

Capital Programme Review 2023-24 Project Appraisal Form

COMMITTEE & BID NUMBER

Environment & Safe Communities Bid 1

PROJECT TITLE

Ashley Centre Car Park - Waterproofing joints to level 4D

ACCOUNTABLE OFFICER

Officer responsible for project planning and delivery of the scheme. Accountable officers are also responsible for post project review.

Rod Brown/ Tony Foxwell

DETAILS OF PROJECT

Project scope, what is included/excluded in the scheme	<p>Scope of Works</p> <p>Mastic Joints - To cut out all defective two-part mastic joints which have degraded and failed, to entire deck level 4D, to clean all edges in preparation for application of new mastic. Provide and install new sealed mastic to concrete joints. Including cutting out floor to carry out inspection of water ingress below and repair on completion.</p> <p>Failed perimeter skirting detail - supply and installation of the Deckshield Rapide ED1 system around the perimeter edge of the Car Park on Level 4D. The detail will be applied 200mm high on the wall and 200mm on the floor, and it will incorporate a fibreglass chop strand fleece for additional waterproofing properties.</p> <p>Deckshield Rapide ED1 is a fast cure, heavy duty, MMA based flexible car park decking system, which provides a colourful, crack bridging waterproof wearing surface. The cost allows for the removal of the in-situ aluminium detail.</p> <p>Deckshield Rapide ED1 will be applied to a prepared subfloor and will follow the profile of the existing floor. If water pools or there are undulations / unevenness to the surface, these will still exist after the Deckshield Rapide ID system has been applied.</p>
Project outcomes and benefits	<p>Criteria</p> <p>Minimum required to continue to deliver the services of Council (e.g., Minimum level of building maintenance and IT).</p> <p>Background Information</p> <p>The surface/deck of Level 4D is directly above the old House of Frazer shops, these are currently being stripped out and due to be refurbished as for a new tenant. The area has been leaking for many years which causing water damage to the corridors and storerooms of the shop unit below. The works will provide repairs to defective joints between the concrete roof/deck sections preventing water leaks and repair the failed aluminium skirting detail to the perimeter of level D.</p> <p>Capital Members comments</p> <p>Members agreed to progress this project to final bid stage, under the business continuity criteria.</p>

Capital Programme Review 2023-24 Project Appraisal Form

FINANCIAL SUMMARY

		Cost of Project £	Comments and detail where necessary. Provide appendices where relevant. Examples of business cases spreadsheets can be found in the Finance Handbook
a	Estimated cost of purchase, works and/or equipment	50k	
b	Consultancy or other fees	0	
c	Total Scheme Capital Costs (a+b)	50k	
d	External Funding Identified (e.g. s106, grants etc.) Please give details, including any unsuccessful funding enquiries you may have made.	0	
e	Net Costs to Council (c-d)	50k	
f	Internal Sources of Capital Funds Identified (e.g. repairs & renewals reserve etc.)	0	
g	Capital Reserves Needed to Finance Bid (e-f)	50k	
h	Annual Ongoing Revenue Additional Savings as a Direct Result of the Project	0	
i	Annual Ongoing Revenue Additional Costs as a Direct Result of the Project	0	

Year	2023/24 £
Spend Profile of Scheme – please identify which year (s) the scheme spend will fall into	50k

REVENUE IMPACT

Can Revenue Implications be funded from the Committee Base Budget? – Please give details	N/A
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ENVIRONMENTAL IMPACT

Does the scheme meet any of the Council's Climate Change Action Plan targets, and if so, which ones?	no
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Capital Programme Review 2023-24 Project Appraisal Form

FOUR YEAR PLAN 2020/24

<p>Is this investment linked to EEBC's Key Themes? If so, say which ones and evidence how. How does project fit within service objectives?</p>	<p>Thriving Town centres offering great shopping, cultural and leisure activities.</p>
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TIMESCALES

What is the proposed timetable for completion of the project? Give estimated start and finish dates for each stage of the project. These dates will be used as milestones during quarterly budget monitoring to assess performance of project delivery.

		Target Start Date	Target Finish Date
1	Design & Planning	May 2023	
2	Further Approvals Needed	N/A	
3	Tendering (if necessary)	August 2023	
4	Project start date	September 2023	
5	Project Finish Date	September 2023	

BASELINE CRITERIA

All capital schemes are assessed against criteria set by the Capital Member Group annually. Bids should meet at least one of these criteria. State which capital criteria(s) for assessing bids are met and why. Leave blank any which are not met.

Spend to Save schemes should meet the following criteria:

- Payback of the amount capital invested within the project within 5 years (10 years for renewable energy projects).
- The return required on capital employed should be linked to the potential cost of borrowing (MRP) rather than potential loss of investment income.
- Risk of not achieving return on investment is low.
- Clear definition of financial cost/benefits of the scheme.

Members may consider schemes with longer paybacks on major spend to save projects going forward, especially those that incur borrowing.

<p>Is there a guarantee of the scheme being fully externally funded and is it classed as a high priority? Please give details of funding streams, including any restrictions on the funding.</p>	<p style="text-align: center;">no</p>
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Capital Programme Review 2023-24 Project Appraisal Form

<p>Is the Scheme a Spend to Save Project? Will investment improve service efficiency including cost savings or income generation? What is the payback in years?</p>	no
<p>Is it mandatory for the Council to provide the scheme? Is investment required to meet Health and Safety or other legislative requirements? If so state which requirements.</p>	Yes, the area is leaking, and the rainwater will leak into the shops causing complaints and claims from the new occupiers, including reputational damage to EEBC.
<p>Is this project the minimum scheme required to continue to deliver the services of the Council? - Is investment required for the business continuity of the Council? If so, say how.</p>	Yes, cannot operate a leaking car park effectively without complaints.

ASSET MANAGEMENT PLAN

Is investment identified in the Council's Asset Management Plan?	yes
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PRIORITISATION

State which **one** of the four prioritisation categories are met and why.

1	Investment essential to meet statutory obligation.	
2	Investment Important to achieve Key Priorities.	
3	Investment important to secure service continuity and improvement.	Yes, cannot operate a leaking car park effectively without complaints.
4	Investment will assist but is not required to meet one of the baseline criteria.	

RISKS ASSOCIATED WITH SCHEME

Capital Programme Review 2023-24 Project Appraisal Form

1	Outline the risks of delivering this project to timetable and budget. (Please do not include risks to the service or asset if project is not approved.)	The major risk currently is inflated prices due to higher material and labour cost. If the cost go up too much in a year then the budget will not be enough to carry out the works
2	Are there any risks relating to the availability of resources internally to deliver this project	No
3	Consequences of not undertaking this project	Yes, the area is leaking, and the rainwater will leak into the shops causing complaints and claims from the new occupiers, including reputational damage to EEBC.
4	Alternative Solutions (Other solutions considered – cost and implications)	None

Is consultation required for this project? Please give details of the who with and when by.	Yes with the Management of the shopping centre.
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Ward(s) affected by the scheme	Town Ward
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Accountable Officer Responsible for Delivery of the Scheme

Name and Signature