



REPORT TO EXECUTIVE

PORTFOLIO AREA: GOVERNANCE AND RESOURCES

Date of Meeting: 5 April 2012

Public

Key Decision: Yes

Recorded in Forward Plan:

Yes

Inside Policy Framework

Title: PLANNED ENHANCEMENTS TO COUNCIL PROPERTY

Report of: DIRECTOR OF RESOURCES

Report reference: RD97/11

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 2012/13 Capital Programme by Council at its meeting in February 2012.

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 1.2 of the report.

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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

To: The Executive
5 April 2012

RD97/11

PLANNED ENHANCEMENTS TO COUNCIL PROPERTY

1. BACKGROUND INFORMATION AND OPTIONS

1.1 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.

1.2 The Projects proposed for inclusion in the 2012/13 programme are:

i. **Civic Centre – Re-wiring and refurbishment of Floor 1 office and Civic Areas (£85K)**

The work involves rewiring both power and data cabling for the full floor including the Council Chamber and also the refurbishment of the tower block offices and toilet areas (new lighting, ceilings and new plasterboard partition walls to upgrade the fire compartmentation – as per fire risk assessment). Apart from the 2 floors occupied by Adult Social Care this is the final floor of the Civic Centre to be rewired. The wiring to floor 1 is still the original wiring.

ii. **Tullie House – Re-covering of flat roof area and replacement of the glazed lantern light over the special exhibition area (£85k).**

The roof leaks and has been patched up in recent years but economical repair is no longer possible. The flat roof area is over the picture store and the consequences of damage from roof leaks gives this repair a high priority.

iii. **Guildhall Museum – Replacement of cement render with lime render, repairs Fisher Street Evaluation (£10k).**

During recent structural repairs it was discovered that some of the lime render had been replaced with a cement render. The Guildhall is grade 1 listed and needs the renders replaced with lime render to the satisfaction of English Heritage.

iv. **West Walls – Stone repairs and re-pointing of historic city wall (£10k).**

This is an ongoing project for which English Heritage match fund our spend. The works are required to prevent the stone work deteriorating further.

v. Morton Community Centre – Replacement of boilers (£30k).

The boilers (2) are 20 years old and now classed as inefficient and are breaking down fairly frequently. They will be replaced with high efficiency condensing gas boilers which will reduce gas consumption and running costs significantly.

vi. Carlisle Crematorium – Re-covering of flat roof (£20k).

The flat roof area over the Book of Remembrance area has leaked and been patched up. Inspection of the roof revealed that it needed to be recovered to prevent further leaks.

vii. Various Properties – Fixed Wiring tests and re-wiring (£25k).

Every five years the City Council has a duty to carry out fixed wire testing of electrical installations to Council properties. This is an ongoing annual programme which means every property is tested every five years. This year's programme includes Talkin Tarn, parts of the Civic Centre, public toilets etc.

2. CONSULTATION

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.

Consultation proposed.

Carlisle CC Conservation Officer / Planning Officer

English Heritage

3. 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 1.2 of the report.

4. REASONS FOR RECOMMENDATIONS

- i. To fulfil the Council's responsibilities for providing safe operation facilities for staff and the public
- ii. To protect the Council's investment in property assets
- iii. To improve the operational efficiency of the Council's property assets and reduce running costs

- iv. To protect Carlisle's heritage for future generations

5. IMPLICATIONS

- Staffing/Resources – no impact, as this Project will be managed by existing Resource team.
- Financial – There is a £300,000 budget provision within the 2012/13 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.
- Legal – The project will help the Council to meet its legal requirements to provide safe facilities for staff and the public.
- Corporate – The project is in line with the corporate objectives of local environment and economy
- Risk Management – Capital Projects are managed by the Facilities Management team, using Prince2 methods.
- Environmental – The project will enhance and protect heritage assets within the city
- Crime and Disorder – Design work for building projects will take into account opportunities to reduce opportunities for crime, particularly for metal theft from roofs
- Impact on Customers – There will be a controlled amount of disruption to staff and the public while the work is carried out which will be minimised by careful planning, consultation with building users and risk management.
- Equality and Diversity – Neutral impact

Impact assessments

Does the change have an impact on the following?

Equality Impact Screening	Impact Yes/No?	Is the impact positive or negative?
Does the policy/service impact on the following?		
Age	No	
Disability	No	
Race	No	
Gender/ Transgender	No	
Sexual Orientation	No	
Religion or belief	No	
Human Rights	No	
Health inequalities	No	
Rurality	No	

If you consider there is either no impact or no negative impact, please give reasons:

.....The projects will enable the property users to continue to provide existing services.....

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If an equality Impact is necessary, please contact the P&P team.