

STEVENAGE BOROUGH COUNCIL

GF CAPITAL - PRIORITY BASED BUDGETING 2018/19 - 2022/23

Ref No	SCORE (between 3= strongly agree and 0 = strongly oppose)	Priority (1-5) (see list below)	Description of Growth Proposal	Capital in 2018/19	Capital in 2019/20	Capital in 2020/21	Capital in 2021/22	Capital in 2022/23	Reason for Spend	Consequence of delaying spend/alternative course of action	Potential Timing	Funding available
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- Priorities:**  
 Priority 1 Return on investments- Financial Security  
 Priority 2 FTFC (add acronym) e.g. 2-CTOC, 2.CNM  
 Priority 3 Mandatory requirements  
 Priority 4 Schemes to maintain operational efficiency  
 Priority 5 Match funding schemes

General Fund CAPITAL GROWTH												
C4	2.8	3	Waste Receptacles	£30,000	£15,000	£15,000	£0	£0	To enable the provision of replacement wheelie bins, boxes and lids as existing household receptacles become damaged/lost. Seeking funding to meet current service demands in 2018/19. Future years requirement has been reduced in view of pending Business Unit Review that will use container age profile and replacement demand data to inform future profiling along with a review of the current SBC container replacement policy.	SBC has a legal duty to provide households with adequate provision to collect and present their waste, recyclables. With insufficient budgets to fund sufficient quantities residents will have to wait longer to receive replacement bins and boxes.		£0
C5	2.8	2 & 4 (CNM & Operational efficiency)	Replacement of inadequate bins with dual purpose Litter/Dog bins (KE097)	£58,000	£125,000	£73,000	£83,000	£10,000	The Town's myriad of litter and dog bins are no longer fit for purpose. The litter bins fill with rain water or are prone to vermin attack due to being open to the elements at the top. The dog bins have limited capacity and are placed alongside existing litter bins. The new litter/dog bins have increased capacity are dual purpose, are branded with the SBC logo and improve the overall aesthetics of the town. The programme will replace all of the bins by area in accordance with the CNM programme by 2021/12 and then it will be only replacement due to vandalism or demand growth.	Delay will mean continued service complaints about overflowing bins. The Towns bin provision asset will not be fit for purpose. The CNM target by ward areas to improve the appearance of the neighbourhoods will not be fully met. Economies of scale used for the procurement and replacement of bins will be less economical.	We have started this year with replacing all street bins in Shephall and Pin Green by the end of March 2018.	£10,000
C1	2.6	2 - CNM	Play Area Improvements	£0	£0	£0	£0	£220,000	To deliver improvements to equipped play areas to ensure adequate levels of provision, town-wide, in future.	Alternative options considered in report to Exec, Feb 2017.		£220,000
<b>Total Stevenage Direct Services Growth Bids</b>				<b>£88,000</b>	<b>£140,000</b>	<b>£88,000</b>	<b>£83,000</b>	<b>£230,000</b>				<b>£230,000</b>
C6-C7/C96-98	3.00	2	works to facilitate SG1 Regeneration	£5,200,000	£10,300,000	£0	£0	£0	SG1 enabler- LEP Funded-This is external funding that has been secured from the LEP as part of the Growth Deal round 1 bidding process and £8Million through GD3. The GD3 money has yet to be secured though as new governance arrangements are required before this funding can be accessed so gap funding is required to cover the costs for progressing the project until then (£200K in 2018/19).	This is external funding which will be lost if the spend does not take place.	2018/19 & 19/20	£15,500,000
<b>Total Regeneration Growth Bids</b>				<b>£5,200,000</b>	<b>£10,300,000</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>				<b>£15,500,000</b>
C8	3	4	Stock condition survey of Leisure Facilities - Stevenage Arts & Leisure Centre, Stevenage Swimming Centre, Fairland's Valley Park Sailing Centre and Café, Aqua Park and Kioskplant and toilets, Stevenage Golf and Conference Centre	£40,000			£20,000		The last survey was completed in 2013, it is standard practice to survey our buildings every five years; the results will provide SBC with key information which will allow us to identify high risk areas of the buildings which will inform us of future capital commitments. In addition the leisure contract will expire in 2023 and we will need to start to procure the contract in 2019/20 we will therefore have to provide potential bidders with the stock condition survey results and actions. Added £20,000 2021/22 to co-incide with the end of the contract with SLL. It is proposed that the Stock condition survey is carried out in combination with the survey of the corporate and Commercial premises portfolio[refer Ref No. C25].	The current stock condition survey is out of date, the proposal for next year's survey will take approximately 12 months to complete, to defer the survey may have a financial consequence as structural issues may deteriorate further and result in higher capital spend, plus operational failures may occur which could result in a loss of income to SLL and a consequential claim against SBC.	May to Dec 2018	£0
C10	3	4	Aqua Park	£7,000	£24,000				The Aqua Park is now 9 years old and may require some plant works and refurbishment of the structure.	Without works the Aqua Park operation could be disrupted plus the standard of the and presentation of the structure could deteriorate.		£0
C100	2.67	4	CCTV - Replace old shoe box cameras and update control equipment	£15,750	£20,000	£20,000	£20,000	£20,000				£0
C11	2.60	4	To replace the treehouse climbing structure at Bandley Hill Play Centre	£30,000					The existing raised platform wooden treehouse has been in place for a number of years. Ongoing repair costs are increasing as it comes to the end of its economic life; therefore a replacement is recommended/needed. Stopgap retreatment of structural timberwork was undertaken in 2017 to limit further deterioration. A further inspection of the equipment is to be made by a SBC Building Surveyor to confirm if the tree house can be retained or whether its condition indicates significant health & safety issues with ongoing use.	Equipment may have to be isolated and put out of action	3 months from approval for start of works	£0
<b>Total Communities and Neighbourhoods Growth Bids</b>				<b>£92,750</b>	<b>£44,000</b>	<b>£20,000</b>	<b>£40,000</b>	<b>£20,000</b>				<b>£0</b>
C22	3.00	1+4	Parking Enforcement (P+D)	£22,000					Previously agreed, final phase of replacing Pay & Display machines	Loss of income		£0

