

**TELFORD & WREKIN COUNCIL****CABINET – 20<sup>th</sup> February 2014****PLANNED BUILDING INVESTMENT PROGRAMME 2014/15****REPORT OF: ASSISTANT DIRECTOR DEVELOPMENT BUSINESS & EMPLOYMENT****PART A) – SUMMARY REPORT****1. SUMMARY OF MAIN PROPOSALS**

To identify the proposed planned building capital maintenance programme for financial year 2014/15, in accordance with Service and Financial Planning 2014/15 to 2015/16.

**2. RECOMMENDATIONS**

- 2.1 That Cabinet approve the planned building capital maintenance programme for 2014/15 as identified as part of this report.

**3. SUMMARY IMPACT ASSESSMENT**

|   |  |  |
|---|--|--|
| <b>COMMUNITY IMPACT</b>                 | 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"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Improve prospects through education &amp; skills training.</li> <li>• Improving health and wellbeing of communities.</li> <li>• Protect and support vulnerable children and adults.</li> <li>• Putting Children &amp; Young People first.</li> <li>• Regenerating neighbourhoods in need, and ensuring access to suitable housing.</li> </ul> |
|   | Will the proposals impact on specific groups of people?  |  |
|   | Yes  | All residents accessing Council Services   |
| <b>TARGET COMPLETION/DELIVERY DATE</b>  | Most projects will be delivered during the financial year 2014/15. Larger projects may cover more than one financial year. |  |
| <b>FINANCIAL/VALUE FOR MONEY IMPACT</b> | Yes  | Budgetary provision for the planned programme of works £1.475 million  |

|   |     |   |
|---|-----|---|
|   |     | Educational and £700,000. Operational (as detailed in Appendix 1) is included within the proposed Service and Financial Planning Report 2014/15 to 2015/16. Confirmation of the Education capital allocations for 2014/15 have not been received and are expected to be notified shortly by the Department for Education, and appropriate adjustments to the programme of works will be made accordingly to ensure spend is within available funds. |
| <b>LEGAL ISSUES</b>                             | No  | 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  |
| <b>OTHER IMPACTS, RISKS &amp; OPPORTUNITIES</b> | 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.   |
| <b>IMPACT ON SPECIFIC WARDS</b>                 | 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, 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 2012-2015 has identified a condition backlog of approximately £7.2m for operational properties (excluding schools) and £24.6m for schools/educational properties.

The school condition back log will be significantly addressed over the next few years with the investment from the Building Schools for the Future programme. The operational property backlog has reduced in 2013/14 due to the corporate property rationalisation and investment (i.e. ice rink, Phoenix Leisure Centre) by circa £1.5m.

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 2014/15 is £1.475M for Educational assets and £700,000 for all other operational assets. The budget allocations do not take into account the capital investment relating to expansion of schools and the secured investment relating to Building Schools for the Future which will greatly reduce the condition backlog for Education properties as part of the building rationalisation process. 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 2012/2015 (refreshed 2014)

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**APPENDIX A - Education Planned Building Capital Maintenance Programme 2014/15**

| Asset                            | Description of Works   | Estimated Budget | Corporate Priorities  | Ward                       |
|----------------------------------|--|------------------|---|----------------------------|
| John Fletcher of Madeley Primary | Roof Replacement   | £240,000         | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support vulnerable children and adults.<br/>Putting Children &amp; Young People first.</li> </ul>        | Madeley                    |
| Moorfield Primary                | The boiler installation in the school has suffered from breakdowns over the last year and is past economical repair. It is proposed to replace the installation with energy efficient boilers to maintain the operation of the school (originally programmed in 2013/14).  | £120,000         | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support vulnerable children and adults.</li> <li>• Putting Children &amp; Young People first.</li> </ul> | Newport West               |
| Teagues Bridge Primary           | Re-roofing of main school block and boiler replacement<br>The main school roof is in poor condition and the boilers are at the end of their economic life. The school is currently being extended to increase numbers and the works are included within the main contract. | £145,000         | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support vulnerable children and adults.</li> <li>• Putting Children &amp; Young People first.</li> </ul> | Wrockwardine Wood & Trench |
| Wrockwardine Wood Infant         | The boiler plant is not easily maintainable and is inefficient. It is proposed to replace the system with an energy efficient solution to reduce carbon emissions and help reduce running costs (originally programmed in 2013/14).  | £120,000         | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support vulnerable children and adults.</li> <li>• Putting Children &amp; Young People first.</li> </ul> | Wrockwardine Wood & Trench |
| Arthog Outdoor Education         | To replace the current inefficient boiler and associated heating plant.  | £260,000         | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support</li> </ul>   | Outside Borough            |

