specialist and established supplier is procured with experienced officers carrying out design and feasibility checks. | | |

## 9 Financial Investment

| 9.1 | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital Programme: 'Gas Control System – Birchfield' Capital Reserve | District Executive | 45 |
| | **Total Capital Cost** | | **45** |

| 9.2 | **Breakdown of main areas of cost** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Replacement roof<br>Upgraded Telemetry | 15<br>30 | | | | |
| | **Totals** | **45** | | | | |

| 9.3 | **External funds to be received** | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 0.9 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **0.9** | | | | |
| | **Cumulative** | | 0.9 | | | | |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 20 years |
| | Total Revenue Costs Year 1 to 5 | No extra |
| | Annual Revenue Cost after year 5 | No extra |
| | **Total cost over whole life of asset** | |

| 9.6 | **VAT Implications** |
|---|---|
| | Based on the current information provided to us there are no VAT implications |

# South Somerset District Council

# Request for Capital

**Capital Request No:** **2020-10**

**Capital Name:** **Car Park Improvement Works**

**Date Created** **20/11/2019**
**Document Version:** **1.0**
**Author:** **Ian Case**

## 1 Purpose of Request

a) Court Ash Car Park

The wall suffered an impact damage in recent weeks. The wall is therefore in need of repair and following an initial structural report it will be difficult to carry out localised repairs. This bid therefore is to carry out essential repairs to the stone retaining wall along Court Ash.

b) West Hendford Car Park

This car park is an underground car park that we lease from Tesco since 1993 under a 125 years' term. The original lighting was installed in 1998.
The car park has for years now suffered from the effects of anti-social behaviour degradation and has become dark and unwelcoming due in some part to the lighting being persistently damaged by vandals. The original lighting scheme is now outdated and the spares and fittings are unavailable meaning that we had to prioritise areas to provide lighting. There are also issues with the water ingress from above which has corroded the galvanised steel conduit.

There is also and increasing problem with pigeons nesting in the concrete beams forming the roof area and also on top of the existing lights. This causes unacceptable mess and is costing significant amounts to carry out deep cleans each month. The works proposed will carry out anti pigeon measures.

We will also be looking to paint the walls, columns and ceiling in white anti-graffiti to provide an improved reflection thereby providing an opportunity to reduce the number of lights with the associated cost saving. This together with dedicated walkways will provide a safe and inviting customer experience to users of the car park.

All of the above measures have been discussed with the local crime prevention officer who is supportive of the proposals.

(c) Car Park Ticket Machines – To provide updates and modernise our payment methods for our ticket machines in the car parks. Our ticket machines are obviously getting older and less reliable. We have looked at installing contactless payment as an option which is expensive on its own. However, we could take the opportunity to significantly upgrade the machines without replacement which would also have the benefit of providing a modern more user friendly experience for the customer. It should also have the advantage of future proofing our infrastructure to be more flexible saving us future maintenance costs. We will look to suppliers to provide us with the most beneficial solution.

## 2 Objectives

The project objectives link to the Council Plan 2016-21 as follows:

**Protecting Core Services**:

Provide high quality cost effective services and transform customer services through technology.

**Healthy, Self-reliant Communities**:

Work with partners to keep our residents safe and help them to feel safe in their local area.

**Priority Project 3 – to continue the refresh of Yeovil Town Centre**

Install improved lighting in West Hendford

## 3 Constraints and Decisions

Court Ash – As there is no feasible diversion route we would need to liaise with SCC to be innovative in how we direct traffic whilst the works are being carried out.

West Hendford – The car park is leased from Tesco who own the structure, therefore negotiations will need to proceed to protect any investment in the car park. This is important to improve the upper deck structure to prevent water ingress to the lower deck.

## 4 Interfaces

None

## 5 Measures of Success

Increase in car park usage and improved customer experience.

## 6. Anticipated Benefits

Court Ash Car Park – Reduce the risk of wall collapse causing disruption and potential safety issues.

West Hendford Car Park - Better managed car park, reduced anti-social behaviour and criminal activity leading to increased usage and better customer experience in this important town centre car park

Car Park Ticket Machines – Contributing to better managed payment options to provide a better more flexible customer experience for users of our car parks.

## 7. Options Discounted

No action.

## 8. Key Information Summary

| **8.1** | **Expected Duration Of Work** | |
|---|---|---|
| | Start Date: | April 2020 |
| | Other Key Milestones with Dates: | |
| | Expected Completion Date: | March 2021 |
| | | |

| 8.2 | **Estimate of Officer Time Required: -** | | | |
|---|---|---|---|---|
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist – Asset Management<br><br>Case Officer | 200<br><br>50 | Y<br><br>Y | Y<br><br>Y |
| | **Are there any impacts on property?** | None as internal | | |
| | **Are there any impacts on IT systems?** | None directly as any system will be web based. | | |
| | **Are there any environmental impacts?** | Yes, we will be installing LED lighting at West Hendford. | | |
| | **Have you appropriately considered all Equality issues?** | Yes and there are none. | | |

| 8.3 | **Risk Assessment** | |
|---|---|---|
| | **Risk** | **Steps taken to mitigate Risk** |
| | There are no outside partners other than contractors and the usual procurement risks would apply. The system will be specific but open protocol in that more than one supplier could operate once installed. | Ensure a specialist and established supplier is procured with experienced officers carrying out design and feasibility checks. |

