

TELFORD & WREKIN COUNCIL

**CABINET 14th February 2019
COUNCIL 28th February 2019**

TITLE: PLANNED BUILDING INVESTMENT PROGRAMME 2019/20

REPORT OF: ASSISTANT DIRECTOR COMMERCIAL SERVICES

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

To identify the proposed planned building capital maintenance programme for financial year 2019/20, in accordance with Service and Financial Planning 2019/20 to 2020/21.

2. RECOMMENDATIONS

2.1 That Cabinet note and recommend to Full Council the approval of the planned building capital maintenance programme for 2019/20 as identified as part of this report and agree that officers may enter into any contracts necessary to deliver the works in accordance with the requirements of the Contract Procedure Rules.

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	Maintaining Council property provides an environment for high quality services to be delivered. The investment contributes to the delivery of the following priorities: <ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improve prospects through education & skills training. • Improving health and wellbeing of communities. • Protect and support vulnerable children and adults. • Putting Children & Young People first. • Regenerating neighbourhoods in need, and ensuring access to suitable housing.
	Will the proposals impact on specific groups of people?	
	Yes	All residents accessing Council Services

TARGET COMPLETION/DELIVERY DATE	Most projects will be delivered during the financial year 2019/20. Larger projects may cover more than one financial year.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	Confirmation of the Education capital allocations for 2019/20 have not been received and are expected to be notified shortly by the Education Funding Agency, and appropriate adjustments to the capital programme and the programme of works (Appendix A), estimated at £934,000 will be made accordingly to ensure spend is within available funds. Budgetary provision for the Operational planned £1,000,000 programme of works for 2019/20 is contained within the capital programme (detailed in Appendix A). DR 7/1/19
LEGAL ISSUES	Yes	There are no direct legal implications arising from this report however any repair/maintenance works will be subject to competitive procurement to ensure best value is achieved for the Council by complying with the Council's Contract Procedure Rules and any applicable EU requirements or equivalent. In addition, legal advice must be sought in relation to any Health and Safety or other similar matters should they become apparent during the year. EH 28.12.18
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	Where improvements are made to properties, other opportunities when the works are being undertaken are investigated and implemented where possible. This may include contributing to larger schemes where a maintenance liability will be reduced or reducing energy costs.
IMPACT ON SPECIFIC WARDS	No	Borough wide impact

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

The Asset Management Plan and associated data on property (i.e. condition, suitability, sufficiency, access and asbestos) informs the Council's planned building capital investment programme. The Council has completed condition surveys for operational properties used for the delivery of its services. These are updated on a rolling programme each year. The Council's Asset Management Plan 2019-2023 has identified a condition backlog of

approximately £5.42M for operational properties (excluding schools) and £18.43M for schools/educational properties. The figure for condition backlog for schools has reduced dramatically in the last 5 years, mainly due to the successfully completed Building Schools for the Future Programme, but also due to Academisation.

During 2019/20 more in-depth surveys will continue to be undertaken within operational properties and schools that are under the control of the council as part of their fire risk assessments. Particular emphasis will be given to passive and active control measures such as compartmentation, condition of fire doors, fire stopping and suitability and coverage of existing fire alarm systems. Where improvements can be made and will reduce the risk of fire and in the event of a fire, fire spread within a building this work will be prioritised within the programme of works.

The planned building capital investment programme as identified in Appendix A, is set in accordance with the approved framework for prioritising condition backlog as included in the Asset Management Plan. The proposed level of investment included in the Capital Programme 2019/20 is £934,000 for Educational assets and £1,000,000 for all other operational assets. The latter includes a £300,000 contingency which has been added to the programme and earmarked to meet the costs of any unforeseen issues which may arise such as a mineshaft opening on a piece of Council owned land or a retaining wall collapse etc. The budget allocations do not take into account the capital investment relating to expansion of schools. In addition to the above capital allocations, schools are also in receipt of Devolved Formula Capital (DFC) which is used fundamentally for maintaining and investing in the school building stock on a day to day basis.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

Community Impact

Maintaining buildings ensures that Council Services are delivered efficiently and with service continuity. Many of the key services are delivered from the Council's property portfolio and are the first key point of contact with our customers.

Equalities Impact

Where possible, as part of the planned building capital investment funding, improvements to accessibility will be carried out. Where improvements to existing facilities are being undertaken, Equalities Issues (i.e. baby changing facilities) are also included as part of the scheme. This allows the Council to increase access to public buildings for people with disabilities.

