

New Capital Bid Template 2022 / 2025

Details

Directorate *	Resources & Assets	Lead Member *	John Kaiser - Deputy Leader of the Council & Finance and Housing
Assistant Director / Service *	Graham Ebers	Budget Manager *	Bernie Pich
Project Managed By *	Bernie Pich	Rolling Programme *	No
Project Title *	Community Investment (formerly Commercial Investments and Housing 145)		

Project Description *

Delivering Housing and Regeneration across the borough primarily for community benefit of which is most likely to be supported by a strong financial business case. This could include properties purchased or built or other income generating assets such as solar farms.

Has Operational Property been consulted? (see guidance tab)

Yes

Date consulted?

09/11/2021

Names of Operational Property Officer consulted

Bernie Pich

RAG Status (Certainty around financial assessment and ability to deliver project)

Green	High certainty on figures and project delivery
Amber	Some certainty on figures and project delivery
Red	Low certainty on figures and project delivery

Select "RAG Status" *

Red

Comments regarding RAG Status

Has become increasingly challenging with changes to PWLB regulations and building inflation

Please select the appropriate MTFP category for the bid *

MTFP Category	Investment and regeneration
MTFP Sub Category	Income generation

Outline Business Case

Business case on a project by project basis. May need s106 affordable housing commuted sums to make projects viable

Equality Impact Considerations

Will be undertaken on a project by project basis

Budget Requested in £'000

Total of scheme approval

33,333

Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Investment (formerly Commercial Investments)	32,976	6,833	26,500	0	0	0	33,333

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Project Total (Info only) £'000

66,309

Funding Identified *

Yes

Are there external funding streams identified to contribute towards or fully fund this bid? (if yes please add the details to the table below)

Funding Details

Please ensure you complete this section with as much information as is possible

Funding source	Total funding amount £'000	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Invest to Save (secured borrowing)	54,400			Total invest to save all £ 54,400	
Developer Contributions	11,909	0	0	s106 may be required to make projects viable	
Total Funding Available	66,309	0	0		
Total Project Costs	33,333	33,333	33,333		
Funding Shortfall	-32,976	33,333	33,333		

If Invest to Save funding - see Invest to Save Calculator tab to check scheme is financially viable

Revenue Implications

£'000

Net Revenue Impact (saving in brackets) *

(950)

Revenue Implications	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost) - invest to save only	0	0	0	0	0	0
Annual on going revenue costs after financing						0
Annual on going revenue savings after financing	(950)					(950)
Net Revenue Implications (savings in brackets)	(950)	0	0	0	0	(950)

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Details of Net Revenue Implications

An additional revenue income target of £950,000 is a bid in 22/23, this is dependent on this capital project delivery.

Additional Details *

Additional Information

163

Links to other useful documents (e.g. business cases)

Link

Comments

New Capital Bid Template 2022 / 2025

Details

Directorate *	Resources & Assets	Lead Member *	John Halsall - Leader of the Council
Assistant Director / Service *	Bernie Pich	Budget Manager *	Bernie Pich
Project Managed By *	Phillip Osborne	Rolling Programme *	No

Project Title * Work Place Reimagined

Project Description *

Workplace Reimagined is now a significant corporate priority since the Covid-19 pandemic. Most organisations are now adopting a flexible/hybrid approach with regards to physically returning to the workplace and WBC is no different.
WBC needs to build a site that is fit for future with appropriate technology to support employees, councillors and Borough residents.
An external consultant has been engaged to assist with the redesign. We expect to see a shift away from a traditional desk-based approach and a move towards multi-use, flexible workspaces.
Workplace Reimagined does present a one-off 'invest to save' opportunity as money will be made from creating residential properties to sell in 24/25.

Has Operational Property been consulted? (see guidance tab) Date consulted?

