

Report To: **STRATEGIC PLANNING AND CAPITAL MONITORING PANEL**

Date: 26 November 2018

Reporting Officer: Ian Saxon – Director of Operations and Neighbourhoods

Subject: **ASSET CONDITION MANAGEMENT**

Report Summary: The attached report is intended to update members of the Strategic Planning and Monitoring Capital Panel in regard to capital repair spend on the Council's property

Recommendations: That Strategic Capital Panel Members review the contents of the report and recommend to Executive Cabinet that spends associated with statutory compliance capital repairs for the period July to August 2018 of £133,405.85, be approved.

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 Capital Programme includes an earmarked resource of:-

- £2.5m for the Refurbishment of Capital Assets (£1.25m in 2018-19 and £1.25m in 2019-20)
- £1.812m for Property Assets Statutory Compliance works (£0.812m in 2018-19 and £1m in 2019-20).

Works to date in 2018-19 of £0.026m have been reported to the Strategic Planning and Capital Panel retrospectively as completed, this report is requesting a further £0.133m. 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 is being prepared to be presented to members. This will set 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.

The Council needs to ensure that:

- the buildings it needs are fit for purpose and congruent with strategic service delivery. Accordingly, the Council needs to ensure that it has clarity and understanding as to the cost of ongoing repairs and maintenance and whether they are value for money;
- that any repairs undertaken to properties fall within

- benchmarking to ensure achieving value for money; and
- the process needs to be kept under regular review.

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 Ian Saxon, Director of Operations and Neighbourhoods



Telephone: 0161 342 3647



e-mail: ian.saxon@tameside.gov.uk

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 July – August 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 – JULY TO AUGUST 2018

Building	Work Undertaken	Cost £
Tame Street Depot	Demolition of unsafe wall	33,665
Bowling Pavilion – Victoria Park	Demolition of unsafe buildings and installation of safe boundaries	11,148
Union Street	Making safe perimeter	11,780
Ryecroft Hall	Electrical safety remedial work	10,150
Ryecroft Hall	FRA remedial works	377
Stalybridge Library	Electrical safety remedial work	2,518
Tame Street Transport	Statutory heating remedial work	2,075
Tame Street Transport	Safety installation to salt store	3,516
Tame Street Transport	Electrical safety remedial work	18,174
Tame Street Transport	FRA remedial works	487
Denton Centre	Statutory heating remedial work	2,148
Denton Centre	FRA remedial works	347
Stalybridge Civic Hall	Remedial work to roof	8,300
Tame Street Engineering	Electrical safety remedial work	2,700
Hyde Market	Electrical safety remedial work	5,706
Hyde Market Hall	Drainage installation	1,021
Boys Walk	FRA remedial works	16,370
Boys Walk	Electrical safety remedial work	260
31 Clarence Arcade	FRA remedial works	1,327
31 Clarence Arcade	Statutory heating remedial work	1,029
Festival Hall	FRA remedial works	311
	TOTAL	133,406

4. RECOMMENDATIONS

- 4.1 That Strategic Capital Panel Members review the contents of the report and recommend to Executive Cabinet the spend of £133,405.85 associated with statutory compliance capital work for the period July – August 2018.