

Project Appraisal

To	West / Central Area Committee
Report By	Bridget Keady
Project Name	St Augustine's Church Hall – Improvements to Community Facilities – Capital Grant
Committee	West / Central Area Committee
Committee Date	06 March 2014
Wards Affected	Castle

Project Appraisal and Recommendation

Recommendations

Financial recommendations -

- a) Subject to relevant planning approval and completion of the Council's Capital Grant Agreement, members are asked to approve a capital grant of up to £100,000 to St. Augustine's Church in Castle Ward. This project is already included in the Council's Capital Plan.
- b) There are no revenue or maintenance implications for the Council.

1 Summary

1.1 The project

The project involves a capital grant of up to £100,000 to St. Augustine's Church towards the cost of improvements to their community facilities. The building is shown at Appendix B and will form an extension to the front and side of the existing community facility.

Provisional funding for the capital grant was agreed by the West/Central Area Committee on 14 November 2013. This was part of the prioritisation round of S106 developer contribution projects.

The project appraisal has been considered by the Council's Asset Management Group.

Target Dates:	Note: these are provisional dates provided by St. Augustine's
Start of Procurement	April 2014
Award of Contract	May 2014
Start of project delivery	July 2014
Completion of project	Dec 2014

1.2 The Cost

Total Project Cost	£100,000
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Capital Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£	
Developer Contributions	£100,000	<i>From West/Central committee's developer contributions programme</i>
Climate Change Fund		
Other		

Revenue Cost

Year 1	0
Ongoing	0

1.3 The Procurement

The works will be procured and project managed by St Augustine's Church.

2 Capital Project Appraisal & Procurement Report

2.1 What is the project?

This project is to award a capital grant of up to £100,000 to St Augustine's Church towards improvements to their community facilities. The improvements comprise:

- An upgrade to the main kitchen and provision of improved storage at the front of the hall.
- Remodelling of the entrance and front of the building, including new accessible toilet facilities.
- A side extension to the main hall to provide additional meeting / event space.

Funding has already been secured by St. Augustines for additional works at the rear of the building which includes refurbishment of the existing toilet block and improvements to a small kitchenette. This work is under construction.

The works will be phased so that they can proceed with the improvements to the front of the hall, should the grant be approved. The side extension will follow on when additional funding is secured. It is estimated that all the works will cost around £300,000. The church has reserves of £25,000 and is actively fund raising to secure the remaining money.

The building is used extensively by a range of community groups on a regular basis, and is also a venue for concerts, talks and other events, including children's parties and receptions. The current building has served the needs of the community for over 100 years. The improvements will increase the quality and range of facilities on offer, and make better use of the space that is available, in order to make the building accessible to all. The church are looking forward to welcoming residents from the new community at Darwin Green.

2.2 The major issues for stakeholders & other departments

This project will significantly improve the range of community facilities at St. Augustine's Hall and will help to ensure the

longer term viability of the hall through increased use and opportunities for income generation.

2.3 Summarise key risks associated with the project

The capital grant will be subject to St. Augustine's Hall finalising design drawings, obtaining planning permission and completing the Council's Capital Grant Agreement which will protect community access and ensure no groups wishing to use the facilities are discriminated against.

2.4 Financial implications

- a) Appraisal prepared on the following price base: 2014/15
- b) The Capital allocation of up to £100,000 will be paid in instalments in arrears on submission of an Architect's certificate and/or copies of invoices for work completed.
- c) There are no revenue or maintenance implications for the Council.
- d) Officers have allocated £100,000 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 will be revised.

2.5 Capital & Revenue costs

(a) Capital	£	Comments
Building contractor / works	100,000	Estimated costs (not yet tendered)
Purchase of vehicles, plant & equipment		
Professional / Consultants fees		included
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	100,000	

(b) Revenue	£	Comments
Total Revenue Cost	0	

2.6 VAT implications

There are no adverse VAT implications to this project

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 by around 46m². 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 new extension and toilet facilities will be fully accessible and the Capital Grant Agreement will ensure that the facilities are open to all community groups and individuals. St.

Augustine's has indicated that they are keen to encourage older people to come, and would like to have a café area in the lobby area (which is currently used for storage as it is not suitable as a community meeting space).

St. Augustine's has produced an outline programme which would deliver the finished project by December 2014. However, this is subject to planning permission, the outcome of their tender process and confirmation of grant funding from others. This project appraisal therefore includes a 3 month contingency and assumes completion by March 2015.

2.9 Staff required to deliver the project

Legal support will be required to complete the Council's Capital Grant Agreement. The project will be monitored by staff in Community Development.

2.10 Identify any dependencies upon other work or projects

None

2.11 Background Papers

Report to West Area Committee on S106 developer contributions potential projects – 14 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			100,000	Profile is estimate based on information from St. Augustine's Church
Purchase of vehicles, plant & equipment				
Professional / Consultants fees				included
Other capital expenditure:				
Total Capital cost			100,000	
Capital Income / Funding				
Government grant				
Developer contributions			100,000	West / Central Community Facilities – See Appendix B
R&R funding				
Earmarked funds				
Existing capital programme funding				
Revenue contributions				
Total Income			100,000	
New Capital Bid	0	0	0	

Appendix B St. Augustine's Single story extensions to front and side of church