Names of Operational Property Officer consulted

RAG Status (Certainty around financial assessment and ability to deliver project)

Green	High certainty on figures and project delivery
Amber	Some certainty on figures and project delivery
Red	Low certainty on figures and project delivery

Select "RAG Status" *

Comments regarding RAG Status

Please select the appropriate MTFP category for the bid *

MTFP Category

MTFP Sub Category

Outline Business Case

A corporate approach to a more flexible and fit for purpose culture/accommodation/digital solution. The project is happening from now into Quarter 4 but an assessment of cost on a per ft2 basis has been included herein. There is the opportunity to convert the Rectory to apartments (the space being made available due to the project itself) the overall scheme has the ability to return a positive position

Equality Impact Considerations

More flexible and modern accommodation together with the greater reliance on SMART working will lead to an improved accessibility of our buildings/systems

Budget Requested in £'000

Total of scheme approval

Budget Phasing *

Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Work Place Reimagined		1,400	1,222	100			2,722

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Project Total (Info only)

Funding Identified *

Are there external funding streams identified to contribute towards or fully fund this bid? (if yes please add the details to the table below)

Funding Details

Please ensure you complete this section with as much information as is possible

Funding source	Total funding amount £'000	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Ringfenced Capital Receipts - including HRA	3,150		0	Capital receipt to be received when asset constructed and sold in 2024/25 or surplus accommodation realised. Therefore will fund capital in years after construction completed. So project will need to be funded from WBC resources. This project estimates to create a net benefit to the capital programme of £428k.	N/A
Please select available type(s) of funding:-					
Total Funding Available	3,150	0	0		
Total Project Costs	2,722	2,722	2,722		
Funding Shortfall	-428	2,722	2,722		

If Invest to Save funding - see Invest to Save Calculator tab to check scheme is financially viable

Revenue Implications

£'000

Net Revenue Impact (saving in brackets) *

Revenue Implications	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost) - invest to save only	0	0	0	0	0	0
Annual on going revenue costs after financing						0
Annual on going revenue savings after financing	(270)	(600)	(600)			(1,470)
Net Revenue Implications (savings in brackets)	(270)	(600)	(600)	0	0	(1,470)

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Details of Net Revenue Implications

Includes revenue benefit of capital receipt and savings associated with running accommodation

Additional Details *

Additional Information

Estimated cost of capital receipt:-
Cost 4 x 3 bed apartments (£400k x 3) = £1200k
6 x 2 bed apartments (£300k x 6) = £1800k
1 x studio apartment = £150k
TOTAL = £3150k

*conservative estimate & could be more

Links to other useful documents (e.g. business cases)

Link Workplace Reimagined Capital Bids.pptx ~UNCLASSIFIED~.msg	Comments 164 There is a £50k capital budget agreed for Consultancy in the current year 2021/22 (not included in the bid figures)
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New Capital Bid Template 2022 / 2025

Details

Directorate *	Resources & Assets	Lead Member *	John Kaiser - Deputy Leader of the Council & Finance and Housing
Assistant Director / Service *	Bernard Pich	Budget Manager *	James Wilson
Project Managed By *	James Wilson	Rolling Programme	No

Project Title * Carnival Pool Area Redevelopment

Project Description *

Carnival Pool Phase II redevelopment - includes leisure centre, library, spaces for arts and culture and residential apartments

Has Operational Property been consulted? (see guidance tab)

Yes

Date consulted?

on-going

Names of Operational Property Officer consulted

Arnab Mukherjee

RAG Status (Certainty around financial assessment and ability to deliver project)

Green	High certainty on figures and project delivery
Amber	Some certainty on figures and project delivery
Red	Low certainty on figures and project delivery

Select "RAG Status" *

Green

Comments regarding RAG Status
Leisure/Library build commenced on site October 20. Residential build commenced October 21. Both elements of project currently reporting within budget and on programme.

Please select the appropriate MTFP category for the bid *

MTFP Category Investment and regeneration

MTFP Sub Category New facilities

Outline Business Case

Scheme comprises final phase of the Wokingham Town Centre Regeneration programme; following on from the completions at Peach Place and Elmsfield.