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C13	2.80	3	Disabled Facilities Grants	£300,000	pending	pending	pending	pending	Assistance is only available for works which are required to enable a disabled person to remain in their home and access basic amenities. The grant is mandatory and must be determined within 6 months of a valid application. Members agreed, in principle, to join the newly formed Herts Home Improvement Agency in April 2018, subject to final approval by the Executive. If approved, a capital budget will still be required in 2018/19 to pay for applications already received or in progress. Decision on budget for subsequent years is 'pending' until the decision on joining is taken.	Payment of the grant may be deferred for up to 12 months from the date of approval. This is not recommended as it would cause great distress to applicants.	2018/19	£300,000
C20	2.75	4	Residents Parking spaces	£70,000	£70,000				To provide parking spaces in residential areas where limited parking currently causes roads to be heavily congested		2018/19 & 19/20	£0
C14	2.60	4	Home improvement grants	£18,000	£18,000	£18,000	£18,000	£18,000	Provision of funding, by way of a loan or grant, for urgent works in cases where an owner occupier is unable to access alternative sources of funding within a reasonable time. Eligibility is strictly limited to owners who are in receipt of a qualifying means tested benefit for works necessary to remove a Category 1 hazard. Loans are repayable in full once the property is sold, minor works grants are repayable if the property is sold within 10 years hence much of the capital is eventually recycled.	Assistance is only available for works which are urgently required to protect the health & safety of vulnerable occupants. It would not therefore be acceptable to delay the provision of assistance.	2018/19	£0
C19	2.40	4	Hard Standings	£50,000	£50,000	£50,000	£50,000	£50,000	To replace parking hardstand areas in the council's ownership which have reached the end of their design life and are uneconomic to patch.	Concrete areas with crumbling surfaces and cracks do not lend themselves to lasting patch repairs. Spend can be deferred but this is just storing up a larger expense in future years	2018/19	£0
C17	2.20	1+4	Off street car parks (MSCP)	£332,500	£225,000	£225,000	£225,000	£225,000	Essential concrete repairs and surfacing replacements to restore publicly used areas to safe and sound useable condition. The essential works are the repair to the concrete panel fixings, weatherproofing surface treatments including concrete repairs and expansion joint replacement.	Loss of income From use Of facility. If this work is not carried out/deferred there is a risk that the floors may need to be closed. (loss of income) There are also essential repairs required to the entrance / exit to the car park.	2018/19	£0
C21	2.20	4	Parking restrictions	£25,000	£25,000	£25,000	£25,000	£25,000	To implement ongoing programme of parking restriction to address road safety concerns associated with indiscriminate parking in line with the requirements of the Parking Strategy.	Even if future programme of restrictions becomes less ambitious, there is a constant need to review and update existing restrictions.	2018/19	£0
C16	2.00	1+ 2 (TC regen)	Improvements to the lighting in St Georges and Westgate MSCPs	£80,000	£20,000	£0	£0	£0	Protect income by ensuring usability of the car parks; help improve the attractiveness of using the MSCPs; help discussions with the owner of the Westgate to revisit the pricing link to St Georges MSCP.	Reduced income from MSCP car parks as their desirability further declines. Loss of the opportunity to renegotiate the Westgate Car Park link on pricing.	2018/19	£0
C23	2.00	4	Town centre Christmas decorations phases update		£5,000		£5,000		Improve the appearance of the town centre Christmas decorations		2019/20	£0
<b>Total Planning &amp; Regulatory Growth Bids</b>				<b>£897,500</b>	<b>£413,000</b>	<b>£318,000</b>	<b>£323,000</b>	<b>£318,000</b>				<b>£300,000</b>
C24	2.60	1	To allow the conversion of a building that is a liability into attractive new homes and make return for the council	£550,000	£330,000	£0	£0	£0	To convert numbers 2 properties in to apartments for private sale and generate a sales income of £1.8m or an enduring rental income if other circumstances allow retention by Council or a new entity, of the apartments. There is a further value generated in achieving economies of scale. Assumes works funded from sale receipt	As the properties deteriorate this adds costs to the Council in future investment needs. Furthermore whilst the council may dispose of the homes, it is likely that this interesting period property will be lost. By converting the properties the Council is able to return the freehold, sustain the design and make further return by managing the block.	on site in march 2018	£880,000
<b>Total Housing Development Growth Bids</b>				<b>£550,000</b>	<b>£330,000</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>				<b>£880,000</b>
C27	3.00	2 CNM + 3	Asbestos Surveyor for garages	£10,000					Additional Technical Assistance required to complete the garage asbestos survey. The Asbestos surveyor has been undertaking other essential asbestos surveying works required on the corporate buildings therefore extending the time required to complete the garage surveys, this is compounded by delays in gaining internal access into some garages. This is £10K in addition to the £10k already slipped.	Not complying with the Control of Asbestos Regulations and possible delay in delivering the Garage investment programme.	2017/18 started	
C26	2.80	3	Essential health and safety electrical works - Corporate buildings	£25,000					Electrical works required following inspections yet to be carried out. Budget costs based on typical work identified for similar buildings	Health and safety risk	April 2018	
C28	2.80	2 TC Regen & 4	Town Chambers -reroofing, guttering and rainwater pipe replacement. Safe roof access	£200,000					<b>THESE WORKS ARE SUBJECT TO RECEIVING A REGENERATION PREFERRED BIDDER.</b> The acquisitions / condition survey undertaken in 2012 and more recent surveys undertaken by the in-house surveying team in 2015 indicate the roof covering is at the end of its serviceable life. Limited emergency repairs have been carried out but this is no longer sustainable. Provision for safe access onto the roof also needs to be provided for inspection and maintenance purposes. Some of the work may be rechargeable subject to the individual lease conditions and repairing liabilities of the tenants	The building is at risk of further leaks and water ingress affecting the structural integrity of the wood wool slab deck and water damage leading to possible closure of the space below.	Sept 2018	£200,000



