

# Report to Executive

Agenda  
Item:

**A.2**

Meeting Date: 8<sup>th</sup> April 2013  
 Portfolio: Finance, Governance and Resources  
 Key Decision: Yes: Recorded in the Notice Ref:KD.05/13  
 Within Policy and Budget Framework YES  
 Public / Private Public

Title: PLANNED ENHANCEMENTS TO COUNCIL PROPERTY  
 Report of: DIRECTOR OF RESOURCES  
 Report Number: RD.01/13

**Purpose / Summary:**

This report seeks approval from the Executive to release funding in the sum of £300,000 for the Planned Enhancements to Council Properties previously approved and included in the 2013/14 Capital Programme by Council at its meeting on 5th February 2013.

**Recommendations:**

The Executive is asked to approve the release of capital funding of £300,000 for the Planned Enhancements to Council Properties to be spent as detailed at paragraph 2.1 of the report.

**Tracking**

Executive:	8 <sup>th</sup> April 2013
Overview and Scrutiny:	Not Applicable
Council:	Not Applicable

## **1. BACKGROUND**

The Capital funded enhancements to council properties programmes aims to improve the condition of property assets and to maintain and improve operational facilities. Priority is given to projects that have an impact on Health and Safety, efficiency and avoidance of consequential repairs.

## **2. PROPOSALS**

2.1 The Projects proposed for inclusion in the 2013/14 programme are:

### **i. Tullie House – Re-cover flat roof over paintings store (£80k)**

This roof is part of the Victorian wing of Tullie House and has an asphalt covering. The covering is around 50 years old and is degraded by exposure. The store below the roof houses a very important part of the Tullie House collection which is at risk from damage from water ingress through the degraded roof.

### **ii. Civic Centre – Refurbishment and re-wiring programme (£90k)**

This ongoing refurbishment has been continuing since 2005 and upgrades services, finishes and fire precautions. One floor has been refurbished each year. The work proposed will upgrade the committee and executive suite on floor 1 and part of floor 3.

### **iii. Civic Centre – Re-pave the flagged areas to the frontal approach (25k)**

The pedestrian and vehicle access areas at the front and sides of the building are paved with concrete flags. There are the original pavings and are now 50 years old. In poor condition and require replacement. The project will improve the appearance of the building - creating a better first impression for visitors - and will level up the surfaces to reduce the risk of trips and slips. The vehicle areas will be paved with Macadam surface and the pedestrian areas with block paving.

### **iv. Enterprise Centre – Re-cover main flat roof (£50k).**

The roof of the centre has been subject to persistent leaks for several years. This project will renew the covering to part of the roof and resolve some of these issues. A further project will be required to complete the replacement of the covering

### **v. West Walls – Stone repairs and re-pointing of historic city wall (£20k).**

This is an ongoing project to restore and preserve the major surviving part of the ancient city walls. The works are required to prevent the stone work deteriorating further and to maintain the structural stability of the wall.

**vi. Talkin Tarn – Underpin the tea room wall foundation (£20k).**

This project will repair a collapsing foundation to the tea room and maintain the structural stability of the building.

**vii. Various Properties – Asbestos Removal (10k).**

The council has a legal duty to manage asbestos material in its buildings. This project is to carry out surveys, sealing and removal work to meet the requirements of the regulations and keep staff safe in the workplace.

**3. CONSULTATION**

**3.1 Consultation to Date**

The property manager has been consulted with reference to the Asset Management Plan and performance indicators for property. The programme will have the effect of reducing the maintenance backlog figure and improving the condition scores for council property.

**3.2 Consultation proposed;**

Carlisle CC Conservation Officer / Planning Officer  
Structural Engineering Consultant  
Tullie House Trust Director

**4. CONCLUSION AND REASONS FOR RECOMMENDATIONS**

**4.1 The Executive is asked to approve the release of capital funding of £300,000 for the Planned Enhancements to Council Properties to be spent as detailed at paragraph 2.1 of the report.**

- To fulfil the Council's responsibilities for providing safe operation facilities for staff and the public
- To protect the Council's investment in property assets
- To improve the operational efficiency of the Council's property assets and reduce running costs
- To protect Carlisle's heritage for future generations

**5. CONTRIBUTION TO THE CARLISLE PLAN PRIORITIES**

**5.1 The project will allow service delivery to continue and achieve compliance with legislation and health and safety responsibilities.**

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**Appendices**  
attached to report:

**Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None**

**CORPORATE IMPLICATIONS/RISKS:**

**Chief Executive's** – No impact

**Community Engagement** – Will be involved in the roofing project at Tullie House

**Economic Development** – Will be involved in the roofing project at the Enterprise Centre

**Governance** – The project will help the Council to meet its legal requirements to provide safe facilities for staff and the public.

**Local Environment** – Will be involved in the underpinning project at Talkin Tarn

**Resources** – There is a £300,000 budget provision within the 2013/14 capital programme which, subject to the Executive releasing the funding, can be used to fund the schemes listed in the main body of this report.