Equality Impact Considerations

EQIA assessment completed and concluded that the design of the scheme has taken all reasonable steps optimise inclusivity and accessibility.

Budget Requested in £'000

Total of scheme approval

1,841

Budget Phasing *

Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Carnival Pool Area Redevelopment	24,762	1,841	0	0	0	0	1,841

Project Total (Info only) £'000

26,603

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Funding Identified *

Yes

Are there external funding streams identified to contribute towards or fully fund this bid? (if yes please add the details to the table below)

Funding Details

Please ensure you complete this section with as much information as is possible

Funding source	Total funding amount £'000	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Ringfenced Capital Receipts - including HRA	4,644			Year 3	
Ringfenced Capital Receipts - including HRA	2,929			Year 4	
Ringfenced Capital Receipts - including HRA	6,214			Year 5	
Ringfenced Capital Receipts - including HRA	9,296			Year 6	
Total Funding Available	23,083	0	0		
Total Project Costs	1,841	1,841	1,841		
Funding Shortfall	-21,242	1,841	1,841		

If Invest to Save funding - see Invest to Save Calculator tab to check scheme is financially viable

Revenue Implications

£'000

Net Revenue Impact (saving in brackets) *

0

Revenue Implications	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost) - invest to save only	0	0	0	0	0	0
Annual on going revenue costs after financing						0
Annual on going revenue savings after financing						0
Net Revenue Implications (savings in brackets)	0	0	0	0	0	0

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Details of Net Revenue Implications

Additional Details *

Additional Information

A new/improved leisure centre and library will provide improved facilities for existing Wokingham residents and help meet the additional demand generated by the SDLs and other development.

The residential apartments will help animate this town centre location and provide cross subsidy for the leisure centre delivery. This project is the final piece of the Town Centre Regeneration Programme. It will also open up the development opportunity for the existing library site - once the library has relocated.

Risk Information : Under the leisure contract with the leisure contractor WBC would be liable to weekly recurring penalty payments in the event that the leisure centre is not completed and handed over to the leisure contractor on programme.

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Links to other useful documents (e.g. business cases)

Link

Comments

New Capital Bid Template 2022 / 2025

Details

Directorate *	Resources & Assets	Lead Member *	Parry Bath - Environment and Leisure
Assistant Director / Service *	Graham Ebers	Budget Manager *	Beverley Thompson
Project Managed By *	Beverley Thompson	Rolling Programme *	No
Project Title *	New Pool at Arborfield		

Project Description *
 A new stand alone 4 lane 25m swimming pool to be build as a dual-use facility in proximity to the proposed new secondary school in the Arborfield SDL.

Has Operational Property been consulted? (see guidance tab) Not at this stage Date consulted?

Names of Operational Property Officer consulted

RAG Status (Certainty around financial assessment and ability to deliver project)

Green	High certainty on figures and project delivery
Amber	Some certainty on figures and project delivery
Red	Low certainty on figures and project delivery

Select "RAG Status" * Green

Comments regarding RAG Status

Please select the appropriate MTFP category for the bid *

MTFP Category	Investment and regeneration
MTFP Sub Category	New facilities

Outline Business Case
 Positive Implications : A new pool at Arborfield will meet the additional demand for swimming generated by the SDLs and other development. Building the pool at Arborfield would be commercially attractive on a site adjacent to the southern SDLs. This would deliver a good speed of facilities across the borough.