Environmental Impact

Environmental improvements are incorporated into schemes where appropriate, in an aim to reduce the Council's Carbon Emissions. This will improve the Council's Carbon Reduction Commitment liability and reduce any financial penalties that may be incurred under the scheme.

6. **PREVIOUS MINUTES**
N/A

7. **BACKGROUND PAPERS**
Asset Management Plan 2019-2023 (refreshed 2019)

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APPENDIX A - Education Planned Building Capital Maintenance Programme 2019/20

Asset	Description of Works	Estimated Budget	Corporate Priorities	Ward
Apley Wood Primary	Boiler Replacement	£180,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Hadley & Leegomery
Donnington Wood CE Jnr	Kitchen Gas Safety Works	£22,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Donnington
John Fletcher Primary	Kitchen Refurbishment and Gas Safety Works	£140,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Madeley & Sutton Hill
Millbrook Primary	Boiler House Refurbishment	£150,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Hadley & Leegomery
Newport Junior	Electrical Sub Mains and Cabling	£60,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Newport South & East Ward
Teagues Bridge Primary	Toilet Refurbishment	£60,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Wrockwardine Wood & Trench
Wrekin View Primary	Kitchen Gas Safety Improvements	£27,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Putting Children & Young People first. 	Park

Various Schools	Asbestos Removals - To undertake landlord responsibility asbestos removals within property assets. Although checks are undertaken annually it is proposed to undertake new Management Surveys (type 2) on all school properties. Where removals are required these will be prioritised using the Asbestos Management survey data.	£75,000	<ul style="list-style-type: none"> • Improve prospects through education & skills training. • Protect and support vulnerable children and adults. • Putting Children & Young People first. • Improving health and wellbeing of communities. 	N/A
Various Schools	Data updates - to update the asset management data. This will include condition and suitability surveys and updated drawing/floor plans of buildings as and when upgrades are carried out.	£75,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Regenerating neighbourhoods in need, and ensuring access to suitable housing. 	N/A
Various Schools	Emergency works / Access Works / Security Works - budget allocation for emergency works or where school security/access issues are identified. Examples are major boiler failures. This will ensure that schools are able to remain operational with minimum closures.	£145,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improve prospects through education & skills training. • Improve prospects through education & skills training. 	N/A
	TOTAL	£934,000		

Corporate Planned Building Capital Maintenance Programme 2019/20

Asset	Description of Works	Estimated Allocated Budget	Corporate Priorities Contributed to proposals	Ward
Various Properties	Asbestos Removals - To undertake landlord responsibility asbestos removals within property assets. Although checks are undertaken annually it is proposed to undertake new Management Surveys (type 2) on all operational. Where removals are required these will be prioritised using the Asbestos Management survey data.	£100,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Regenerating neighbourhoods in need, and ensuring access to suitable housing 	N/A
Various Properties	Emergency works/unforeseen works - A reserve budget to cover landlord responsibilities for major unplanned replacements (i.e. boiler failure). This is required to ensure building stock continuity.	£123,500	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Regenerating neighbourhoods in need, and ensuring access to suitable housing 	N/A
Various Properties	Data Updates - to update the asset management data on operational assets. This includes condition and suitability surveys together with updated plans on 20% of properties.	£75,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Regenerating neighbourhoods in need, and ensuring access to suitable housing 	N/A
Horsehay Village Golf Club	Refurbish Changing Rooms	£21,500	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	Horsehay & Lightmoor
Telford Ice Rink	Replacement Seating	£75,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	The Nedge

Darby House	Entrance Improvements	£35,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	Ketley & Overdale
Oakengates Leisure Centre	LED Track Lighting	£20,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	Wrockwardine Wood & Trench
Shukers Field Changing Rooms	Car Park and Pavilion Improvements	£40,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	Newport South & East
Telford Town Park	Replacement Sewage Pumping Station	£65,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	Malinslee & Dawley Bank
The Place (Oakengates Theatre)	Electrical works	£100,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	Oakengates & Ketley Bank
Various Sites (Changing Rooms)	Electrical Refurbishment programme	£45,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities. 	N/A

Contingency	Unforeseen issues which may arise such as a mineshaft opening or a retaining wall collapse	£300,000	<ul style="list-style-type: none"> • Ensuring neighbourhoods are safe, clean and well maintained. • Improving health and wellbeing of communities 	N/A
	TOTAL	£1,000,000		

Please note: - the costs shown in the above tables are estimates. Actual costs will be established by competitive tendering in accordance with the Councils Tendering Procedures. All figures are inclusive of Project Management/Design Fees