

Appendix C

Current Corporate Property Maintenance Requirements

Site	Priority Rating for consequential impact of not completing repairs *	Construction cost to reach condition B - Satisfactory: Performing as intended but exhibiting minor deterioration	Risk Allowance	Fees	Total cost per asset (2020/21)	Budget Required 2020/21	Budget Required 2021/22 (+3% inflation)	Budget Required 2022/23 (+6.1% inflation)	Budget Required 2023/24 (+9.3% inflation)	Budget Required 2024/25 (+12.5% inflation)	Total Project Cost
Guildhall roof replacement	4	443,500	66,525	68,853	578,878			614,190			614,190
RAMM - roof replacement	5	722,250	108,338	112,129	942,717		388,399	600,134			988,533
Mary Arches MSCP including allowance for structural repairs, expansion joint replacements and drainage improvements. No allowance for works to North Street foot bridge. This scheme is subject to ECL review	4	2,650,000	397,500	411,413	3,458,913	172,946	1,959,474	1,467,962			3,600,382
Guildhall MSCP including allowance for structural repairs, expansion joint replacements and drainage improvements	4	1,580,000	237,000	245,295	2,062,295	103,115			1,014,340	1,160,041	2,277,495
Cathedral and Quay MSCP including allowance for structural repairs, expansion joint replacements, drainage improvements and secure access control. This scheme is subject to ECL review	4	2,890,000	433,500	448,673	3,772,173	377,217	3,496,804				3,874,021
Harlequins MSCP	4	253,000	37,950	39,278	330,228	16,511				352,931	369,443
John Lewis MSCP including allowance for structural repairs, expansion joint replacements and drainage improvements	4	1,942,500	291,375	301,573	2,535,448	126,772				2,709,760	2,836,533
Princesshay 2 MSCP including allowance for structural repairs, expansion joint replacements and drainage improvements	4	1,812,300	271,845	281,360	2,365,505	118,275		2,384,310			2,502,586
Princesshay 3 MSCP including allowance for structural repairs, expansion joint replacements and drainage improvements	4	884,100	132,615	137,257	1,153,972	57,699			567,581	649,109	1,274,388
Leighton Terrace and King William Street MSCP including allowance for structural repairs, expansion joint replacements and drainage improvements	4	1,251,600	187,740	194,311	1,633,651	81,683		606,656	1,071,348		1,759,687
Commercial Property Ancillary Accommodation flat roof recovering	3	90,000	13,500	13,973	117,473			124,638			124,638
Bradninch Place - additional actions to enable potential asset transfer including heating system, roof access and removal of the BMS system. These works are in addition to the condition survey backlog of £598,000	4	175,000	26,250	27,169	228,419			242,352			242,352
Wat Tyler House - resolving ongoing water ingress with new rainwater system	3	175,000	26,250	27,169	228,419		235,271				235,271
Verney House - roof access and rainwater drainage improvements. Potential for mitigation if asset transferred for residential development opportunity	3	90,000	13,500	13,973	117,473		120,997				120,997
Commercial Properties - capital improvements to enable ongoing income (compliance with EPC legislation)	4	300,000	45,000	46,575	391,575		100,831	103,865	106,998	110,130	421,824
Civic Centre Phase Three roof covering replacement	3	230,000			230,000	230,000					230,000
City Wall (priority and survey actions for the remainder of the City Wall will be the subject of a separate report)	1	290,000	43,500	45,023	378,523	378,523	-	-	-	-	378,523
* Priorities for all repairs are determined in conjunction with the Corporate Property Maintenance Strategy, set out in appendix D						<b>Total Budget Required 2020/21</b>	<b>Total Budget Required 2021/22</b>	<b>Total Budget Required 2022/23</b>	<b>Total Budget Required 2023/24</b>	<b>Total Budget Required 2024/25</b>	<b>Total Capital Funding Requirement</b>
						1,662,741	6,301,776	6,144,108	2,760,267	4,981,972	21,850,864