

BUILDING MAINTENANCE

1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to advise Members of the Committee of the current situation regarding the repair and maintenance of the Council's building stock.

2. Background

- 2.1 At its meeting on 5th March 2009, it was resolved that an extra meeting of the Committee be arranged prior to the 9th April Cabinet, to consider 2 issues.

1. The Regulation of Investigatory Powers Act
2. Building Maintenance

This report deals with the latter topic.

3. Building Maintenance

- 3.1 At its meeting on 19th March 2009, the Cabinet received a report regarding Property Performance Management.
- 3.2 That report referred to the attached Appendix and advised that the number of buildings surveyed has been increased from 148 in 2007/08 to 387 in 2008/09. The total maintenance backlog, in respect of structural elements only (not mechanical and electrical) is now approximately £5.8 million. As a rule of thumb guide, where £6 of expenditure is needed on structural repairs, a further £4 is likely to be required to address mechanical and electrical repairs.
- 3.3 In the corresponding report to Cabinet on 13 March 2008, the total maintenance backlog figure, including M & E costs, was estimated to be £9.89 million. There are only a handful of additional properties to be surveyed and once that information is included, the figures now reported will confirm this estimate, based on more detailed and accurate information.

4. Financial implications

- 4.1 Building Maintenance is financed from the Planned Preventative Maintenance Budget and the Capital Programme.

5. Staffing implications

- 5.1 None

6. Equal Opportunities implications

6.1 None

7. Community Safety implications

7.1 None

8. Local Agenda 21 implications

8.1 None

9. Planning implications

9.1 None

10. Anti-poverty implications

10.1 None

11. Human Rights implications

11.1 None

12. Social Inclusion implications

12.1 None

13. Local Member Support implications

13.1 This will be relevant to all Members who have Council Assets in their wards.

14. Background Papers

14.1 None

15. RECOMMENDATION

15.1 That the report be noted.

Bill Norman

Director of Law, HR and Asset Management