|                      |   |          |   |         |
|----------------------|---|----------|---|---------|
| Centre               |   |          | <p>vulnerable children and adults.</p> <ul style="list-style-type: none"> <li>• Putting Children &amp; Young People first.</li> </ul>   |         |
| St Patrick's Primary | Roof Replacement  | 150,000  | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support vulnerable children and adults.</li> <li>• Putting Children &amp; Young People first.</li> </ul>   | 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. | £200,000 | <ul style="list-style-type: none"> <li>• Improve prospects through education &amp; skills training.</li> <li>• Protect and support vulnerable children and adults.</li> <li>• Putting Children &amp; Young People first.</li> </ul>   | Various |
| 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.  | £40,000  | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Regenerating neighbourhoods in need, and ensuring access to suitable housing.</li> </ul>   | Various |
| Various Schools      | Emergency works / Security Works - budget allocation for emergency works or where school security issues are identified. Examples are major boiler failures. This will ensure that schools are able to remain operational with minimum closures.  | £150,000 | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Improve prospects through education &amp; skills training.</li> <li>• Improving health and wellbeing of communities.</li> <li>• Protect and support vulnerable children and adults.</li> </ul> | Various |

|                 |   |                   |  |         |
|-----------------|---|-------------------|--|---------|
|                 |   |                   | <ul style="list-style-type: none"> <li>Putting Children &amp; Young People first.</li> </ul>   |         |
| Various Schools | Energy Efficiency Funding - To ensure that the Council meets its obligations regarding legislative carbon reduction. This is linked to Salix funding and includes heating control and monitoring replacement together with lighting and sensor controls upgrades. | £50,000           | <ul style="list-style-type: none"> <li>Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> <li>Improving health and wellbeing of communities.</li> </ul> | Various |
|                 | <b>TOTAL</b>  | <b>£1,475,000</b> |  |         |

### Corporate Planned Building Capital Maintenance Programme 2014/15

| Asset                      | Description of Works  | Estimated Allocated Budget | Corporate Priorities Contributed to proposals  | Ward      |
|----------------------------|---|----------------------------|--|-----------|
| Brookside Community Centre | The community centre is being extended/refurbished as part of the Brookside regeneration, it makes economic sense to undertake the condition backlog within the centre whilst it is closed to the community (re-programmed from 2013/14)                                    | £100,000                   | <ul style="list-style-type: none"> <li>Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> <li>Improving health and wellbeing of communities.</li> </ul> | Brookside |
| Various Properties         | Carbon Reduction Commitment Funding - To ensure that the Council meets its obligations regarding legislative carbon reduction. This is linked to Salix funding and includes heating control and monitoring replacement together with lighting and sensor controls upgrades. | £75,000                    | <ul style="list-style-type: none"> <li>Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> </ul>   | Various   |

|                           |   |          |  |         |
|---------------------------|---|----------|--|---------|
|                           |   |          | <ul style="list-style-type: none"> <li>• Improving health and wellbeing of communities.</li> </ul>   |         |
| 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 buildings. Where removals are required these will be prioritised using the Asbestos Management survey data. | £100,000 | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> </ul>   | Various |
| Oakengates Leisure Centre | Refurbishment of fitness suite and changing areas. Linked with BSF adjoining TCA School   | £100,000 | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> <li>• Improving health and wellbeing of communities.</li> <li>• Protect and support vulnerable children and adults.</li> <li>•</li> </ul> |         |
| Newport Swimming Pool     | Refurbishment of changing rooms and fitness suite extension. Linked to Invest To Save Bid   | £75,000  | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> <li>• Improving health and wellbeing of communities.</li> </ul>   |         |
| 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.  | £208,000 | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Regenerating</li> </ul>   | Various |

Appendix \*\*\* of Budget Strategy

|                    |   |                 |  |         |
|--------------------|---|-----------------|--|---------|
|                    |   |                 | neighbourhoods in need, and ensuring access to suitable housing<br><ul style="list-style-type: none"> <li>• Improving health and wellbeing of communities.</li> </ul>                                    |         |
| 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. | £40,000         | <ul style="list-style-type: none"> <li>• Ensuring neighbourhoods are safe, clean and well maintained.</li> <li>• Regenerating neighbourhoods in need, and ensuring access to suitable housing</li> </ul> | Various |
|                    | <b>TOTAL</b>  | <b>£698,000</b> |  |         |

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