

DERBYSHIRE COUNTY COUNCIL

CABINET

24th May 2016

Report of the Strategic Director Corporate Resources

CORPORATE MAINTENANCE BUDGET 2016-17

(Council Services)

1. Purpose of the Report

Approval is sought to the proposed breakdown of the 2016-17 Corporate Maintenance Budget and the pool of planned maintenance projects on which the planned maintenance allocation for 2016-17 will be expended.

2. Information and Analysis

The Corporate Maintenance budget provides for all reactive maintenance, statutory servicing, planned maintenance and grounds maintenance of the Council's non-school premises along with general health and safety issues relating to, amongst others, asbestos, legionella and radon gas, and cleaning at the majority of the Council's premises.

The proposed breakdown of the budget for 2016-17 is shown below, figures from 2015-16 are shown for reference.

Area of Budget	2016-17 (£)	2015-16 (£)
Reactive Maintenance	2,440,471 (Including a contingency of £230,000)	1,969,279
Planned Maintenance	1,600,000	2,100,000
Servicing	530,000	530,000
Grounds Maintenance	1,562,593	1,610,000
Building Cleaning	1,584,936	1,430,000
Contingency	0 (see above)	530,000
Total	7,718,000	8,169,279

For 2016-17 the contingency allocation has been included within the reactive maintenance allocation because in previous years all the contingency has been used for reactive maintenance.

Appendix A gives details of the proposed new planned maintenance projects for 2016-17. These projects have been prioritised from condition survey data, in consultation with service departments which have determined their priority areas of spend. The prioritised projects have also been based on the schedule of properties that the Council has maintenance responsibility for as at the end of 2015-16. If the properties that the Council owns and/or uses changes as a result of service redesigns required to achieve required savings, some projects may be deleted from the planned maintenance programme and replaced by schemes on other properties. Any such changes to the proposed planned maintenance projects will be reported to the Cabinet Member for Council Services for approval as required by the Council's Financial Regulations.

In 2015-16, the Council reduced the Corporate Maintenance Budget by £1.3m. This reduction was made by reducing the amount allocated for reactive maintenance. A particularly wet winter has resulted in significant pressure on the reactive maintenance allocation which has resulted in a shortfall to the budget required to repair and maintain the Council's properties on a day to day basis. In order to address this shortfall, any 2015-16 planned maintenance schemes that had not yet commenced were placed on hold. The planned maintenance schemes placed on hold are listed in Appendix B. The value of these schemes is £821,000 and the funding for these schemes has been transferred to an earmarked reserve. All or some of these capitalised projects will be deferred to the 2016-17 planned maintenance programme in order to release the earmarked funds back to the revenue budget to cover the shortfall of budget on 2015-16 reactive maintenance. Until the final total expenditure on reactive maintenance expenditure for 2015-16 is known, the exact number of schemes that will be deferred cannot be confirmed however, it is anticipated that schemes with a total value in the region of £500,000 will be deferred. The projects that are not deferred will still be funded from the 2015-16 earmarked reserve.

The list of deferred 2015-16 planned maintenance schemes together with the list of 2016-17 new planned maintenance schemes will form the pool of projects on which the planned maintenance allocation will be expended.

Any variations to this pool of projects will be reported to the Cabinet Member for Council Services for approval as soon as possible. Projects that are not completed from the 2016/17 funding will be prioritised against the 2017/18 programme.

3. Financial Considerations

The financial considerations are detailed in the body of the report.

4. Other Considerations

In preparing this report the relevance of the following factors has been considered; legal, prevention of crime and disorder, equality and diversity, human resources, environmental, health and transport considerations.

5. Key Decision

YES

6. Call-in

Is it required that call-in be waived for any decision on this report? **NO**

7. Background Papers

None

8. Officer's Recommendation

That Cabinet:

- 8.1 Approves the proposed breakdown of the 2016-17 Corporate Maintenance Budget.
- 8.2 Approves the pool of planned maintenance projects on which the 2016-17 Corporate Maintenance Budget will be expended.