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C35	2.60	2 CNM &4	Pin green Play centre- replace external lighting	£12,000					Identified from 2012/13 condition survey / recent inspections - external lighting in a poor and no serviceable condition. Works required to ensure building remains in a condition of acceptable ongoing occupation and is safe and secure during the night time. Proposed works would radically improve both illumination & site coverage.	Failure of the light fittings putting the occupiers safety at risk.	2018/19	
C42	2.60	4	Bandley hill Play centre- replace external door sets -	£6,000					Identified from 2012/13 condition survey / recent inspections, - corroded metal external doors are in a poor condition .Doors are in constant use, requiring replacement to ensure ease and safe use . Also to maintain basic security of the building ensuring the building remains in a condition of acceptable ongoing occupation[* Comments as item immediately above]	Doors will continue to deteriorate resulting in water ingress and difficulties operating the door	2018/19	
C63	2.40	4	Springfield House - Works to external envelope.	£15,000					Recent surveys have identified essential works to external brickwork and render, and replacement of localised corroded metal windows This work is required to prevent water ingress and damage to the fabric and structure of the building, ensuring that the building remains in a acceptable and fit for purpose condition allowing ongoing occupation	Delay in carry out the works may lead to fabric and structural damage requiring substantial future repairs resulting in closure of parts of the building and cannot remain in occupation resulting in loss of service / income. Current users may decide to seek alternative premises.	2018/19	
C74	2.40	3&4	Cemetery - Weston road - replace / upgrade electric space heating.	£25,000					2013 condition survey / recent inspections identified electrical heaters are at the end of their serviceable life and toilets are unheated. Replacement and supplemental heating required to ensure building remains in a condition of acceptable ongoing occupation.	Risk of failure of heating system, closing building and loss of service and possible income. Option to hire emergency temporary heaters if old ones fail, however this will be at a cost and disruption to the centre	2018/19	
C78	2.40	4	Shephalbury bowls Pavilion - reroofing	£18,000					Identified from 2012/13 condition survey / recent inspections - roof is in a poor condition and at the end of its serviceable life. New felt roofing targeted for 2017-18 was deferred from current year's capital programme substituted by urgent arising need for replacing flooring and screed which had failed throughout building. Building is timber framed and consequence of further delay in works could be water ingress and rot to timber structural framing.	Water ingress will result in damage and deterioration of the fabric of the building leading to more extensive repairs in the future and if left may result in structural failure. This may lead to closing parts of the building. Patch repairs will be uneconomical	2018/19	
C52	2.33	3&4	Shephal Community Centre boiler replacement end of serviceable life		£45,000				Potterton Kingfisher Floor Standing Conventionally Flued Gas Boiler Identified in 2012/13 SCS recommended then as having maximum 5 year remaining life span.	Failure of Heating would render building unusable.	2019/20	
C95	2.20	4	Town Centre Toilets - reroofing /temporary remedial works	£5,000					Water ingress to underside canopy soffit over ladies toilet entrance due to roof leak. Defect identified previously however due to the anticipated life of the building reroofing works have been postponed. Option to carry out temporary remedial works, however no guarantee on success and life of the roof covering leading to water ingress inside the toilet block. Alternatively clad underside of soffit at £5K, however water ingress will continue causing long term damage to the fabric of the building. Therefore this solution should only be considered as a very short term solution.	The existing paint finish will continue to fail affecting the appearance of the toilet block.	2018/19	
C36	2.20	3&4	Pin Green Play centre- replace hall lighting - poor light levels	£10,000					Identified from 2013 condition survey / & verified from recent independent inspections - Inadequate lighting level in main hall for the type of occupation. Installation is currently in a poor condition. There is a potential safety risk and therefore works required to ensure building remains in a condition of acceptable ongoing occupation and is safe and secure during the night time.	Decreasing light levels putting occupiers at risk (trips etc.) in particular the user group[Young Children] and these visually impaired or wheelchair/mobility disabled.	2018/19	
C44	2.20	2&4	St Nicholas Community Centre - Existing single glazed timber and metal windows beyond economic repair - replacement. £25K 2019/20 Building currently under review. Essential health and safety works only		£25,000				SCS 2012/13 & recent review inspection by qualified Building Surveyor have confirmed short term requirement to replace historic [original ] single glazed 'Crittall' type metal windows which display beading disrepair corrosion and paint failure - these being symptomatic of failure		2019/20	
C93	2.20	4	Cavendish Road depot - Office alterations	£35,000					To form new opening and staircase between existing offices to open up area, providing a more efficient and more collaborative working conditions	Poor working environment and working conditions leading to difficulties in retaining staff.	2018/19	
C75	2.20	2&4	cemetery - Weston road - external joinery decorations	£10,000					Redecorations to window fascia soffit and boarding etc. (external joinery) required ensuring that the fabric of the building is maintained and does not deteriorate beyond economic repair	If the decorations are not carried out the fabric of the building will deteriorate requiring extensive (More expensive) repairs in the future.	2018/19	
C48	2.00	2 CNM &4	Bedwell Community Centre- essential external cedar cladding works	£0		£5,000			If works are not carried out condition will deteriorate resulting in more expensive repairs in the future. Works identified for 2018/19 and subject to building review, works therefore postponed to future years.	Unforeseen costs in expense in future.	2020/21	

