

APPENDIX C



CAPITAL GRANTS OR CONTRIBUTIONS INVESTMENT APPRAISAL FORM

Name of Scheme: - SEAVINGTON SHOP PROJECT

Section 1

Description of Scheme
<p>Description of Project Lead Officer – Leslie Collett, Community Development Officer</p> <p>The villagers of Seavington St Mary and Seavington St Michael wish to establish a vital community shop, café and other facilities to provide a much needed social focus for residence of all ages.</p> <p>Project requested by Seavington Parish Council prepared a village plan in 2005, one of the key findings was residents desire to see the reinstatement of some form of village shop. A residents committee working under the umbrella of the parish council was established to take the project forward and the Seavington Community Shop & Services Association Ltd has now been formed.</p> <p>Current business situation There is no shop or similar business operating in either of the two villages and the need is supported by 92% of the respondents to the parish plan survey were in support of a village shop being re-established.</p> <p>Key objectives of the project To establish a village shop and café to provide a focal point and meeting place for all members of the community. In addition to provide a delivery and collection point for other services.</p> <p>What can be achieved if part funding is granted The project will not go ahead</p> <p>Conditions Standard conditions apply and are a requirement of grant acceptance. Special conditions also recommended.</p> <p>Compliance with Conditions All conditions applied must be complied with as part of the grant acceptance. Monitoring will be completed by the lead officer.</p>

Section 2

Corporate Priority Service Objectives & Outcomes
<p>Increase economic vitality and prosperity:</p> <ul style="list-style-type: none"> • Support South Somerset Together (SST) to develop a sustained and positive “Keep it Local” campaign by 2010. • Support SST to develop staggered milestones by 2012 to how to support the District’s economy to meet its needs for goods (including food and energy) and services locally. <p>Improve the housing, health & well-being of our citizens</p> <ul style="list-style-type: none"> • Increase the satisfaction of people over 65 with both home and neighbourhood • Increase access to services and facilities by public transport, walking and cycling. <p>Ensure safe, sustainable and cohesive communities</p> <ul style="list-style-type: none"> • Increase % of people who feel that they belong to their neighbourhood. • Increase participation in regular volunteering. <p>Deliver well managed, cost effective services valued by our customers</p> <ul style="list-style-type: none"> • Increase overall/general satisfaction with local area.

Section 3

Milestones & Expected Duration of the Project
<p>Start date: September 2009 Other key milestones with Dates: None Expected Completion Date: Spring 2010</p>

Section 4

Total Costs and Funding		
	Funding Body	£'000
SSDC Capital: -	Area North	35
Other Sources: - e.g. Grants	External Funds as outlined in Section 6 below.	138
Total		168

Section 5

Breakdown of Main Areas of Capital Cost						
	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000	
Professional fees	6					
Service connections	3					
Shell construction costs	130					
External works	2					
Shop-fitting, finishing, EPOS	17					
Contingency	5					
Working capital	5					
Totals	168					

Section 6

External Capital Funds to be Received						
	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000	
<u>Secured</u>						
<i>Share purchase by Association members</i>						
	1					
	6					
Local fund raising activities	22					
Association members' loan bonds	6					
Residents' donations	4					
Donations from local businesses						
Grant from Village CORE	20					
Programme (ViRSA)						
Loan, part of Village CORE	40					
Programme	3					
Seavington PC						
<u>Applied</u>	25					
SCC						
<u>Ongoing</u>	6					
Local fundraising						
<u>Pledged</u>	7					
Contribution in kind						
		()	()	()	()	
Totals	140	()	()	()	()	

Section 7

Revenue Implications of Capital Scheme						
	Cost Centre	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000
Loss of interest @ 5%	FT922	1.75				
Savings in expenditure						
Revenue Costs						
Revenue Income						
Total Revenue Expenditure / (Net saving)		1.75				
Cumulative (Completed by Financial Services)		1.75				

Section 8 (To be completed by Financial Services)

Impact on Band D	
	£
Additional capital spend	35,000
Lost interest at 5%	1,750
Divided by tax base	59,558.14
Cost per Band D	0.03

Section 9

Whole Life Costing		
	Years	£
Expected Useful Life of the Asset (years)		
Total revenue costs (Year 1 to 5)		
Annual revenue cost after year 5		
Total cost over whole life of asset	N/A	

Section 10

Estimate of Officer Time Required: -		
Officer's Name	Estimate of No. of Hours	Availability (Y/N)
Les Collett CDO area north	10	Y
<i>Comment by Property Services: If applicable obtain comment from Property Services up front to ensure that they can resource the project. If they cannot, bid will need to be increased for external support.</i>	N/A	
<i>Comment by Information Systems (if new IT system): Obtain comment from information systems if new IT system to ensure they can resource all the implementation etc. Again if they cannot resource, cost of bid will need to be altered to fund external help.</i>	N/A	
<i>Comment by other services requiring significant input:</i>	N/A	

Section 11

Outcome of Feasibility Study
<p>A suitable site for the community shop and café, enhancing the villages' existing central community facilities, has been identified and agreement of the owners obtained. Planning permission has been granted although changes to materials and structure will require a new consent.</p> <p>The total capital required to complete the project has been reduced from £336,000 to £174,731 (including in kind contributions) by the use of timber framed construction.</p> <p>Establishing a self-sustaining social enterprise will also prepare many community volunteers for eventual employment in the commercial sector as well as a necessary community social centre and youth facilities.</p>

Section 12

VAT Implications (to be agreed by Karen Horley, VAT Officer, Ext 2223)	
<p><i>What are the VAT implications of the scheme?</i> There are no VAT implications arising from this Capital grant</p> <p><i>Is this a VAT exempt activity?</i> The Capital Grant is outside the scope of VAT</p>	

Section 13

Risk Assessment	
Risk	Steps taken to Mitigate Risk
Applicant lacks the capacity to project manage	<p><i>Advice and support from SSDC, Plunkett Foundation and SCC on hand</i></p> <p><i>The group have a good range of skills and strong governance and good business plan</i></p>
Availability of Total Project Funding	<p><i>While the bulk of funding is in place, the application to SCC for £25,000 is expected to be successful.</i></p>
Trading Operations	<p><i>The business plan has cautiously adopted the ViRSA's "Low" sales estimates, and even reduced the first year sales by 20%.</i></p>

Section 14

Scheme Evaluation	
<p>Successful operation of the shop and services turnover and footfall. Membership levels of association Social and financial audits</p>	

Section 15

Expected Duration of Project	
September 2009 to Spring 2010.	

Section 16 (To be completed at the end of the scheme)

	Post Completion Review

Lead Officer: Les Collett , Community Development Officer

Date: June 09

Head of Service: Charlotte Jones, Area Development North

Date: June 09