

New Capital Business Case Template 2023 / 2026

Details

Directorate *	Resources & Assets	Lead Member *	Clive Jones - Leader of the Council
Assistant Director / Service *	Graham Ebers	Budget Manager *	Sarah Morgan
Project Managed By *	Sarah Morgan / Commercial Property	Rolling Programme *	No
Project Title *	Community Investment (formerly Commercial Investments and Housing 145)		
Project Description *	Purchase and delivery of assets that meet the criteria of the Community Investment Strategy. This requires a demonstrable benefit for the community and a business case whereby the financial benefit exceeds the cost of capital financing.		

Has Operational Property been consulted? (see guidance tab)	No	Date consulted?	
Names of Operational Property Officer consulted	N/A at this stage		

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 Business Case *	
MTFP Category	Housing, Local Economy 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      93,500

Budget Phasing *							
Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Community Investment (formerly Commercial Investments and Housing 145)	6,500	93,500	0	0	0	0	93,500

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Project Total (Info only) £'000      100,000

Funding Identified \*      Yes

Are there external funding streams identified to contribute towards or fully fund this Business Case? (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	93,500	tbc	tbc	Projects would only progress subject to financial business case which shows capital investment can be repaid through cost reductions / income generation.	
	0				
Total Funding Available	93,500	125,000	0		
Total Project Costs	93,500	93,500	93,500		
Funding Shortfall	0	93,500	93,500		

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

Revenue Implications

£'000						
0						
Net Revenue Impact (saving in brackets) *						
Revenue Implications	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost) - invest to save only	0	6,100	6,100	6,100	6,100	24,400
Annual on going revenue costs						0
Annual on going revenue savings		-6,100	-6,100	-6,100	-6,100	(24,400)
Net Revenue Implications (savings in brackets)	0	0	0	0	0	0

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Details of Net Revenue Implications

Financial benefit of projects must exceed cost of capital financing

Additional Details \*

Additional Information

Delegated authorities to utilise this budget and role of lead members are set out in the Community Investment Strategy

Links to other useful documents (e.g. Business Cases)	
Link	Comments

1

New Capital Business Case Template 2023 to 2026

Details

Directorate *	Resources & Assets	Lead Member *	Sarah Kerr - Climate Emergency and Resident Services
Assistant Director / Service *	Sarah Morgan / Commercial Property	Budget Manager *	David Smith / Ian Gough
Project Managed By *	TBC	Rolling Programme *	No
Project Title *	Renewable Energy Infrastructure projects		
Project Description *			

**BID previously approved in 22/23 MTFP**  
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. We anticipate employing resources (staff) from this budget, capitalised.

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" *	Green
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Comments regarding RAG Status	
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Please select the appropriate MTFP category for the Business Case *	
MTFP Category	
MTFP Sub Category	

Outline Business Case	
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Equality Impact Considerations	
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Budget Requested in £'000	Total of scheme approval	13,985
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Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Renewable Energy Infrastructure projects	0	7,500	1,500	4,985	0	0	13,985

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Project Total (Info only) £'000	13,985
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Funding Identified \*

Funding identified?	Yes
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Are there external funding streams identified to contribute towards or fully fund this Business Case? (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	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Invest to Save	13,985	tbc	tbc	Projects would only progress subject to financial business case which shows capital investment can be repaid through cost reductions / income generation.	
Total Funding Available	13,985	0	0		
Total Project Costs	13,985	13,985	13,985		
Funding Shortfall	0	13,985	13,985		

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 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Annual cost of financing - Invest to save schemes only (either increased income / or reductions in cost)	0	910	910	910	910	3,640
Annual on going revenue costs						0
Annual on going revenue savings	0	-910	-910	-910	-910	-3,640
Net Revenue Implications (savings in brackets)	0	0	0	0	0	0

equals cell C99

Details of Net Revenue Implications

Financial benefit of projects must meet / exceed cost of capital financing

Additional Details \*

Additional Information

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.

Links to other useful documents (e.g. Business Cases)	
Link	Comments
1	
2	
3	

New Capital Business Case Template 2023 / 2026

Details

Directorate *	Resources & Assets	Lead Member *	Sarah Kerr - Climate Emergency and Resident Services
Assistant Director / Service *	Sarah Morgan	Budget Manager *	Ian Gough
Project Managed By *	Ian Gough	Rolling Programme *	No
Project Title *	Energy Reduction Projects		

Project Description \*

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. Energy reduction projects generate a reduction in energy costs. The priority for these projects will be to deliver them on our own corporate property portfolio where monetary savings on energy bills can be captured by WBC directly. It is worth noting that energy costs are increasing significantly 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.