## 9 Financial Investment

| 9.1 | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 310 |
| | **Total Capital Cost** | | **310** |

| 9.2 | **Breakdown of main areas of cost** | | | | | |
|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Car Park Ticket Machines<br>Car Park – Court Ash<br>Car Park – West Hendford | 100<br>120<br>90 | | | | |
| | **Totals** | **310** | | | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 6.2 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **6.2** | | | | |
| | **Cumulative** | | 6.2 | | | | |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 20 years |
| | Total Revenue Costs Year 1 to 5 | No extra |
| | Annual Revenue Cost after year 5 | No extra |
| | **Total cost over whole life of asset** | |

| 9.6 | **VAT Implications** |
|---|---|
| | Based on the current information provided to us there are no VAT implications |

# South Somerset District Council
# Request for Capital

**Capital Request No:** **2020-11**

**Capital Name:** **Westlands Building Improvement Works**

**Date Created** **20/11/2019**
**Document Version:** **1.0**
**Author:** **Robert Orrett**

## 1 Purpose of Request

Leisure Complex Boiler Replacement:
Heating for Westlands Leisure Complex is provided via a single gas fired boiler, located in a plant room at ground floor level. The boiler is an aged large cast iron boiler. There is no direct means to predict the point at which a boiler will fail by cracking of the sections but the existing boiler is at the end of typical design life. This leaves us in a vulnerable position. If the boiler fails, the whole facility will be unusable. Reactive replacement is likely to take 3-4 months.

Options range from direct replacement of the whole boiler to re-design and modernisation of the total heating installation. The budget proposed is provisional as specialist consultancy advice will be required. It contemplates a new system which would provide improved resilience and environmental performance.

Sport Centre roof replacement:
The main roofs are original and leaking. The roof above the squash court and gym is a flat roof covered in felt weathering which is beyond the functional life. The budget proposed is an estimate of the cost to strip and replace. The detail will need to be worked up in a specification and tender document.

Westland Entertainment Complex upgrade works:
A range of works is proposed to carry forward the success of the entertainment complex. These are items which were not affordable at the time of the refurbishment but were known to be objectives. These include replacing banked seating, car parking and security works, and a series of minor items. This will require external project management and contract administration.

## 2 Objectives

The project objectives link to the Council Plan 2016-21 as follows:

**Environment:**
Providing locally based facilities that reduce need to travel.

**Healthy, Self-reliant Communities:**
Enable quality cultural, leisure and sport activities.

## 3 Constraints and Decisions

Failure of the boiler would leave the building unheated and not capable of use. This would fundamentally disrupt the programme offered and cause major financial losses.

Roof leaks are disrupting use and causing unsafe conditions. Temporary repairs are costly due to access and ineffective.

Additional improvements will support the Entertainment Complex success.

## 4 Interfaces

## 5 Measures of Success

No lost days of building use. Costs of property management. Numbers in ticket sales and memberships.

## 6. Anticipated Benefits

Continued uninterrupted use of Leisure facility. Reduced vulnerability to failure of boiler. Improved energy performance.

Less interruption of use of sports facilities. Reduced call out for repairs.

Improved visitor experience at Entertainment Complex. Continued increase in market and sector reputation.

## 7. Options Discounted

No action; patch repair of roofs.

## 8. Key Information Summary

| | | | | |
|---|---|---|---|---|
| **8.1** | **Expected Duration Of Work** | | | |
| | Start Date: | April 2020 | | |
| | Other Key Milestones with Dates: | | | |
| | Expected Completion Date: | March 2021 | | |
| | | | | |
| **8.2** | **Estimate of Officer Time Required: -** | | | |
| | **Officer's Name** | **Estimate of Officer hrs** | **Officer available? Y/N** | **Agreement of Officer? Y/N** |
| | Specialist – Asset Management | 80 | Y | Y |
| | Case Officer | 30 | Y | Y |
| | **Are there any impacts on property?** | Delivery details will need to be considered to minimise disruption | | |
| | **Are there any impacts on IT systems?** | No. | | |
| | **Are there any environmental impacts?** | Improvement in energy efficiency. | | |
| | **Have you appropriately considered all Equality issues?** | Yes and there are none. | | |
| | | | | |
| **8.3** | **Risk Assessment** | | | |
| | **Risk** | **Steps taken to mitigate Risk** | | |
| | There are no outside partners other than consultants and contractors and the usual procurement risks would apply. | Employ specialist consultants as appropriate. Ensure a specialist and established supplier is procured with experienced officers carrying out design and feasibility checks. | | |

## 9 Financial Investment

| 9.1 | **Total Costs and Funding** | | |
|---|---|---|---|
| | | **Funding Body** | **£' 000** |
| | SSDC Capital: - | District Executive | 800 |
| | **Total Capital Cost** | | **800** |

| 9.2 | **Breakdown of main areas of cost** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Boiler replacement<br>Roof replacement<br>Entertainment complex | 330<br>100<br>370 | | | | |
| | **Totals** | **800** | | | | |

| 9.3 | **External funds to be received** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Secured? Y/N** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | N/A | | | | | | |
| | **Totals** | | | | | | |

| 9.4 | **Revenue Implications of Capital scheme** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Centre** | **2020/21 £'000** | **2021/22 £'000** | **2022/23 £'000** | **2023/24 £'000** | **2024/25 £'000** |
| | Loss of interest @ 2.0% | FT922 | 16 | | | | |
| | (Savings in expenditure) | | | | | | |
| | Revenue Costs by Individual Budget: (List) | | | | | | |
| | Revenue Income | | | | | | |
| | **Total Revenue Expenditure / (Net saving)** | | **16** | | | | |
| | **Cumulative** | | 16 | | | | |

| 9.5 | **Whole Life Costing** | |
|---|---|---|
| | Estimated useful life of asset (years) | 20 years |
| | Total Revenue Costs Year 1 to 5 | No extra |
| | Annual Revenue Cost after year 5 | No extra |
| | **Total cost over whole life of asset** | |

| 9.6 | **VAT Implications** |
|---|---|
| | Based on the current information provided to us there are no VAT implications |