



Corporate Property Improvement Programme (operational estate) 2019/20

Decision to be taken by: City Mayor

Decision to be taken on: 12 November 2019

Lead director: Matthew Wallace

Useful information

- Ward(s) affected: All
- Report author: Sean Atterbury
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- Report version number plus Code No from Report Tracking Database: V1.0

1. Summary

- 1.1 This report seeks approval of a planned programme of works to release £1.1m of capital property maintenance policy provision for the maintenance of Council owned property assets.
- 1.2 Works identified within this report are based on priority of need and as identified by surveyors and engineers based on known issues within the Corporate property portfolio.
- 1.3 Principally these works are to undertake the maintenance and improvement of the Council's assets to ensure the safe and legal usage. Secondly these include works that, if left untreated would lead to systemic damage to assets and therefore incur further cost along with service disruption.
- 1.4 The proposal for the programme is to focus on priority works that can be delivered in a timely manner and normally within 12 months of this decision.

2. Recommendations

- 2.1 It is recommended that the balance of £1.124million is released from the capital Property Maintenance Policy Provision to meet the costs of the programme of planned works as identified in in section 3.4 of this report

3. Supporting information

Purpose of the programme

- 3.1 The Council has a statutory duty to maintain buildings for which it is responsible. This is done on a planned preventative basis by addressing risk issues as and when they arise. The cost of this is met from revenue budgets including the Corporate Landlord budget. This day to day maintenance also flags up when building elements are starting to reach the end of their economic life and will need total replacement or where improvements and alterations are required.
- 3.2 The responsibility for planning capital investment into the Council's estate is that of Estates and Building Services (EBS). The division uses a property

management system to check work requirements against existing programmes of work to ensure that long term value for money is achieved.

3.3 The purpose of this programme is to make long term investments to avoid the Councils assets from falling into a state of disrepair and enable them to continue to serve their intended use.

3.4 Summary of schemes

Schemes are categorised into Heritage, Parks, Leisure and Compliance and described below. All of the schemes are intended to commence immediately subject to the approval of the programme.

3.4.1 Heritage Schemes

These are schemes to preserve Council assets that are recognised as being at risk in the Leicester Heritage at Risk Register. The purpose of the schemes is to preserve the asset and ensure that they are structurally safe

a) The Magazine	The restoration of The Magazine to preserve the Scheduled Ancient Monument. A detailed survey undertaken in conjunction with Historic England suggests that works are required immediately to preserve the structural integrity of the monument	£210,000
b) Abbey Park, Cavendish House	The restoration to preserve the Scheduled Ancient Monument. A detailed survey undertaken in conjunction with Historic England suggests that works are required immediately to preserve the structural integrity of the monument	£44,000
c) Town Hall – Full Condition survey	It is proposed to undertake a full condition survey of Town Hall to enable the prioritisation of works to the listed building.	£54,000

Total for Heritage Schemes £308,000

3.4.2 - Parks schemes

These schemes are to upgrade footpaths within parks by resurfacing the worst affected areas:-

d)	Braunstone Park	External footpath repairs to the main footways within the park	£15,000
e)	Fosse Recreation Ground	External footpath repairs to the main footways within the park	£104,000
f)	Knighton Park	External footpath repairs to the main footways within the park	£35,000
Total parks schemes			£154,000

3.4.3 Leisure Schemes

Schemes to the Council's leisure estate to reduce the running costs and deal with priority works.

g)	Evington Leisure Centre	Energy reduction scheme to upgrade the control of the internal lighting	£6,000
h)	Aylestone Leisure Centre	Backlog maintenance and improvement works to the basement area to prevent flooding and damage to plant	£10,000
i)	Leicester Leys Leisure Centre	LED lighting scheme to improve visibility in the climbing wall area	£10,000
j)	Cossington Leisure Centre	Electrical switch panel replacement to replace existing equipment which is at the end of life and a risk of failure	£10,000

k)	Evington Leisure Centre	LED lighting scheme to improve lighting in the pool and reduce the onsite energy consumption.	£14,000
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Total for Leisure Schemes £50,000

3.4.4 Compliance Schemes

Compliance works address aspects of maintenance that the Council is statutorily obligated to undertake to ensure its buildings are safe for future usage.