Has Operational Property been consulted? (see guidance tab)	N/a	Date consulted?	
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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	The current situation with increasing energy costs has given further weight to the financial saving that can be generated through the use of energy efficiency and energy reduction projects. Prioritisation of projects on WBC corporate property portfolio will ensure savings are captured by WBC.
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Please select the appropriate MTFP category for the Business Case \*

MTFP Category	Climate Emergency
MTFP Sub Category	Clean energy generation

Outline Business Case

These projects achieve two policy objectives for the authority - (1) reducing our carbon emissions and helping to meet our carbon reduction targets (Climate Emergency) through energy efficiency upgrades to the various properties that we have, (2) generating a financial saving by a reduction in our portfolio utility consumption. Energy reduction projects generate a reduction in energy costs. The priority for these projects will be to deliver them on our own corporate property portfolio where monetary savings on utility bills can be captured by WBC directly. It is worth noting that energy costs are increasing significantly 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.

Equality Impact Considerations

Individual projects will progress subject to individual businesses cases which will consider the specific equalities impact relevant to that project.

Budget Requested in £'000	Total of scheme approval	10,000
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Budget Phasing *							
Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Energy Reduction Projects	2,760	2,375	2,375	1,750	1,750	1,750	10,000

Project Total (Info only) £'000	12,760
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equals cell g75

Funding Identified \* Yes

Are there external funding streams identified to contribute towards or fully fund this Business Case? (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	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Invest to Save	10,000	tbc	tbc	Projects would only progress subject to financial business case which shows capital investment can be repaid through cost reductions / income generation.	
Total Funding Available	10,000	0	0		
Total Project Costs	10,000	10,000	10,000		
Funding Shortfall	0	10,000	10,000		

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 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost)	0	536	536	536	536	2,144
Annual on going revenue costs	0	0	0	0	0	0
Annual on going revenue savings	0	(536)	(536)	(536)	(536)	(2,144)
Net Revenue Implications (savings in brackets)	0	0	0	0	0	0

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Details of Net Revenue Implications

Financial benefit of projects must meet / exceed cost of capital financing

Additional Details \*

Additional Information

Various corporate sites (assets) are applicable for this.

Links to other useful documents (e.g. Business Cases)	
Link	Comments

Directorate *	Resources & Assets	Lead Member *	Ian Shenton - Environment, Sport and Leisure
Assistant Director / Service *	Graham Ebers / Leisure	Budget Manager *	Peter Kilkenny
Project Managed By *	Peter Kilkenny	Rolling Programme *	Yes
Project Title *	Leisure Centre Refurbishments / upgrades		
Project Description *	<p>Parks and Pavilions to be included in the Leisure Centre Refurbishments/upgrades across the borough</p>		

06/07/2021

Paul Simmons/  
Arnab Mukherjee

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	

MTFP Category	

Outline Business Case	
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Sport and Leisure are now managing Cantley Park, Laurel Park, and need additional capital to maintain and enhance, also will have additional Carnival Pool with the leisure stock. Increasing budget to £100k per annum, will be required to cover the six leisure centres and two park pavilions. Two leisure centres are very old and tired and will need additional enhancement in the future

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500

Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Leisure Centre Refurbishments / upgrades	250	100	100	100	100	100	500

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750

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

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

Funding source	Total funding amount	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
<b>Total Funding Available</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total Project Costs</b>	<b>500</b>	<b>500</b>	<b>500</b>		
<b>Funding Shortfall</b>	<b>500</b>	<b>500</b>	<b>500</b>		

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Revenue Implications

£'000						
0						
Net Revenue Impact (saving in brackets) *						
Revenue Implications	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Annual cost of financing - Invest to save schemes only (either increased income / or reductions in cost)	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

equals cell C99

Details of Net Revenue Implications

Additional Details \*

Additional Information

Links to other useful documents (e.g. Business Cases)	
Link	Comments
1	
2	
3	



New Capital Business Case Template 2023 to 2026

Details

Directorate *	Resources & Assets	Lead Member *	Clive Jones - Leader of the Council
Assistant Director / Service *	Sarah Morgan / Commercial Property	Budget Manager *	Craig Hoggeth
Project Managed By *	Craig Hoggeth	Rolling Programme *	Yes
Project Title *	Commercial Portfolio - Improvement to WBC commercial properties		
Project Description *			

