

Summary Sheet

Council Report

Cabinet and Commissioners' Decision Making Meeting – 12 December 2016

Title:

Capital Programme- Operational Property Condition Maintenance Capital Programme 2016/17

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Damien Wilson – Strategic Director Regeneration and Environment

Report Author(s)

Stuart Carr – Corporate Facilities Manager

Ward(s) Affected

All

Summary

The purpose of this report is to put forward for consideration the proposed property condition maintenance programme, with regard to existing operational buildings, that has been identified by the Corporate Property Unit, to help mitigate known operational risks to Council buildings.

The Capital Strategy and proposed Capital Programme 2016/17 to 2020/21 agreed in principle the allocation of capital funding to specifically carry out condition works to a number of operational properties that had been identified by the Corporate Property Unit. In addition, urgent works have been identified to two other properties within the Council's property estate.

Recommendations

1. That the projects detailed in Section 4.1 of this report be supported for inclusion in the approved Capital Programme 2016/17.
2. That Council be recommended to approve the inclusion of the schemes identified in Section 4.2 of this report in the Capital Programme 2016/17.

3. That the Assistant Director of Planning, Regeneration and Transport be authorised to deliver the projects identified in Section 4 of this report.

List of Appendices Included

None

Background Papers

Report to Council- 2nd March 2016; Capital Programme Budget Setting Report - 2016/17 to 2020/21.

Library Strategy and Future Library & Customer Services Offer-reported to Cabinet/Commissioners Decision making meeting 12th September 2016.

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

No

Exempt from the Press and Public

No

Capital Programme- Operational Property Condition Maintenance Capital Programme 2016/17

1. Recommendations

- 1.1 That the projects detailed in Section 4.1 of this report be supported for inclusion in the approved Capital Programme 2016/17.
- 1.2 That Council be recommended to approve the inclusion of the schemes identified in Section 4.2 of this report in the Capital Programme 2016/17.
- 1.3 That the Assistant Director of Planning, Regeneration and Transport be authorised to deliver the projects identified in Section 4 of this report.

2. Background

- 2.1 The Capital Programme Budget Setting Report - 2016/17 to 2020/21 was presented and approved by Council on the 2nd March 2016. This included a number of Stage 2 Agreed in Principle "Projects that have been identified as high priority for which we are seeking endorsement for inclusion into the Capital Programme".
- 2.2 Allocations have been agreed in principle to carry out condition, improvement and relocation works on the operational estate for 2016/17 to start addressing essential backlog maintenance and assist in the relocation of a service, as part of a service review. This will help ensure that the Council has an estate that is in a useable condition for the services provided in it.
- 2.3 This report sets out seven projects on Council property which have been identified as a priority for delivery in 2016/17. These works are in addition to those approved by the Cabinet/Commissioners Decision Making Meeting of 10th October 2016 in respect of operational buildings which totalled £320,750. Consideration for approval for the following schedule of works is requested:-
 - a) Rother Valley Country Park - Installation of heating and hot water system.
 - b) Maltby Library - Relocation of library from High Street to Maltby JSC
 - c) Bailey House - Asbestos removal and replacement of floor coverings.
 - d) Bailey House - Building resilience and fire suppression within the ICT back up facility.
 - e) Hellaby Depot - Re-roofing of Sandbeck Building.
 - f) Wath Library Montgomery Square Library- fabric concrete repair works.
 - g) Barber's Avenue Greenspaces Depot - Renewal of roller shutter doors and installation of electrical wiring to storage units to improve security.

3. Key Issues

- 3.1 The recommended works are specific property condition or alteration works focussed on maintaining the operational functionality of Council owned buildings, such as office spaces, markets, libraries and depots. Projects include works to the Council's operational buildings to deal with backlog lifecycle maintenance issues, suitability issues or for the relocation of services following a review.

3.2 The works are to ensure that the Council's buildings continue to be suitable for the provision of Council services. These projects have been identified from either condition surveys, health and safety issues or service users, taking into account opportunities for property rationalisation, revenue savings and to generate capital receipts from any disposal.

4. Options considered and recommended proposal

4.1 The table below summarises the detail for each construction project that has been identified for works in 2016/17 and was approved by Council on the 2nd March 2016 as part of the Capital Strategy as an Agreed in Principle project.

Project	Description
Rother Valley Country Park Heating System	The buildings are heated by a mixture of portable electric freestanding heaters and a solid fuel boiler. The current hot water boilers are not efficient or working to proper capacity, so there is a strong risk of failure. With this being a country park and outdoor water facility, basic welfare facilities are required. There is a potential legionella risk if hot water systems do not maintain temperatures. The works are required to ensure compliance with Health & Safety at Work Acts and approved code of practice L8 management of and control of legionella and hot water systems.
Maltby Library - Relocation	Following a review of the Library Strategy & the Future Library & Customer Services Offer, Council has agreed to the relocation of Maltby Library, currently located on High Street Maltby, into the Maltby JSC. This would help to release the existing site which would create a redevelopment opportunity, revenue savings and potential capital receipt.
Bailey House Asbestos Removal / Floor Coverings	<p>To remove asbestos from Bailey House. This follows a detailed survey which identified asbestos which is located within the building. Ideally all asbestos would be removed or encapsulated within the building.</p> <p>To replace the floor coverings which are old, dated and dangerous. They are becoming a trip hazard and have worn out. Currently the situation is being managed on a day to day basis so there will be maintenance savings from the replacement works. The building must be a safe and well maintained environment for staff.</p>
Bailey House Resilience	To assess and remove any potential Legionella elements from Bailey House to comply with Health & Safety at Work Acts. If these works are not carried out there is a potential health and safety risk. There is a potential reputational risk to the Council if further works are not carried out and an incident occurs.

