Report to:	**Strategic Planning and Capital Monitoring Panel**
Date:	Monday, 11 March 2019
Executive Member / Reporting Officer:	Councillor Alison Gwynne Executive Member for Neighbourhoods / Ian Saxon Director of Neighbourhoods and Operations
Subject:	**Corporate Landlord Capital Expenditure**
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 Councils property
Recommendations:	That the Panel recommend to Executive Cabinet that spending associated with statutory compliance capital repairs for the period of £59,927.11, be approved.
Corporate Plan:	Links with Living Well, Ageing Well provision of a modern infrastructure and a sustainable environment.
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: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	The Capital Programme includes an earmarked resource of £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 £0.159m have been reported to the Strategic Planning and Capital Panel retrospectively as completed, this report is requesting a further £0.059m from the above budget.. The use of these funds should be determined by the Council's Estate Strategy and Asset Management Plan. 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: (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, Operations and Neighbourhoods

Background Information: The background papers relating to this report can be inspected by contacting Alison Lloyd-Walsh

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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 covered by this report.

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 FOR THE PERIOD

BUILDING	DESCRIPTION OF WORK	COST
Ryecroft Hall	Unsafe glazing	378.16
	Electrical safety remedial work	6,200.65
	Unsafe roof rectification	4,424.00
Cheetham Park	Unsafe structure rectification	300.37
Wilshaw House	Unsafe roof rectification	737.73
	Unsafe internal structure rectification	401.25
Linden Centre	Electrical safety remedial work	2,237.45
Tame St .Transport	Electrical safety remedial work	5,806.39
	Fire risk/security risk remedial work	1,973.74
Ashton Market Hall	Electrical safety remedial work	400.12
GTDH	Unsafe internal structure rectification	389.97
Denton Town Hall	Fire risk/security risk remedial work	118.11
Heginbottom Mill	Fire risk/security risk remedial work	49.46
	Fire risk/security risk remedial work	12,200.00
Hyde Youth and Community	Fire risk/security risk remedial work	36.70
Jubilee Gardens	Fire risk/security risk remedial work	347.01
Waterloo Centre	Fire risk/security risk remedial work	97.18
Ashton Central Library	Fire risk/security risk remedial work	185.00
Dukinfield Crematorium	Unsafe structure rectification	342.40
	Electrical safety remedial work	2,214.00
Fairfield Centre	Fire risk remedial work	535.10
Hyde Town Hall	Electrical safety remedial work	11,394.00
Various Sites	Fire risk assessment	5,125.00
Denton Pavillion	Unsafe structure rectification	4,033.32
TOTAL		**59,927.11**

4.   RECOMMENDATIONS

As set out at the front of the report.