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C84	2.00	2	Canterbury way Pavilion - demolition	£12,000					The building is in a generally inferior and extremely poor condition. Extensive works are required to restore the building to a condition acceptable for ongoing occupation. The building is under used and therefore it is recommended for demolition. This is subject to further operational asset management checks to confirm viable demolition.	If the building is not demolished it will continue to deteriorate and become unsafe.	2018/19	
C77	1.90	4	Chells Park Pavilion - decommission shower and provide hot water service to changing rooms	£25,000					Due to the change of use requirement (adult to junior football) showers no longer required but constant hot water required to wash hand basins	Facility will not operate for this use. Users will transfer to alternative premises		
C60	2.60	3&4	The Oval Community Centre - Replace radiators. Building future use under review.	£8,000					Following the boiler replacement carried out in 2017. the existing radiators are beyond serviceable life and fan convectors require replacement to ensure that the building remains operational. Works are subject to the community centre review however these works are considered essential to maintain comfort conditions. Works phased replacement proposed over two years	Failure to maintain the property at a temperature fit for purpose may result in closing the building at certain times. Hiring temporary heaters is a short term solution however there will be costs and disruption to the occupiers. Potential loss of income.	2018/19	
C67	2.25	3&4	Timebridge - boiler and hot water refurbishment	£10,000					Continuing issues with heating & hot water - At present the installations have been converted as a compromise to 'direct fed' arrangement as a holding repair subject to financial limitations imposed.	Lack of adequate heating and hot water service	2018/19	
C83	2.36	3&4	St Nicholas pavilion electric heating replacement	£8,000					2012/13 condition survey / recent inspections identified electrical heaters are at the end of their serviceable life. Replacement required to ensure building remains in a condition of acceptable ongoing occupation.	Risk of failure of heating system, closing building and loss of service and possible income.	2018/19	
<b>Total Housing and Investment Growth Bids</b>				<b>£717,000</b>	<b>£90,000</b>	<b>£5,000</b>	<b>£0</b>	<b>£0</b>				<b>£390,000</b>
C86	3.00	3	Energy Performance surveys and proposed building works	£42,000	£15,000	£15,000	£15,000	£15,000	Statutory requirement under the Energy Act 2011.	Fine of £500 to £5,000 per property based on Rateable Value.	May or June 2018	£0
C87	3.00	1 and 4	Costs relate to a new replacement property management system. The Estates team are considering use of the IDOX/Uniform estate management software. IDOX is a known provider with software already installed in the Planning Department, and Environmental Health, and Building Control considering its other applications. Consolidating the number of systems we operate as a Council is beneficial in reducing the IT infrastructure needed and greater depth of knowledge across the Council. Part of the costs have already been covered by East Herts under the shared agreement.	£30,000	£0	£0	£0	£0	The existing GVAS property database presents a significant security risk to the Council because the application is de-supported. IT have recommended decommissioning of the software as result (due April 2018).	This the only property database the Council's Estate Team use to effectively manage the commercial portfolio. If the system is not replaced before the existing system is de-commissioned, the team will not be able to effectively manage the commercial portfolio, for instance, they will have no access to commercial tenant lease details electronically for viewing and updating, and this will inevitably slow progress with rent reviews and lease renewals as the team will need to rely on hard-copy paper copies sourced from Legal Services (which will add an additional pressure on this resource).	January-March 2018	£0
<b>Total Finance &amp; Estates Growth Bids</b>				<b>£72,000</b>	<b>£15,000</b>	<b>£15,000</b>	<b>£15,000</b>	<b>£15,000</b>				<b>£0</b>
<b>TOTAL GF CAPITAL OPTIONS</b>				<b>£7,617,250</b>	<b>£11,332,000</b>	<b>£446,000</b>	<b>£461,000</b>	<b>£583,000</b>				<b>£17,300,000</b>