	The back-up ICT server room is located in Bailey House. The current facility does not have a sufficient fire suppression system and the back-up generator to the building is around 40 years old. The purpose of this investment is to install a fire suppression system within the secondary data centre at Bailey House and that the back-up generator and switch gear is renewed.
Hellaby Depot	The proposal is to renew the roof covering to the main operational Streetpride depot. Under the terms of the lease, the Council has a legal responsibility to carry out the repairs, to ensure it provides a safe, warm and watertight environment for the staff and customers that visit the premises, under the Health & Safety at Work acts. At present the Council is carrying out basic repairs to the building, however, because of the condition of the roof, there are several leaks which are now un-economical to continue to repair. The leaks are causing further damage to the fabric of the building.

4.2 The table below summarises the detail for additional construction projects that have been identified for works in 2016/17. These projects were not part of the approved Capital Strategy, so Council approval will be required to add these projects to the approved Capital Programme.

Project	Description
Wath Library – Concrete Repairs	Wath Library in Montgomery Square is a library building which is constructed from a steel frame with external concrete panels. Over the years the concrete panels have deteriorated and the steel reinforcement in the concrete has de graded causing the concrete to spall. This creates a risk in terms of falling concrete and the protection of the fabric of the building. There is a health & safety risk to the public.
Barber's Avenue Depot	Greenspaces occupy Barber's Avenue Depot at Rawmarsh. There are a number of external storage garages which are protected by roller shutter doors. It has been reported by the greenspaces operatives that the roller shutter doors are beginning to fail and there is a risk to RMBC operatives that the doors will not stay up and could cause harm. The proposal is to renew the roller shutter doors which are beyond economical repair and replace with electrically operated roller shutter doors. This is a health & safety requirement.

5. Consultation

5.1 Consultation will take place with the services affected as necessary for each project and with Ward Members.

5.2 Consultation on the library strategy and future library and customer service offer has already been completed.

6. Timetable and Accountability for Implementing this Decision

6.1 It is anticipated that the projects will be delivered and completed by the end of the financial year 2016/17.

6.2 Accountable officer; Paul Smith, Corporate Property Manager.

7. Financial and Procurement Implications

7.1 The Capital Strategy and proposed Capital Programme 2016/17 to 2020/21 agreed in principle the allocation of capital funding to specifically carry out condition works to a number of properties that had been identified by the Corporate Property Unit for operational property for 2016/17. The table below sets out the works that have been put forward for approval from the funding allocation for 2016/17.

Building	Forecasted Capital costs in 2016/17	Capital Strategy Allocation
Rother Valley Country Park	£250,000	£250,000
Maltby Library – Relocation	£275,000	£275,000
Hellaby Depot	£182,000	£250,000
Bailey House-Asbestos	£95,000	£95,000
Bailey House-Resilience	£200,000	£200,000
Wath Library –Concrete repairs	£107,000	0
Barbers Avenue Depot	£35,000	0
	£1,144,000	£1,070,000

Council agreed that the above projects that are within the existing approved Capital Strategy are to be funded from prudential borrowing. The additional funding requirement which has arisen due to the two additional unapproved projects is £142,000. These are due to urgent Health & Safety issues as detailed in this report. If the recommendation to include these two projects within the Capital Programme is approved, the proposal is to fund the works from existing, uncommitted capital receipts generated pre 1st April 2016 to avoid additional prudential borrowing and the revenue cost arising from that.

8. Legal Implications

8.1 None arising directly from this report

9. Human Resources Implications

9.1 Completion of the works will ensure compliance with Health & Safety at Work Acts and provide satisfactory health, welfare and service provision.

10. Implications for Children and Young People and Vulnerable Adults

10.1 The works will ensure that the services provided from the various locations will support the provision of services, some of which cater for children and young people and vulnerable adult services.

11. Equalities and Human Rights Implications

11.1 There are no negative impacts identified as a consequence of taking forward the recommendations identified within this report.

12. Implications for Partners and Other Directorates

12.1 The Corporate Property Unit have been working closely with the library service in the review of the Library Strategy and Future Library and Customer Services Offer.

12.2 There are no identified negative implications for other partners and other directorates.

13. Risks and Mitigation

13.1 Where plans have not yet been tendered, costs are indicative and may vary following tender. There is a risk as with all construction projects that costs may be in excess of the budget allocated although any variance to the costs will be managed and any additional expenditure identified will be reported and further reports brought forward for approval as necessary.

13.2 The relocation of Maltby Library is subject to agreement with the "Special Purpose Vehicle (SPV)" which was set up to operate the Leisure –Private Finance Initiative.

14. Accountable Officer(s)

Paul Smith – Corporate Property Manager.

15. Approvals

Strategic Director of Finance and Customer Service – Jon Baggaley, Finance Manager, Regeneration, Environment and Capital

Assistant Director of Legal Services– Stuart Fletcher- Service Manager, (Commercial and Governance)