

CAPITAL SCHEMES INVESTMENT APPRAISAL

Name of Scheme: Martock Community Office (Market House redevelopment)

Project no:

Section 1

	Description of Scheme
	<p>Lead Officer - Charlotte Jones, Head of Area Development (North)</p> <p>Support Officer – Natalie House, Community Regeneration Officer</p> <p>The Martock Market House is an 18th century municipal building (Grade 2), with a long history of community use. Standing at the heart of the village, now a sizable town of nearly 5000 residents, it is considered by many as the focal point of the village centre.</p> <p>This project is to restore and alter this prime community facility, currently heavily under-utilised, converting it to a modern Community Office and Information Centre, with broadband connections, catering for both residents and visitors.</p> <p>This application for funding is for phase 1 of a more extensive two phase project. Phase 1 includes alterations to the ground floor layout to provide an office and lift to the upper floor, and refurbishment of the public toilets, and access improvements to the upper floor meeting room. [Phase 2 is subject to a Heritage Lottery bid.]</p>

Section 2

	Corporate Priority Service Objectives & Outcomes
	<p>Corporate Aims</p> <p>8 – Work in partnership with the public and private sectors in developing and delivery of the Market Towns Vision</p> <p>11 – Work in partnership with others to improve the health prospects for all</p> <p>16 – Maintain above 80% the people satisfied with their neighbourhoods as a place to live</p> <p>The outcomes from this project will be to enhance local access to services, as a comprehensive and central information and service point it will provide a more visible focus for Martock’s residents to contact service providers and decision makers. The Parish Clerk and Police Post will be located full time here. The heritage value of the Market House will be more fully exploited, and the viability and suitability of the building will be enhanced through improved access and quality standards.</p> <p>A new Local Information Centre will provide a visitor information point, not least for exploring Martock itself and the wider rural area.</p>

Section 3

Milestones
Contract awarded and works commence (March 2008)

Section 4

Total Costs and Funding		
	Funding Body	£'000
SSDC Capital: - – Area North	See Section 5 below	25
External Funding	Martock Parish Council	45
	Somerset Rural Renaissance	50
	Somerset Broadplaces	2.4
Total		122.4

Section 5

Financial Analysis – Capital	Profile of expenditure (SSDC Funding Only)				
	2007/08 £'000	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000
		25			
Totals		25			

Financial Analysis – Capital	Profile of external funding					
	2007/08 £'000	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000
Rural Renaissance	50					
Martock Parish Council	5	15				
Broadplaces		2.4				
Totals	55	17.4				

Section 6

Financial Analysis – Revenue						
	Cost Centre	2007/08 £'000	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000
Loss of interest @ 5%			1.25			
Savings in expenditure						
Revenue Costs*						
Revenue Income						

Total Revenue		1.25			
Expenditure/(Net saving)					
Cumulative (<i>Completed by Financial Services</i>)		1.25			

* Revenue costs will be met by Martock Parish Council with no further obligation from SSDC.

Section 7 (To be completed by Financial Services)

Impact on Band D		£
Additional capital spend		25,000
Lost interest at 5%		1,250
Divided by tax base		
Cost per Band D		

Section 8

Officer Time Required: - (spread over life of project)		
Officer's Name	No. Of Hours only	Availability
Charlotte Jones	5	Yes
Natalie House	5	Yes
<i>Comment by Property Services:</i>		
N/A		
<i>Comment by Information Systems (if new IT system):</i>		
N/A		

Section 9

Outcome of Feasibility Study
<p>A feasibility study was undertaken in early 2007, and a public consultation event in March, followed by presentation of the outcomes and plans in April. The proposed use and benefits have received enthusiastic public response, with a range of service providers including Yeovil College, Age Concern and Connexions indicating future use.</p> <p>Detailed surveys to assess the architectural and heritage constraints and opportunities of developing the Martock House have been completed, leading to a detailed brief. A specialist firm of architects have been employed</p>

Section 10

VAT Implications (to be agreed by Karen Horley, Financial Systems team)	
	None, as a grant to Martock Parish Council

Section 11

Risk Assessment	
Risk	Steps taken to Mitigate Risk
Project costs exceeds estimates	SSDC will not be liable under grants conditions; project costs based on detailed tenders
Project does not complete on time	Detailed programme agreed with contractor and architect; regular monitoring by lead officer, with Martock Parish Council as client

Section 12

Scheme Evaluation	
	Users of the facility Service providers Visitors to the Information Centre Community consultation as part of Community Plan

Section 13

Expected Duration Of Project	
	12 weeks

Section 14 (To be completed at the end of the scheme)

Post Completion Review	

Lead Officer Charlotte Jones**Head of Service** Charlotte Jones**Date** 14th February 2008