

Swale House Refurbishment

Update

What we are going to cover

- This is our challenge
- What have we been doing
- Funding position
- Proposed works
- Next steps

This is our challenge

- Issues with the building
 - under utilised currently
 - not a fit for purpose modern office space
 - urgent maintenance required e.g. windows, roof
- Climate action plan net zero carbon target by 2025
- Swale House classed as “urban infrastructure”
- Financial constraints

What have we been doing

- Appointed external project managers and environmental and space planning experts
- Application to Public Sector Decarbonisation Scheme for grant funding
- Extensive staff engagement exercise to establish future space requirements and space available for renting out
- Full building appraisal to calculate carbon reductions that can be achieved from system changes and fabric insulation

Funding Position

- New build c£23m
- Major redevelopment to achieve carbon neutral and modern office environment c£12m
- Max funding "available" £3m
- No grant funding available
- Spend for first phase likely to be £1.9m

Works proposed for 1st phase

Window and door replacements (Annual carbon savings 49 tonnes)	£940,200
Roof repair and insulation (Annual carbon savings 5 tonnes)	£538,000
LED lighting (where not already replaced) (Annual carbon savings 16 tonnes)	£75,000
Insulation of under-croft	£233,000
Internal alterations to create space for further tenants	£200,000

Next Steps

- Cabinet in March to be asked to agree funding for first phase of work
- If approved, works to be carried out during summer 2021
- Consider a phased approach to further improvements
- Improve wifi in the building to help flexible working
- Continue to seek tenants (commercial, public and voluntary sector)