Equality Impact Considerations

Budget Requested in £'000 **Total of scheme approval** 7,000

Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
New Pool at Arborfield	0	0	1,000	6,000	0	0	7,000

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Project Total (Info only) £'000 7,000

Funding Identified * Yes

Are there external funding streams identified to contribute towards or fully fund this bid? (if yes please add the details to the table below)

Funding Details

Please ensure you complete this section with as much information as is possible

Funding source	Total funding amount £'000	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Developer Contributions - S106 & CIL	4,700			Borough Wide SDL contributions for swimming pools	
Total Funding Available	4,700	0	0		
Total Project Costs	7,000	7,000	7,000		
Funding Shortfall	2,300	7,000	7,000		

If Invest to Save funding - see Invest to Save Calculator tab to check scheme is financially viable

Revenue Implications

£'000

Net Revenue Impact (saving in brackets) * 0

Revenue Implications	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost) - invest to save only	0	0	0	0	0	0
Annual on going revenue costs after financing						0
Annual on going revenue savings after financing						0
Net Revenue Implications (savings in brackets)	0	0	0	0	0	0

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Details of Net Revenue Implications

Additional Details *

Additional Information

Links to other useful documents (e.g. business cases)	
Link	Comments

New Capital Bid Template 2022 / 2025

Details

Directorate *	Resources & Assets	Lead Member *	Gregor Murray - Resident Services, Communications and Emissions
Assistant Director / Service *	Bernard Pich	Budget Manager *	Ian Gough
Project Managed By *	Ian Gough	Rolling Programme	No
Project Title *	Renewable Energy Infrastructure projects		

Project Description *
 One way of reducing our carbon emissions and helping to meet our carbon reduction targets (Climate Emergency) is through significant renewable energy generation infrastructure projects. This involves implementing renewable energy generating technologies i.e. solar panels and then either selling the energy (to third parties through a private wire agreement / 'sleeving') or supplying ourselves (including through battery storage opportunities). We may also wish to carry out battery storage, grid solutions, allowing us to make significant revenue from such arrangements. We will need to dedicate land to such projects but this, importantly, may include land where development potential is impossible i.e. floodplain. WBC benefit significantly from land in the local area and conversations have already taken place with other 'land strapped' authorities around buying energy generated. There is a commercialised service opportunity here, from revenue streams coming back from third party organisations. Finally, this will significantly help for us to achieve carbon reduction targets, as outlined in our Climate Emergency statements.

Has Operational Property been consulted? (see guidance tab) Date consulted?

Names of Operational Property Officer consulted

RAG Status (Certainty around financial assessment and ability to deliver project)

Green	High certainty on figures and project delivery
Amber	Some certainty on figures and project delivery
Red	Low certainty on figures and project delivery

Select "RAG Status" *

Comments regarding RAG Status

Please select the appropriate MTFP category for the bid *

MTFP Category	Climate Emergency
MTFP Sub Category	Clean energy generation

Outline Business Case
 Positive Implications: These projects will 'payback' from energy savings. Will help for us to meet our Climate Emergency ambitions, will improve our land profile, will reduce our carbon emissions and help to better local air quality. Will portray the authority as having 'Green credentials' and reduce energy consumption / costs associated to energy. Risk Information : There is a small risk of energy 'payback' being extended beyond the ten year period but this should be negated by good consultancy / energy 'payback' calculations. Additional Information : Various sites (land) is applicable for this.

Equality Impact Considerations

Budget Requested in £'000 **Total of scheme approval**

Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Renewable Energy Infrastructure projects	9,750	8,000	0	0	0	0	8,000

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Project Total (Info only) £'000

Funding Identified *

Are there external funding streams identified to contribute towards or fully fund this bid? (if yes please add the details to the table below)

Funding Details

Please ensure you complete this section with as much information as is possible

Funding source	Total funding amount £'000	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Invest to Save (secured borrowing)	8,000	8,000	8,000		
Total Funding Available	8,000	8,000	8,000		
Total Project Costs	8,000	8,000	8,000		
Funding Shortfall	0	0	0		

If Invest to Save funding - see Invest to Save Calculator tab to check scheme is financially viable

Revenue Implications

Net Revenue Impact (saving in brackets) *

Revenue Implications	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost)	0	0	0	0	0	0
Annual on going revenue costs after financing	832	1,247	1,247	1,247	1,247	5,821
Annual on going revenue savings after financing	(1,200)	(1,800)	(1,800)	(1,800)	(1,800)	(8,400)
Net Revenue Implications (savings in brackets)	(368)	(553)	(553)	(553)	(553)	(2,579)

