

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	9 July 2018
Reporting Officer:	Ian Saxon – Director Operations and Neighbourhoods
Subject:	ASSET MANAGEMENT
Report Summary:	The attached report is intended to update members of the Strategic Planning and Monitoring Capital Panel and seek approval for any capital repair spend on the Councils property.
Recommendations:	That Strategic Capital Panel Members review the contents of the report and RECOMMEND to Executive Cabinet the spend associated with statutory compliance capital repairs for the period January 2018 to May 2018 of £15,680
Links to Community Strategy:	To support the delivery of the objectives of the Community Strategy.
Policy Implications:	Expenditure in line with financial and policy framework. To assist in delivering a balanced budget and support the sustainability of the local economy.
Financial Implications: (As authorised by the Section 151 Officer)	The Three Year Capital programme includes earmarked resource of £3 million for the Refurbishment of Capital Assets and £2m for Property Assets Statutory Compliance works. Works to date have been reported to the Strategic Planning and Capital Monitoring Panel retrospectively as completed. The use of these funds should be determined by the Council's Estate Strategy and Asset Management Plan. A more detail business case and strategy for the use of these funds should be presented to Members, setting out how these resources will be prioritised and informed by the Estates Strategy and Asset Management Plan, to ensure effective use of limited resources.
Legal Implications: (As authorised by the Borough Solicitor)	The challenge to the Council is to ensure that its estate makes an effective contribution to improving the council's financial and business performance; the service delivery agenda; resolving the pressure on demands for estate capacity; and achieving change with minimal capital expenditure. We need to ensure that the buildings we need are fit for purpose and congruent with strategic service delivery. Accordingly, we need to have much more clarity and understanding as to the cost of ongoing repairs and maintenance and whether they are value for money. We need to ensure that any repairs undertaken to properties fall within benchmarking to ensure achieving value for money.
Risk Management:	The ownership and use of property carries with it a number of risks including health and safety, economic, financial, service delivery, statutory compliance and maintenance risks. It is therefore proposed to develop a risk register as part of the strategic review of the Councils assets to identify and manage risks.
Access to Information:	Any further information can be obtained from the report author Alison Lloyd- Walsh, Head of Environmental Development Tel: 0161 342 3332 / Alison.lloyd-walsh@tameside.gov.uk

1. BACKGROUND

- 1.1 The Council has a duty to ensure that its buildings provide a safe and effective physical environment for staff and services to operate from. The monitoring and regulation of this is undertaken by a series of statutory checks across a range of requirements e.g fire safety, asbestos management and electrical safety. These checks are carried out at fixed intervals and reports produced to state condition and also inform in regard to remedial works that need to be undertaken to ensure compliancy. These notified repairs and upgrades to building fabric and condition are the subject of this report.
- 1.2 In addition to compliance issues informed by the regular statutory checks there are in addition repairs and replacements identified during the day to day management of our buildings. These may be repairs and replacements brought about by one off events such as vandalism and extreme weather or they may be due to breakage or failure during normal operations. If the issue is deemed to be causing a serious risk it will require immediate rectification. Where the costs of replacement and repair are deemed to be of benefit in regards to the Councils capital assets then costs are met from the statutory compliance fund.

2. ITEMISATION OF SPEND – JANUARY 2018 TO MAY 2018

- 2.1 This report provides details in regards to the capital spend on statutory compliance repairs on the Councils buildings during the period January 2018 to May 2018.

Building	Work Undertaken	Cost
Tame Street Transport Depot	Emergency lighting system upgrade	1,209.40
George Lawton Hall	Emergency lighting system upgrade	2,739.20
Clough Fold Children Home	Fire protection upgrade to door	270.78
Boyds Walk	Fire protection upgrade to door	258.75
Grafton Centre	Fire protection upgrade to boiler room	561.75
Denton Town Hall	Fire protection upgrade to door and emergency lighting	964.75
Heginbottom Mill	Fire protection upgrade to doors alarm control and detection	1,042.57
Wilshaw House	Repair to kitchen wall – food hygiene	468.85
Ashton Market Hall	Fire risk assessment remedial – various fabric	1,264.02
31 Clarence Arcade	Emergency lighting system upgrade	314.97
320 Stockport Road	Boiler replacement – food hygiene	388.77
Hyde Town Hall	Fire risk assessment remedial - door	294.25
Tame Street Engineers	Fire risk assessment remedial – various fabric	254.04
Denton Festival Hall	Emergency lighting system upgrade	419.98
Hyde Cemetery	Fixed electrical safety replacement	767.41
Stalybridge Library	Main lift shaft compliancy failure - rectification	337.05
Hyde Town Hall	External steps unsafe – make safe	538.70
Birch Lane Family Support	Fire risk assessment remedial – various fabric	1,339.09
Hyde Town Hall Business Units	Emergency lighting system upgrade	340.26
Dukinfield Library	Fire risk assessment remedial – various fabric	275.00
Hyde Market Hall	External fire escape – make safe	331.70
St Peters Children Centre	Emergency lighting system upgrade	305.25
Ridgehill Children Centre	Fire risk assessment remedial – various fabric	291.95
Hattersley Children Centre	Emergency lighting system upgrade	271.72
Tameside Central Library	Fire risk assessment remedial – various fabric	430.14
	Total Spend	15,680.35

3 RECOMMENDATIONS

- 3.1 As set out at the front of the report.