

Appendix A – Capital Appraisal

Project: Langport and River Parrett Visitor Centre improvements

Project Outline

Langport Visitor Centre sits on the edge of Langport town in the parishes of Huish Episcopi and Curry Rivel. The centre was built 12 years ago and at that time experienced high footfall, operating effectively as a visitor destination and local cycle business.

This project aims to support a number of SSDC corporate objectives towards a continuous improvement in local quality of life for the Langport area, and the surrounding levels and moors.

Authority Responsible

South Somerset District Council is the lead authority for this project (Countryside Sites Service)

The project manager and budget holder will be Katy Menday – Countryside Sites Manager.

Project Objectives

1) Improve the visual appearance and visitor experience of the Visitor Centre, internally and as a gateway to the town.

2) Create an improved parking area, on Westover, supporting both visitors to the Visitor centre and Great Bow Yard, and users of the cycleway, maintained by SSDC.

Project Scope

Inclusions - Small scale improvements to the Visitor Centre and Westover car parking area.

Exclusions - Work not on SSDC land.

Constraints and Decisions

Clearance of trees in consultation with SSDC conservation team.

Interfaces (what this project links with)

Langport – Muchelney cycleway (and potential extension to Martock)

Tourism / market towns strategies in South Somerset / Somerset.

Quality Expectations

Design brief prepared by Countryside Manager.

Carbon Management

No major changes proposed, although the project outcomes include encouraged use of cycleway and walking, and promotes education and awareness of environmental assets of the levels and moors.

Initial Business Case

Reasons

Over the years both the contents of the centre (interpretation and displays) and the building itself have become tired. Changes to the local infrastructure have altered the way people approach the building and at this time a significant body of work could be undertaken to improve the building, the visitor experience it offers and also its level of usefulness to the local community.

In the 12 years since the visitor centre was built, there has been little done by way of updating and refurbishment. The installation of the new Cocklemoor Bridge has had a positive effect on the pedestrian traffic to and past the visitor centre and appears to have encouraged young families to use the route as part of a circular walk.

The Westover overflow parking area has suffered through a lack of maintenance and has become overgrown and uninviting; despite having a larger footprint the overall capacity for the space is limited to about 5 cars.

Anticipated Benefits

Improved satisfaction from visitors and residents with the visual appearance to the town 'gateway', internal layout and parking area.

- Increased use of Westover parking area, by providing greater parking capacity.

Options

This is a first phase of potential improvements, which in turn will assist with a further bid – including to external funders, options could include promoting use of outdoor area as an environmental classroom, greater energy efficiency.

Key Project Information Summary

Expected Duration Of Project	
Start date:	April 2010
Other Key Milestones with Dates:	
Expected Completion Date:	July 2010

Estimate of Officer Time Required: -				
Officer's Name	Estimate of Officer hrs	Officer available? Y/N	Agreement of Officer? Y/N	
Pauline Burr	6	Yes	Yes	
Katy Menday	10	Yes	Yes	
Chris Cooper	4	yes	yes	
Comment by Property Services:	N/a			
Comment by Information Systems (if new IT system):	N/a			
Comment by Green Team:	N/a			
Comment by Other Services requiring significant input:	N/a			
Risk Assessment				
Risk		Steps taken to mitigate Risk		
Costs exceed budget		Clear estimates, controlled procurement by budget holder. Defer items to a phase two scheme with external funding.		

Financial Investment

Financial Investment – Capital Projects

Total Costs and Funding – Capital Project						
					Funding Body	£' 000
SSDC Capital: -					Area North	10
Other Sources: - - Grants						
Total Capital Cost						10
Breakdown of main areas of cost						
		2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000	2014/15 £'000
List areas here						
Westover parking area		3000				
Signage & interpretation, and visitor facilities		7000				
Totals		10,000				

External funds to be received							
	Secured? Y/N	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000	2014/15 £'000	
List here							
Totals							
Revenue Implications of Capital scheme							
	Cost Centre	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000	2014/15 £'000	
Loss of interest @ 3.9% (PWLB 10yr rate)	FT922	0.39					
(Savings in expenditure)							
Revenue Costs by Individual Budget: (List)		N/k					
Revenue Income							
Total Revenue Expenditure / (Net saving)		0.39					
Cumulative (To be completed by Financial Services)		.039					
Whole Life Costing (Check with Financial Services level of detail required)							
Estimated useful life of asset (years)							
Total Revenue Costs Year 1 to 5							
Annual Revenue Cost after year 5 <i>Indicate if this changes over the life and at what year changes are affected.</i>							
Total cost over whole life of asset							
VAT Implications – this section needs to be completed by Karen Horley, in Exchequer Team, on x2223, before submission to Financial Services.							
<i>What are the VAT implications of the scheme?</i>							
<i>Based on the current information provided to us, the VAT is recoverable on this project. However there will be an exempt supply and although this project will have an adverse effect on the Council's partial exemption calculation, it is hoped due to the size of the project that the amount involved could be accommodated within this Council's limit.</i>							
<i>Is this a VAT exempt activity? Yes (rent from visitors centre)</i>							

	Impact on Band D <i>(To be completed by Financial Services)</i>	
	Additional spend	£10,000
	Lost interest at 3.9%	£390
	Divided by tax base	£60,029.61
	Cost per band D tax payer	£0.006