

Capital Programme 2021/24

Scheme Bid Document - Scheme: Capital Programme Feasibility Studies

Description: SDC has an ambitious capital development agenda. The agenda's programme is not only aimed at regenerating parts of the District, but also generating future income streams for the Council and delivering on the District's housing needs.

This bid is to provide seed funding to explore options and undertake necessary feasibility work to enable the Council to make informed strategic investment decisions. Typical work that this fund will be used for includes amongst others: Concept designs, feasibility studies, utility surveys, legal searches, feasibility studies, development and financial appraisals, planning studies. On average it will support the product development of circa 5 schemes a year before these individual schemes received Cabinet/Council approval. Should the schemes be progressed, these upfront costs could be incorporated into the budgets of the respective projects.

Service : Property and Commercial

Portfolio Holder/Chief Officer : Cllr Peter Fleming; Detlev Munster

Financials :

CAPITAL COSTS	TOTAL	2021/22	2022/23	2023/24
	£000	£000	£000	£000
Gross scheme cost	2,330	1,150	830	350
External Contributions (list)				

Net scheme cost	2,330	1,150	830	350
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ONGOING REVENUE IMPLICATIONS

(excluding loss of interest)

Running costs

Income streams

Net cost

Funding Source : The funding sources will be dependant on the funding for each scheme. Aborted schemes will not be capitalised and any costs will be need to funded from existing revenue budgets

Other Resource Implications :	
Staffing	Funding will be used to capitalise allowable salaries within the Property team. These are the salaries of those officers that are directly involved with the delivery of the projects.
Asset Values	Funding will be used towards projects that will add value to the Council's property portfolio which should appreciate in value over time.

Justification:

This funding will be used towards capital projects that support the Council's Property Investment Strategy, the Council Plan, Corporate Plan and Economic Development Strategy, and the West Kent Partnership Economic Priorities for Growth.

The assessment of options and the preparation of development appraisals and feasibility studies are a necessity to ensure that the Council is able to make an informed decision, before it commits future significant funds of money. Undertaking such due diligence is a requirement under the Prudential Code, IFRS16, and the Council's Risk Management Strategy, and complies with S123 of the LGA.