

<b>Report To:</b>	<b>STRATEGIC PLANNING AND CAPITAL MONITORING PANEL</b>
<b>Date:</b>	3 September 2018
<b>Reporting Officer:</b>	Ian Saxon – Director Operations and Neighbourhoods
<b>Subject:</b>	<b>ASSET MANAGEMENT (CAPITAL REPAIR SPEND ON THE COUNCILS PROPERTY)</b>
<b>Report Summary:</b>	The attached report is intended to update members of the Strategic Planning and Monitoring Capital Panel in regard to capital repair spend on the Councils property.
<b>Recommendations:</b>	That Strategic Capital Panel Members recommend to Executive Cabinet the spend associated with statutory compliance capital repairs for the period June 2018 of £9,718.70.
<b>Links to Community Strategy:</b>	To support the delivery of the objectives of the Community Strategy.
<b>Policy Implications:</b>	Expenditure in line with financial and policy framework. To assist in delivering a balanced budget and support the sustainability of the local economy.
<b>Financial Implications:</b> <b>(As authorised by the Section 151 Officer)</b>	<p>The Capital Programme includes an earmarked resource of:</p> <ul style="list-style-type: none"> <li>• £2.5m for the Refurbishment of Capital Assets (£1.25m in 2018-19 and £1.25m in 2019-20)</li> <li>• £1.812m for Property Assets Statutory Compliance works (£0.182m in 2018-19 and £1m in 2019-20).</li> </ul> <p>Works to date have been reported to the Strategic Planning and Capital Panel retrospectively as completed where urgent or sought approval in advance where not urgent. The use of these funds should be determined by the Council's Estate Strategy and Asset Management Plan. The Earmarked resource for the refurbishment of Capital Assets is currently on hold due to the Capital Prioritisation process. A more detailed business case and strategy for the use of the Statutory Compliance earmarked funds will be presented to members. This will set out how these resources will be prioritized and informed by the Estates Strategy and Asset Management Plan, to ensure effective use of limited resources.</p>
<b>Legal Implications:</b> <b>(As authorised by the Borough Solicitor)</b>	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.
<b>Risk Management:</b>	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:**

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## 1. INTRODUCTION

- 1.1 This report provides details in regards to the capital spend on statutory compliance repairs on the Councils buildings during the period of June 2018 .

## 2. BACKGROUND

- 2.1 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.
- 2.2 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.

## 3. ITEMISATION OF SPEND – JUNE 2018

<b>Building</b>	<b>Work Undertaken</b>	<b>Cost</b>
Hyde Depot	Replacement of collapsed flooring	573.02
Loxley House	Replacement fire door	1,999.40
Ashton Town Hall	Enhancement of fire doors	448.72
Guardsman Tony Downes House	Replacement electrical circuit	1,046.46
Ryecroft Early Years Centre	Emergency lighting system upgrade	382.29
Denton Town Hall	Fire protection upgrade to basement area	3,877.81
	<b>Total Spend</b>	<b>9,718.70</b>

## 4. RECOMMENDATIONS

- 4.1 As set out on the front of the report..