Funded from £2.1M Digital budget

C88		4	Generator for Daneshill Datacentre	£60,300	£0	£0	£0	£0	Fully mitigate risk of power disruption to IT services for both SBC and EHC. (A 50% contribution from EH will be sought and if successful SBC share will be £45,000 shared General Fund and HRA)	Only partial mitigation of the risk via battery backup can be achieved within approved funding.		£0
C89		4	Data centre Architecture	£6,700	£0	£0	£0	£0	Specialist advice regarding options to reconfigure the datacentre to mitigate risks in relation to the fibre cable that runs between Daneshill House and Cavendish Road. (Total scheme cost £20,000 cost split with East Herts)	Continue to operate using the existing model with the risk associated with the fibre cable or invest in a second fibre connection between the sites (est. >500k)		£0
C90		4	Network Switches	£15,000	£0	£0	£0	£0	It is likely that changes to the datacentre model will result in the need for higher capacity switches to support increases in network traffic. (Total scheme cost £30,000 cost split with East Herts)	IT services will operate sub-optimally, with the impact being experienced by all staff at both EHC and SBC.		£0
C91		4	Programme and Project Management - IT Improvement Plan (1FTE Grade 7 12 mths. 1 specialist programme manager 9 mths)	£42,545	£0	£0	£0	£0	To deliver the Phase 1 (Security and Resilience) of the IT Improvement Plan by August 2018. (Total scheme cost £127,000 cost split with East Herts)	Longer delivery timescales for programme of IT resilience work, as per IT Improvement Plan.		£0

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C92		3	Core switches	£0	£33,500	£0	£0	£0	Supplier for support for core switches (network equipment) expires in 2020.	Failure to replace core switches risks running critical network equipment in an unsupported state. This means we will not be entitled to any support if the equipment develops a fault.		£0
<b>Total HRA CAPITAL BUDGETS</b>				<b>£124,545</b>	<b>£33,500</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>				<b>£0</b>

HRA CAPITAL BUDGETS

C88		4	Generator for Daneshill Datacentre	£29,700	£0	£0	£0	£0	Fully mitigate risk of power disruption to IT services for both SBC and EHC. (A 50% contribution from EH will be sought and if successful SBC share will be £45,000)	Only partial mitigation of the risk via battery backup can be achieved within approved funding.		£0
C89		4	Data centre Architecture	£3,300	£0	£0	£0	£0	Specialist advice regarding options to reconfigure the datacentre to mitigate risks in relation to the fibre cable that runs between Daneshill House and Cavendish Road. (Total scheme cost £20,000 cost split with East Herts)	Continue to operate using the existing model with the risk associated with the fibre cable or invest in a second fibre connection between the sites (est. >500k)		£0
C90		4	Network Switches	£4,950	£0	£0	£0	£0	It is likely that changes to the datacentre model will result in the need for higher capacity switches to support increases in network traffic. (Total scheme cost £30,000 cost split with East Herts)	IT services will operate sub-optimally, with the impact being experienced by all staff at both EHC and SBC.		£0
C91		4	Programme and Project Management - IT Improvement Plan (1FTE Grade 7 12 mths. 1 specialist programme manager 9 mths)	£20,955	£0	£0	£0	£0	To deliver the Phase 1 (Security and Resilience) of the IT Improvement Plan by August 2018. (Total scheme cost £127,000 cost split with East Herts)	Longer delivery timescales for programme of IT resilience work, as per IT Improvement Plan.		£0
C92		3	Core switches	£0	£16,500	£0	£0	£0	Supplier for support for core switches (network equipment) expires in 2020.	Failure to replace core switches risks running critical network equipment in an unsupported state. This means we will not be entitled to any support if the equipment develops a fault.		£0
<b>Total Corporate Projects, Customer Services and Technology</b>				<b>£58,905</b>	<b>£16,500</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>				<b>£0</b>

