

Project Appraisal

To	East Area Committee
Report By	Trevor Woollams
Project Name	Ross Street Community Centre Improvements
Committee	East Area Committee
Committee Date	20 February 2014
Wards Affected	Romsey

Project Appraisal and Recommendation

Recommendations

Financial recommendations -

- a) To agree, subject to confirmation of funding from the County Council, tender, relevant planning and building regulation approval, the project to improve Ross Street Community Centre by increasing space for childcare provision and adding a new kitchenette, toilets and storage.

1 Summary

1.1 The project

The project involves internal improvements to the centre to enable more flexible use of the existing meeting rooms plus a small extension to increase the amount of childcare provision.

The County Council has agreed in principle to fund up to 50% of the capital works on the understanding that it will deliver the increased childcare provision.

Target Dates:	
Start of Procurement	April 2014
Award of Contract	June 2014
Start of project delivery	August 2014
Completion of construction	November 2014
Childcare provider starts	January 2015

1.2 The Cost

Total Project Cost	£140,000
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Capital Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£	
Developer Contributions	£70,000	<i>From East Area Committee developer contributions programme</i>
Climate Change Fund		
Other	£70,000	<i>From the County Council</i>

Revenue Cost

Year 1	0
Ongoing	0

1.3 The Procurement

The works will be procured and project managed by City Council officers

2 Capital Project Appraisal & Procurement Report

2.1 What is the project?

The project is to improve the side entrance to the centre to provide an additional kitchenette, storage and fully accessible toilet. This will provide greater flexibility of use of the existing meeting rooms.

In addition, the project includes a small side extension and internal alterations to increase the amount of dedicated childcare space to an optimum size (to take 24 children) which will help to meet the high demand in the local area and increase income for the centre (which will reduce the net cost to the Council).

Officers are working with the County Council and will seek to tender the childcare space to an approved operator. In return, the County Council has indicated that it will provide up to 50% of the capital funding of the project (up to a maximum of £70,000).

2.2 The major issues for stakeholders & other departments

This project will significantly improve the flexibility of the centre which will benefit local groups and increase use.

The additional childcare provision will help to meet a high local demand.

2.3 Summarise key risks associated with the project

The project will be subject to the award of planning permission, securing the financial contribution from the County Council and a successful procurement process for the building works.

Childcare provision at the centre will be tendered, with the support of County officers, to ensure a high quality provider and maximum use.

2.4 Financial implications

- a) Appraisal prepared on the following price base: 2013/14
- b) The Capital allocation from the County Council will need to be secured prior to entering into any building contract.
- c) There will be a slight increase in revenue costs (heating, lighting, cleaning etc.) for the Council which will be more than compensated by increased income from the centre.
- d) Officers have allocated £70,000 of developer contributions to this project that are already assigned to the Area Committee Developer Contributions programme (in line with the agreed approach to devolved and city-wide contributions). If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

2.5 Capital & Revenue costs

(a) Capital	£	Comments
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Building contractor / works	125,000	Estimated costs (not yet tendered)
Purchase of vehicles, plant & equipment		
Professional / Consultants fees	£15,000	
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	140,000	

(b) Revenue	£	Comments
Total Revenue Cost	0	

2.6 VAT implications

This project will incur up to £28,000 of exempt input tax which will need to be included within the Council's Partial Exemption calculation. However, the Accountant (VAT & Treasury) has projected, on the information currently available within the Capital Plan, that this can be contained through careful monitoring. Should items change in this respect though, the Council may be required to 'opt to tax' these premises, to safeguard its 5% Partial Exemption limit.

2.7 Environmental Implications

Climate Change Impact	-L
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It is estimated that the overall project will have a low but negative environmental impact as the footprint will increase slightly. The building design will ensure that the environmental impact will be minimized.

2.8 Other implications

An EQIA has been carried out and no adverse impact was identified. The improvements will increase the accessibility of the centre for all users and help to meet local need for childcare which will increase its use by young children.

The project timetable aims to have a childcare provider in place in January 2015.

Existing users will need to be accommodated whilst the works are in progress.

2.9 Staff required to deliver the project

The building project will be tendered and monitored by staff in Community Development and Arts and Recreation's Technical team.

2.10 Identify any dependencies upon other work or projects

None

2.11 Background Papers

Report to East Area Committee on S106 developer contributions potential projects – 28 November 2013

2.12 Inspection of papers

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Appendix A

	2012/13	2013/14	2014/15	Comments
	£	£	£	
Capital Costs				
Building contractor / works			125,000	Estimate
Purchase of vehicles, plant & equipment				
Professional / Consultants fees			15,000	
Other capital expenditure:				
Total Capital cost			140,000	
Capital Income / Funding				
Government grant				
Developer contributions			70,000	East Area Committee Community Facilities budget
County Council			70,000	Childcare provision
R&R funding				
Earmarked funds				
Existing capital programme funding				
Revenue contributions				
Total Income			140,000	
New Capital Bid	0	0	0	

Appendix B Ross Street Community Centre Improvements.

