

**CAPITAL PROJECT APPRAISAL FORM**  
**NEW BIDS 2016/17**

1) Capital Scheme Name

2) Service Head

3) Service Manager

4) Portfolio Holder

5) Driver (select)  Desired  Statutory  
 Essential  Health & Safety

6) Finances

<b>Funding required</b>	£100,000
Partners/Match Funding	£
Grant Funding	£
Borrowing Required	£
<b>Total Scheme Cost</b>	<b>£100,000</b>

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.*

**Thorpe Way Industrial Estate consists of a terrace of industrial units each of which is let to tenants on an internal repairing and insuring basis. The liability for the maintenance of the building envelope remains with CDC rather than the tenant. One of our tenants here has, for many years, been affected by periodic leaks from the roof and roof lights. We have been advised that other tenants are similarly affected. Contractors have advised that it will be more cost efficient to consider replacement of the entire roof since repairs are no longer viable.**

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.*

Continued tenant dissatisfaction and potential withholding of rent and, ultimately, forfeiture of the lease.  
 Embarrassment for CDC.

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**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).*

Maintaining the income stream of the asset and making any vacant units more attractive to potential tenants. Going forward we will seek to enter into Full Repairing and Insuring (FRI) lease so that future tenants liability extends to the envelope of the building and not just the internal features. This will reduce the maintenance and management burden for the FM team.

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

**12) Identification and Assessment of Risk in undertaking the Project**

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

Tenant disruption – scaffolding may be required, and possibly a crane within the building to satisfy health & safety requirements. 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.		
2.		
3.		
4.		

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

**14) Estimate of Asset Life**

25 years

**15) Category** (please tick as appropriate)

**Enhancement of Existing Asset**

**New Asset**

**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		50,000	50,000				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	
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>External Financing</b>									
<b>Description :-</b>									
Capital grants and contributions (please specify)								0	
Partnership Funding (please specify)								0	
Other								0	
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Council Funding</b>		<b>0</b>	<b>50000</b>	<b>50000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	