Budget Provision in 2017-18 due to Urgency of Works

C72	3.00	3	Indoor market - Upgrade Electrical distribution board	£10,000					Electrical board at end of safe serviceable life. Limited emergency safety works were carried out earlier this year however full replacement of board is essential.	If this work is not undertaken by / at the next test inspection date then the building will become non compliant. This could then lead to the market being closed.	April 2018 (sooner if possible)	
				<b>£10,000</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>				

Not Recommended By LFSG Bids due to likely to be part of regeneration schemes not supported

C18	1.60	4	Off street car parks (Surface Car Parks)	£22,500	£56,250				The resurfacing takes into account the regeneration plans and is focused on repair and light resurface to extend the life of the car parks through to the end of the regeneration programme.	Health and safety, loss of income	2018/19 & 2019/20	£0
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Not Recommended By LFSG review overall cost of the market and the required works prior to approval.

C73	0.50	4	Indoor market - reroofing	£0	£0	£0	£18,000				2021/22	
C71	0.25	4	Indoor market - hot air curtains over main doors	£10,000					Existing radiant heating does not provide acceptable comfort level due to the excessive heat loss (cold air ingress) at the main entrances	Continue complaints from stall holders. Risk of stall holder terminating tenancy.	2018/19	
C99	0.50	1 & 4	Indoor Market - new fascias and signage to stalls	£90,000					Stalls have had different traders and damaged / old fascias have been replaced only as and when required to make them fit for purpose. Subsequently, fascias have aged and they are now different shapes, sizes and colours, giving the market an untidy, tired feel and look. This has a huge impact on how people perceive the market, making it difficult to attract new shoppers and traders, from different generations and types of customers. Also installing protruding stall signs will complement the new fascias and encourage shoppers to use other stalls available down each aisle (avenue). The signs will also be used to advertise vacant stalls for rental.	Loss of market stall traders and income	2018/19	

Not Recommended By LFSG spend not based on a surveyed need

C76	1.50	4	Cavendish Depot- reline existing gutters	£0	£0	£0	£12,500		Liquid based reinforced waterproofing repair work was carried out to limited gutter lengths affected by leakage in Spring 2017.[Areas now occupied by Travis Perkins]. Waterproofing must be repeated in the future to extend life of the metal channel guttering system.	Water ingress affecting building occupation		
				<b>£122,500</b>	<b>£56,250</b>	<b>£0</b>	<b>£18,000</b>	<b>£12,500</b>				