Programme of capital works to improve WBC commercial property stock to ensure property portfolio is maintained and managed to a lettable standard and meets all health & safety requirements. In particular there will be a focus on ensuring the portfolio is maintained and improved to meet the latest energy efficiency requirements, including EPC requirements, to meet our carbon reduction targets (through Climate Emergency agenda) and financial savings through reduced utility costs.

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
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Comments regarding RAG Status	
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Please select the appropriate MTFP category for the Business Case *	
MTFP Category	
MTFP Sub Category	

Outline Business Case	
Programme of capital works to improve WBC commercial property stock to ensure property portfolio is maintained and managed to a lettable standard and meets all health & safety requirements. In particular there will be a focus on ensuring the portfolio is maintained and improved to meet the latest energy efficiency requirements, including EPC requirements, to meet our carbon reduction targets (through Climate Emergency agenda) and financial savings through reduced utility costs. The programme of works is dependent on when works are able to be completed to buildings e.g. when they are empty between lettings, or as part of an agreed programme of works with existing tenants. The works are likely to be undertaken by the Operational Property team on behalf of Estates team and they will be consulted on scope of works and will manage cost and delivery.	

Equality Impact Considerations	
Individual projects will progress subject to individual businesses cases which will consider the specific equalities impact relevant to that project.	

Budget Requested in £'000	Total of scheme approval	300
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Budget Phasing *							
Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Commercial Portfolio - Improvement to WBC commercial properties	200	100	0	100	0	100	300

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Project Total (Info only) £'000	500
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Funding Identified \*

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

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

Funding source	Total funding amount	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Total Funding Available	0	0	0		
Total Project Costs	300	300	300		
Funding Shortfall	300	300	300		

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

Revenue Implications

£'000						
0						
Net Revenue Impact (saving in brackets) *						
Revenue Implications	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Annual cost of financing - Invest to save schemes only (either increased income / or reductions in cost)	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

equals cell C99

Details of Net Revenue Implications

Additional Details \*

Additional Information

Links to other useful documents (e.g. Business Cases)	
Link	Comments
1	
2	
3	

Details

Directorate *	Resources & Assets	Lead Member *	Ian Shenton - Environment, Sport and Leisure
Assistant Director / Service *	Graham Ebers / Leisure	Budget Manager *	Peter Kilkenny
Project Managed By *	Peter Kilkenny	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 Business Case \*

MTFP CategoryInvestment and regeneration

MTFP Sub CategoryNew 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 approval7,000

Budget Phasing *							
Capital Scheme	Previous Years Approved Budget £'000 (Info only)	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
New Pool at Arborfield	0	0	0	1,000	6,000	0	7,000

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Project Total (Info only) £'0007,000

Funding Identified \*

Yes

Are there external funding streams identified to contribute towards or fully fund this Business Case? (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	Funding confirmed £'000	Funding received £'000	Comments - for example - Quote relevant contributions agreement	Grant details / Grant reference
Invest to Save	7,000	tbc	tbc	Projects would only progress subject to financial business case which shows capital investment can be repaid through cost reductions / income generation.	
Total Funding Available	7,000	0	0		
Total Project Costs	7,000	7,000	7,000		
Funding Shortfall	0	7,000	7,000		

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

Revenue Implications

£'000						
0						
Net Revenue Impact (saving in brackets) *						
Revenue Implications	Year 1 2023/24 £'000	Year 2 2024/25 £'000	Year 3 2025/26 £'000	Year 4 2026/27 £'000	Year 5+ 2027/28 £'000	Total for Approval £'000
Annual cost of financing (either increased income/ or reductions in cost) - invest to save only	0	0	0	455	455	910
Annual on going revenue costs						0
Annual on going revenue savings	0	0	0	-455	-455	-910
Net Revenue Implications (savings in brackets)	0	0	0	0	0	0

equals cell C99

Details of Net Revenue Implications

Financial benefit of projects must meet / exceed cost of capital financing

Additional Details \*

Additional Information

Links to other useful documents (e.g. Business Cases)

Link	Comments
1	