

CAPITAL PROJECT APPRAISAL FORM
NEW BIDS 2016/17

1) Capital Scheme Name

Banbury Health Centre

2) Service Head

Chris Stratford

3) Service Manager

Louisa Butters

4) Portfolio Holder

Cllr Pratt

5) Driver (select)

 Desired Statutoryx Essential Health & Safety

6) Finances

Funding required	£270,000
Partners/Match Funding	£
Grant Funding	£
Borrowing Required	£
Total Scheme Cost	£270,000

7) Full-year net revenue impact (see section 13)

8) Detailed Outline / description of project

A clear and concise outline of the proposed project and how it is intended to be procured and managed.

Banbury Health Centre is owned and managed by CDC and occupied by a number of separate healthcare tenants, each with their own quasi-independent premises. The property was originally configured as an office and the consequent 'carving up' to satisfy its existing use has led to issues with the ventilation, heating and cooling at the property. Preliminary investigations indicate that the current system is no longer practical and the most cost efficient and stream lined route is to replace the ventilation, heating and cooling systems to modern specification and demands.

9) Corporate Priority the proposal will address

Outline how the proposal will address the corporate priorities.

10) Implications of not undertaking the Project

The implications to the Authority/Service of not undertaking the project e.g. failure to meet statutory responsibilities, reduction in service provision etc.

There is currently little fresh air to the premises (the property is adjacent to a main road and opening windows creates issues with noise/ pollution etc). The existing tenants are obviously keen to maintain some kind of ambient temperature and as such

have begun to bring in their own heating, cooling and ventilation kit. This obviously raises an enormous number of health and safety issues. Failure to provide the desired replacement system is likely to lead to tenant dissatisfaction and negative publicity for the council.

11) Efficiency Savings/Value for Money

Will the scheme contribute to the Council's requirement to demonstrate that we are improving value for money in the services provided? Please give details of possible revenue savings, income generation and/or associated costs (e.g. maintenance).

The rent roll for the property is £83,000pa, with a rent review currently underway. The lease on the property runs until August 2030 and therefore delivers a good length of secure income to the council. Replacement of the system will obviously result in significantly fewer maintenance issues/ costs and will make the premises more desirable. In turn this could lead to a rental increase at the next rent review, subject to market conditions.

	2017/18	2018/16	2019/20
Revenue cost of scheme			
Income generation opportunities			
Cost of borrowing			
Revenue savings			
Net Revenue Impact of Scheme			

12) Identification and Assessment of Risk in undertaking the Project

What risks have been considered and how would they be mitigated?

Tenant disruption – clear and detailed correspondence with the tenant to minimise disruption. Efficient project management to ensure that the project is delivered on time and within budget.

13) Other Authorities, Departments, Partnerships or Bodies involved and funding available

Details of other bodies involved in the scheme and the form of their contribution e.g. financial (including grants), practical, advisory etc.

Organisation	Funding Contribution £	Other (please describe and include any restrictions/conditions)
1.n/a		
2.		
3.		
4.		

Please select if this a Shared scheme with South Northants/Cherwell

14) Estimate of Asset Life

25 years

- 15) Category** (please tick as appropriate)
- | | |
|--------------------------------------|----------------------------|
| Enhancement of Existing Asset | x <input type="checkbox"/> |
| New Asset | <input type="checkbox"/> |

16) Componentisation

Will the asset have 2 or more components which will have differing useful economic lives? If so, please provide details of components, values and lives.

No

17) ALL SCHEMES – please complete the Profile of Capital Spend and Financing on the following page.

18) ICT Projects – please also complete ANNEX 1 & ANNEX 2.

Profile of Capital Spend and Financing

Capital Expenditure		2017/18				2018/19	2019/20	2020/21	Total
		Quarter 1	Quarter 2	Quarter 3	Quarter 4				
Description of Cost	Account Code								
Consultation								0	
Procurement								0	
Contractors	73910							0	
Professional Fees	74910							0	
Construction Services (internal)	74930							0	
Equipment	75920							0	
Other Capital Costs	76910							0	
Initial Purchase of Vehicle or Plant	76920							0	
IT - Software	76930							0	
IT - Hardware	76940							0	
Grants	77940							0	
Total		0	0	0	0	0	0	0	
External Financing									
Description :-									
Capital grants and contributions (please specify)								0	
Partnership Funding (please specify)								0	
Other								0	
Total		0	0	0	0	0	0	0	
Total Council Funding		0	0	0	0	0	0	0	