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Further Not Recommended by LFSG Bids (many of which are linked to "Community Centre" reviews.												
C55	0.00	4	Bragbury Community Centre- flat roof replacement £10K 2018/19 - Centre due for demolition / redevelopment in 2 years Proposed works to be postponed.	£0	£10,000				Identified from 2012/13 condition survey / recent inspections - flat roof is in a poor condition and at the end of its serviceable life.	Water ingress will result in damage and deterioration of the fabric of the building leading to more extensive repairs in the future and if left may result in structural failure. This may lead to closing part of the building		
C56	0.00	3&4	Bragbury Community Centre - replace electric heaters. £25k 2020/21 Centre due for demolition / redevelopment in 2 years Proposed works to be postponed.			£25,000						
C57	0.00	4	Bragbury Community Centre - main hall floor replacement. £8.5K 2018/19 Centre due for demolition / redevelopment in 2 years Proposed works to be postponed.	£0	£8,500				Identified from 2012/13 condition survey / recent inspections - Hall floor covering damaged and beyond repair requiring replacement to ensure building is in a safe (trip hazard) and acceptable condition for ongoing occupation	If left the floor will deteriorate resulting in the room being unusable. Current users may decide to seek alternative premises.		
C50	1.00	4	Shephall Community Centre reroofing		£45,000	£45,000			Poor Condition recorded in 2012/13 SCS - Patch repairs have been undertaken in recent year's to maintain watertightness - Further patching works not economically viable	Water ingress will result in damage and deterioration of the fabric of the building leading to more extensive repairs in the future and if left may result in structural failure. This may lead to closure of the building		
C51	1.00	4	Shephall Community Centre woodblock flooring works	£0	£7,000		£30,000		Identified from 2012/13 condition survey / recent inspection - worn wood block flooring reaching end of economic life - sand and treat 2018/19 and replace in future years 2022/23. Works identified for 2018/19 and subject to building review, works therefore postponed to future years.	Risk that the floor will become unsafe and unusable. Works proposed will keep the floor in a safe an usable condition until replacement.		
C53	1.33	4	Shephall Community Centre - single glazed metal windows end of economic life (insulation improvement)		£30,000				There is a part elevation where historic single glazing remains - In 2012/13 SCS identified this Main Hall location for future work - No work has been undertaken on the element in the meantime due to budgetary constraints.	Excessive heat loss /potential water penetration condensation issues - In combination with planned concurrent roof works which would incorporate insulation double glazed replacement windows to this area and boiler replacement works the combination of improvements would enhance environmental conditions and potentially attract increased letting of the space.		
C58	1.60	2 CNM &4	The Oval Community Centre- external decorations and repairs. Building future use under review.		£15,000							
C59	1.20	2 CNM &4	The Oval Community Centre - window replacement. Building future use under review.		£30,000							
C61	1.20	3&4	The Oval Community Centre - lighting upgrade and suspended ceiling refurb/replace. Building future use under review.	£0	£0	£0	£50,000					£0
C47	1.60	4	Bedwell Community Centre - re- roof (Flat)		£50,000	£50,000	£50,000		Identified in 2012/13 SCS with recommendation for replacement coverings in phased sequence from Yrs 3-7- Felt surfacing has limited remaining life	Water ingress will result in damage and deterioration of the fabric of the building leading to more extensive repairs in the future and if left may result in structural failure. This may lead to closure of the building		
C54	1.25	2 CNM &4	Chells manor Community Centre - repairs and redec to window sub frames, doors incl fascia soffit and gable boarding and dormer windows	£0	£12,000				Redecorations to window sub frames, doors incl fascia soffit and gable boarding and dormer windows[in combination with the replacement of selected timber components where practical with maintenance free Upvc & other materials].These works are required ensuring that the fabric of the building is restored and maintained and does not deteriorate beyond economic repair. Works identified for 2018/19 and subject to building review, works therefore postponed to future years.	If the decorations and timber replacements are not carried out the fabric of the building will deteriorate requiring extensive (More expensive) repairs in the future		
C43	1.80	4	St Nicholas Community Centre Toilet refurb £70 2018/19 - Part funded by Association (£20K) - Essential health and safety works only - building currently under review.	£0	£70,000				Identified from 2012/13 condition survey / recent inspections, Fixtures, fittings and finishes at end of serviceable life requiring replacement to ensure acceptable ongoing occupation and reduce expensive repairs. Association has commissioned a design for new refurbishment / extension[verified by SBC Architects] providing an enhanced layout arrangement/upgrade to suit modern needs. Works identified for 2018/19 and subject to review, works therefore postponed to future years.	Increased ongoing repairs and of a deteriorating condition - A risk that current users may seek alternative premises which offer improved facilities.		£20,000

