

	Option 1	Option 3
	Do nothing	Development of the SARC centre at the Local Authority Building in Aberystwyth
Total Capital costs (CAPEX)	-	3,353,761.52
Total Operating costs (OPEX)	-	473,648.22
Total Revenue	-	435,828.22
Net Cost	-	3,391,581.52

Financial Appraisal

COSTS	Total	Year 1	Year 2	Year 3	Year 4	Year 5
		2023/24	2024/25	2025/26	2026/27	2027/28
Capital Expenditure						
Works	2,156,731.37		1,844,913.65	311,817.72		
Fees	414,462.43	69,501.19	281,019.07	63,942.17		
Non Works	480,026.14	4,448.90	133,911.10	341,666.14		
Equipment Costs	120,000.00		-	120,000.00		
Contingency	323,509.70		228,359.81	95,149.90		
Less Recoverable VAT	- 140,968.12	- 11,583.53	- 108,333.63	- 21,050.95		
Total Capital costs (CAPEX)	3,353,761.52	62,366.56	2,379,869.99	911,524.97	-	-

Source of Data
(sources and assumptions)
Based on the VAT assessment conducted by an independent consultant, the VAT recovery is recommended at 20% under the Contracted Out Service ("COS") in relation to the refurbishment works.
100% VAT recovery is recommended on the professional fees including design, architecture, quantity surveying and cost advisory.
0% VAT recovery has been recommended on the purchase of the equipments
Contingency at 15%

BENEFITS	
Main Benefits (£. 1.2.4)	
Benefit Name	Benefit Description
1 Contribution to achievement of the national WSAS Programme objectives.	Improved access – 24/7, 365 days of the year – to acute specialist adult health and forensic assessments; and ongoing therapeutic support.
2 Ability to support acute and non-acute cases in Dyfed Powys + south Gwynedd.	Enhanced integration of clinical, forensic, social and therapeutic services across the region.
3 Rationalisation of Estate.	Outcomes related to cost efficiency.
4 An ISO-compliant SARC.	Improved quality of evidence collected.
5 Continuation of Business as Usual continuity for SARC services.	Continuation of BAU SARC Services.

Operating Expenditure	Total	Year 1	Year 2	Year 3	Year 4	Year 5
		2023/24	2024/25	2025/26	2026/27	2027/28
Lease costs	163,200.00		40,800.00	40,800.00	40,800.00	40,800.00
Other premises costs	286,448.22			95,482.74	95,482.74	95,482.74
IT revenue costs	15,000.00			5,000.00	5,000.00	5,000.00
Equipment service contract	9,000.00			3,000.00	3,000.00	3,000.00
Staff costs	-					
Other Operating costs	-					
Total Operating costs (OPEX)	473,648.22	-	40,800.00	144,282.74	144,282.74	144,282.74

Annual lease rent estimate on basis of discussion between HBUHB and Ceredigion County Council (CCC).
Costs based on estimates developed from information provided by CCC and reviewed by HDUHB Estates team.
Estimate provided by HDUHB IT department.
Estimate of service contract on colposcope.

Option Benefits	Benefit Description
1 Strategic fit	The new SARC facility will meet the standards required for ISO 15189:2022 accreditation.
2 Business needs	Meeting demand in Aberystwyth consolidated from Newtown and Carmarthen. Meeting increases in organic demand. Meeting the needs of all service users.
3 VFM	The option will provide a robust solution which meets the Spending Objectives and will be capable of delivering the Benefits set out in section 2 within required timescales.
4 Supplier capacity and capability; achievability	The University Health Board is confident that the scope is one which the supplier market will be capable of meeting.
5 Affordability	Capital costs are considered affordable on the assumption they are fully funded through this BJC. Revenue costs will be subject to the Welsh Sexual Assault Services (WSAS) cost pooling arrangement, with no net cost to the University Health Board.

Total Project Costs (CAPEX+OPEX)	3,827,409.74	62,366.56	2,420,669.99	1,055,807.71	144,282.74	144,282.74
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Revenue	Total	Year 1	Year 2	Year 3	Year 4	Year 5
Recharge to WSAS	435,828.22		37,540.00	132,762.74	132,762.74	132,762.74
Total Revenue	435,828.22	-	37,540.00	132,762.74	132,762.74	132,762.74

Recharge confirmed by WSAS.

Net Cost	3,391,581.52	62,366.56	2,383,129.99	923,044.97	11,520.00	11,520.00
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RISKS	
Main Risks (£. 1.2.5)	
Risk Name	Risk Description
1 Reputational	Failure to provide infrastructure that meets required timescales and quality standards and is Sustainable.
2 Accreditation	Non-compliance with ISO 15189 Accreditation standards.
3 Funding	Failure to secure capital funding in time and / or in entirety.
4 Costs	Capital and / or revenue costs are higher than projected.
Option Risks	Risk Description
1 As above.	As above.