JUDITH GREENHALGH
Strategic Director Corporate Resources

Appendix A

2016/17 Planned Maintenance Priorities

UPRN	PROPERTY	DESCRIPTION	COST £	PROJECT COMMENTS
1627-01	Leys Resource Centre	Flat roof recover	96,000	Increased costs following asbestos demolition and refurbishment survey identifying significant asbestos. In addition, investigations have found that the roof deck has failed.
1623-01	Hazelwood HOP	Pitched roof recover and replacement roof trusses	480,000	Roof in poor condition and structural repairs identified to roof trusses during roof survey. Works will tie in with Adult Care's home refurbishment programme.
1664-01	Glenholme Family Centre	Renewal of fire escape and associated resurfacing	66,000	The fire escape is at the end of its life cycle and requires renewal on safety grounds.
3286-01	Fairview Children's Home	Pitched roof recover	60,000	Priority works for Children's Services following Ofsted inspection. Roof is in poor condition.
3181-01	The Old Post House Children's Home	Pitched roof recover	40,000	Priority works for Children's Services following Ofsted inspection. Roof is in poor condition.
2853-01	Elvaston Castle	Pump House structural repairs	22,000	This is a grade 2 listed building suffering from a dry rot outbreak in the roof. We are also looking to restore this building for exhibition/interpretation purposes but have a statutory duty to protect this building and risk prosecution should it collapse.
2856-04	High Peak Pump House	Structural repairs to main roof	216,000	This is a Scheduled Ancient Monument and Listed Building. A section of the building may collapse if structural repairs are not undertaken. Temporary propping currently in place. We have a statutory duty to protect this building and risk prosecution should it collapse.
2813-06	Middleton Top Engine House	Structural repairs	55,000	This is a Scheduled Ancient Monument and Listed Building. A section of the building may collapse if structural repairs are not undertaken. Temporary propping currently in place. We have a statutory duty to protect this building and risk prosecution should it collapse.

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3364-01	Wharf Shed Field Centre	Structural repairs to canopy	180,000	This is a Scheduled Ancient Monument (a higher grading than a listed building) that is at risk of partial collapse. Temporary propping is in place, which has cost approximately £20,000 to date. A defective beam is currently propped. It is proposed to strip the roof of its coverings to allow the beam to be repaired. Columns need to be repaired so they are vertical again with repair works carried out to corrosion. Bracing is to be installed over existing rafters and a new side bracing installed to the gable end. The canopy over hangs the canal by approximately 2.5m and as such requires a specialist scaffold design
		Total	1,215,000	

Appendix B

Potential 2015/16 Planned Maintenance Deferrals to 2016/17

UPRN	PROPERTY	DESCRIPTION	COST £	PROJECT COMMENTS
1697-01	Parkwood Centre	Flat roof recover	150,000	This roof continually leaks and causes disruption to the staff and users of this Centre.
1842-01	Alfreton Library	Flat roof recover	120,000	This roof continually leaks and causes disruption to the staff and users of this library.
1842-01	Alfreton Library	Window and door replacement	50,000	The windows are the original single glazed windows at first floor level. The windows cannot open for ventilation and are in poor condition. New windows will improve the buildings thermal rating and thus improve users environment and potentially reduce our energy costs.
1844-01	Clay Cross Library	Flat roof recover	55,000	This roof is in poor condition and causes disruption to the staff and users of this library.
2444-01	Chesterfield Library	Replace automatic entrance doors	13,000	Automatic doors are now obsolete with parts difficult to find and require replacement. There is no alternative disabled access into the library.
2979-01	Eckington Youth & Community Centre	Flat roof recover	30,000	This roof is in poor condition and requires replacement before the installation of a disabled WC.
2979-01	Eckington Youth & Community Centre	Pitched roof recover	30,000	This roof is in poor condition and requires replacement before the installation of a disabled WC.

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3411-01	Chesterfield School Road Premises	Window replacement	80,000	Windows are in very poor condition and require replacement
3485-01	Shirebrook Adult Community Education Centre	Replace rainwater goods	17,000	Replacement required to prevent damage to the building structure.
4229-01	Pinxton Nursery	Flat roof recover	45,000	This roof continually leaks and causes disruption to the staff and children of this Nursery.
2444-01	Chesterfield Library	Repairs to air conditioning system	196,000	Major replacement of equipment due to age. This building does not have opening windows and ventilation throughout is achieved mechanically by air conditioning and air handling plant.
2642-01	County Hall (South Complex)	Replace platform lift	15,000	The disabled platform lift providing access to accommodation in south block has become obsolete and unservicable and should be replaced to retain access for all to this area.
4510-01	Clay Cross Adult Community Education Centre	Replacement heat emitters	20,000	The current installation is inefficient and is prone to leaking joints and valve connections. The replacement system would be much more energy efficient, have improved controlability and create a more up to date installation and more comfortable learning environment.
		Total	821,000	