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C68	1.40	4	Timebridge - main hall floor - unable to re-sand wood block floor requiring replacement		£25,000				Floor was repaired and resealed as a consequence of flood damage[covered by Insurance Claim] during 2016-2017. -The current floor thickness remaining to this interlocked floor system cannot be resanded further as the layered wood thickness is insufficient	Area which is a principle room may be rendered unusable in the short term future		
C69	1.80	3&4	Timebridge main hall ventilation	£7,500					Recent site surveys have identified the existing ventilation system requires inspection and upgrading / replacement to provide adequate internal environmental conditions for ongoing occupation	Delay may result in the hall being unfit for occupation and therefore cancelling the service provided and loss of income. Current users may decide to seek alternative premises.		
C66	1.40	4	Symonds green Community Centre - toilet refurbishment			£35,000		£35,000	Toilet Accommodation is currently 'fit for purpose' although of basic standard	In the future the areas would become unhygienic and existing fittings and finishes reach end of economic lifespans -* Refurbishment of the toilets was never part of the brief for the extension works to form extra accommodation and an independent café -the café does however include a disabled WC/baby change area to serve this area specifically.		
C65	1.20	4	Springfield House - washroom / toilet refurb			£18,000			Historic layout and finishes with limited remaining economic life expectancy	Area would ultimately become unhygienic and unusable		
C62	1.80	4	Springfield House- Essential roofing works - pitched and flat roof areas			£7,500			Limited works to 'patch' and mitigate potential water penetration have been undertaken since the SCS in 2012/13-ongoing Capital Works to continue essential refurbishment are required to this historic period style building	To maintain watertightness to building and prevent rot & deterioration to timber framed roof construction.		
C64	1.00	3&4	Springfield House - radiator replacements	£0	£0	£0	£20,000	£20,000	Boiler & Plant Replaced in 2016-17/Original Column/Hospital type cast iron radiators were flushed with new valves fitted as part of these works. Radiators have very limited future life expectancy- Replacements would logically be the required second phase of heating enhancement works	Risk of major leaks/Interruption of Heating rendering building unusable		
Further Not Recommended by LFSG Bids play centres and pavilions (linked to "Community Centre" reviews.												
C37	1.00	2 CNM &4	Pin green Play centre - external decoration of building	£0	£0	£0		£10,000	Deterioration of essential waterproofing finishes to a modular building having limited life expectancy	Water ingress/Rot & deterioration affecting continuing building occupation		
C33	1.75	4	Pin Green Play centre - Re roof	£0	£0	£0		£25,000	Identified in 2012/2013 SCS as a major element with a limited future life expectancy[*A maximum 10 year remaining life was then recorded] -The roof was re-inspected by one of our qualified Building Surveyors earlier this year who verified that its replacement should be programmed within a maximum 5 year term. [*there is clear evidence of patch repairs undertaken in the recent past and further deterioration to the general covering and at details. The roof is not insulated and works must include incorporation of insulation to meet current Building Regulations standards.	Water ingress will result in damage and deterioration of the fabric of the building leading to more extensive repairs in the future and if left may result in structural failure. This may lead to closure of the building		
C34	1.75	4	Pin green Play centre -- enhancement of wash room island area - basins and taps and new floor covering	£0	£0	£0		£20,000	Identified in 2012/2013 SCS as an internal element being essential for use & occupation with a limited remaining lifespan predicted -The area was reinspected by one of our qualified Building Surveyors earlier this year and it was reported that the area should be 'earmarked' for refurbishment within 5 years as deterioration was noted in comparison with previous SCS findings.	Washbasins/taps vanity units flooring and wall finishes forming this integral facility would deteriorate to a condition predicting health & safety and affecting reasonable occupation and use.		
C80	1.70	4	Ridlins Pavilion - shower and changing room refurb	£0	£0	£0		£75,000	Prediction of necessary future upgrade / refurbishment of original fittings - Limited works also to wall floor and ceiling finishes - Building Constructed in early 2000's	Users may seek alternative premises for activities		
C41	1.60	4	Bandley Hill Play centre fenestration - sealing /re-beading to make watertight - consider replacement (energy efficient double glazed units		£18,000				SCS 2012/13 & recent review inspection by qualified Building Surveyor have confirmed short term requirement to replace historic [original ] single glazed coated metal windows which display beading disrepair and surface corrosion these being symptomatic of initial failure- Recent improvement project works have included new pitched roofing and external redecoration and toilet refurbishment [to commence January 2018]- Replacement Windows would complete envelope enhancement to well used modern building facility	Water ingress/Excessive Heat Loss[Large areas of fenestration exist to front & rear gable elevations]		
C40	1.60	4	Bandley hill Play centre replace main hall and kitchen flooring	£0	£0	£0		£20,000	SCS 2012/13 & recent review inspection by qualified Building Surveyor have confirmed short term requirement to replace historic [original ] flooring	Trip issues / Finish will become unsatisfactory for use as a Children's Centre		



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C79	1.90	4	Peartree Pavilion - male showers	£25,000					Identified from 2012/13 condition survey / recent inspections identified the generally dilapidated condition of the showers. Refurbishment is required to ensure that the building remains in a condition acceptable for ongoing occupation	Delay in undertaking the refurbishment will result in further deterioration of the condition of the showers and the facility will become unfit for use. Current users may decide to seek alternative premises.		
C38	1.80	4	St Nicholas Play centre - kitchen replacement	£0	£0	£0	£10,000		Flooring to area replaced in 2016-17 / 2nd phase works as planned would include Kitchen unit re-fit where units are becoming very worn with recent acceleration of broken parts	Area would become unhygienic and unusable		
C39	1.80	2 CNM & 4	St Nicholas Play centre - external decorations to restore and maintain weather tightness	£0	£0	£0	£20,000		Deterioration of essential waterproofing finishes to a modular building having limited life expectancy	Water ingress/Rot & deterioration affecting continuing building occupation		
C82	1.40	4	St Nicholas Pavilion - reroofing			£35,000	£35,000		Membrane roof covering reaching end of waterproof life. SCS in 2012/13 originally predicted necessity for major works in Years 7-10.	Water ingress affecting building occupation and operation.		
Total Community Centre Review related works				<b>£32,500</b>	<b>£320,500</b>	<b>£215,500</b>	<b>£185,000</b>	<b>£235,000</b>				<b>£20,000</b>
TOTAL WORKS NOT RECOMMENDED				<b>£155,000</b>	<b>£376,750</b>	<b>£215,500</b>	<b>£203,000</b>	<b>£247,500</b>				<b>£20,000</b>