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Details of Net Revenue Implications

Additional Details *

Additional Information

Links to other useful documents (e.g. business cases)
 Link

New Capital Bid Template 2022 / 2025

Details

Directorate *	Resources & Assets	Lead Member *	Gregor Murray - Resident Services, Communications and Emissions
Assistant Director / Service *	Bernard Pich	Budget Manager *	Ian Gough
Project Managed By *	Ian Gough	Rolling Programme *	No
Project Title *	Energy Reduction Projects		
Project Description *	<p>One of the most effective ways of reducing our carbon emissions and helping to meet our carbon reduction targets (Climate Emergency) is through energy efficiency upgrades to the various properties that we have. This can occur through a whole host of measures including but not exclusive to : boiler replacements (with green technologies), insulation (to a significant standard), building controls, lighting upgrades, building fabric upgrades, apparatus upgrades and self - generating or renewable energy generation (possibly with storage) technologies. Any energy reduction project paying back against a reduction in energy costs and therefore a defined 'payback period' of anything under ten years should be considered for funding. This applies to our own corporate profile (properties) and third party (schools etc) where monetary savings can be paid back to us (as funder) directly. It is worth noting that energy costs are generally increasing by circa ten percent year on year and that any energy saving projects assessed on todays energy costs, against a ten year criteria, will save significant (increasing) cash beyond this. In addition, there is a commercialised opportunity here, to us as the service delivery, from revenue streams coming back from third party organisations. Our corporate profile already benefits from an average capital investment but with additional funding this could incorporate increasing and more projects to further benefit from energy reduction and reducing costs associated. Finally, this will significantly help for us to achieve carbon reduction targets, as outlined in our Climate Emergency statements.</p>		

Has Operational Property been consulted? (see guidance tab)

N/a

Date consulted?

Names of Operational Property Officer consulted

RAG Status (Certainty around financial assessment and ability to deliver project)

Green	High certainty on figures and project delivery
Amber	Some certainty on figures and project delivery
Red	Low certainty on figures and project delivery
Select "RAG Status" *	Green
Comments regarding RAG Status	

Please select the appropriate MTFP category for the bid *

MTFP Category	Climate Emergency
MTFP Sub Category	Clean energy generation

Outline Business Case

Equality Impact Considerations

Budget Requested in £'000

Total of scheme approval

7,500

Budget Phasing *	Previous Years Approved Budget £'000 (Info only)	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Energy Reduction Projects	2,506	1,500	1,500	1,500	1,500	1,500	7,500

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Project Total (Info only) £'000

10,006

Funding Identified *

Yes

Are there external funding streams identified to contribute towards or fully fund this bid? (if yes please add the details to the table below)

Funding Details

Please ensure you complete this section with as much information as is possible

Funding source	Total funding amount £'000	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Invest to Save (secured borrowing)	7,500	7,500	0		
Total Funding Available	7,500	7,500	0		
Total Project Costs	7,500	7,500	7,500		
Funding Shortfall	0	0	7,500		

If Invest to Save funding - see Invest to Save Calculator tab to check scheme is financially viable

Revenue Implications

£'000

Net Revenue Impact (saving in brackets) *

(533)

Revenue Implications	Year 1 2022/23 £'000	Year 2 2023/24 £'000	Year 3 2024/25 £'000	Year 4 2025/26 £'000	Year 5+ 2026/27 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost)	0	0	0	0	0	0
Annual on going revenue costs after financing	58	133	208	208	358	967
Annual on going revenue savings after financing	(150)	(225)	(300)	(375)	(450)	(1,500)
Net Revenue Implications (savings in brackets)	(92)	(92)	(92)	(167)	(92)	(533)

equals cell C99

Details of Net Revenue Implications

Additional Details *

Additional Information

Various corporate sites (assets) are applicable for this. SALIX will permit expenditure how we see fit.

Links to other useful documents (e.g. business cases)

Link

Comments

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