l)	Central Library	Heating system works to replace an old roof tank which will provide a better, more efficient system	£25,000
m)	De Montfort Hall	Kitchen ventilation to improve the extraction system	£5,000
n)	Tudor Centre	Kitchen ventilation to improve the extraction system	£5,000
o)	Adult Education College	Mains electrical supply upgrades to ensure the capacity can support the building usage	£40,000
p)	City Hall	DDA improvement works to automate internal doors to the publicly accessible areas	£40,000
q)	De Montfort Hall	Asbestos removal within roof void to de-risk the building	£49,000
r)	Various sites	Water risk reduction works	£56,500
s)	Various sites	Asbestos risk reduction works	£56,500
t)	Various sites	Fire risk reduction works	£57,000

u)	Rushey Mead Library and recreation centre	Improvement works across both centres to address compliance and backlog maintenance	£110,000
		Total for compliance schemes	£444,000
3.4.5 Provisions			
v)	Contingency	To enable the Council to undertake emergency capitalisable repairs and incorporate best value to its estate where the need exists during the duration of the programme	£59,000
w)	Professional fees	Associated with the delivery of the programme of works	£109,000
4. Procurement and delivery			
4.1	Major work schemes will be packaged for delivery under the Council's Construction Framework (PAN 1068). Schemes will be subject to a mini competition under the appropriate Lot to ensure quality and value for the Council.		
4.2	Minor works will be delivered under the current PAN 1266 small works or the most economically advantageous alternative pursuant with the Council's published procurement rules.		
4.3	The scheme to Cavendish House at Abbey Park and The Magazine are subject to Scheduled Ancient Monument consent and therefore the appointed contractor must also be approved by Historic England.		

5. Financial, legal and other implications

5.1 Financial implications

It is proposed to release the balance of £1.124m from the property maintenance capital policy provision for the 2019/20 works programme, as described in the report.

Colin Sharpe, Head of Finance, ext.37 4081

5.2 Legal implications

5.2.1. The Council has, in respect of the state of its buildings, a duty of care to anyone on its premises (including any lessees or tenants) and to its employees, under the provisions of the Health and Safety at Work Act 1974 (as amended). The extent of the action necessary under this duty of care should be determined as a result of a risk assessment. The Council also owes a statutory duty of care to its employees and others in its workplaces and a common law duty of care to visitors etc.

5.2.2. In addition, in respect of those properties subject to leases/tenancies, the Council will be required to ensure that these are repaired and maintained in order to comply with the Council's obligations as landlord.

J McIvor, Principal Lawyer, Legal Services, ext. 37 1409

Commercial

It is understood all the schemes will be procured compliantly in accordance with existing frameworks in place. Procurement and legal assistance should be sought as required.

Mannah Begum, Principal Solicitor, Commercial, Ext 1423

5.3 Climate Change and Carbon Reduction implications

Please contact climatechangeimplications@leicester.gov.uk for implications
Energy use in corporate buildings was responsible for 39% of the council's carbon emissions in the 2018/19 financial year. Following the council's declaration of a climate emergency in 2019, addressing emissions from our buildings is vital to meet Leicester City Council's ambition to reach carbon neutrality.

A number of the schemes in the report will have a positive effect on emissions, as they will improve the energy efficiency of buildings; through fitting LEDs and improved lighting controls in Leisure Centres and delivering improvements to the heating system in the Central Library. Wherever possible, future capital works should also aim to improve energy efficiency of buildings, which will also have the benefit of delivering energy cost savings for the council.

Aidan Davis, Sustainability Officer, Ext 37 2284

5.4 Equalities Implications

Maintenance of assets/buildings along with improvements identified in the programme such as footpath repairs and lighting improvements along with accessibility improvements will have positive impacts on service users and staff across all protected characteristics.

It is important to consider the council's inclusive design standards when making changes/upgrades to ensure that buildings provide maximum access to and throughout.

Buildings and spaces designed to be accessible can become inaccessible if not maintained and managed effectively.

Service providers and employers are required by the Equality Act 2010 to make reasonable adjustments to any physical feature which might put a disabled person at a substantial disadvantage compared to a non-disabled person.

Surinder Singh Equalities Officer tel. 37 4148

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

6. Background information and other papers:

None

7. Summary of appendices:

8. Is this a private report (If so, please indicated the reasons and state why it is not in the public interest to be dealt with publicly)?

No

9. Is this a "key decision"?

Yes

10. If a key decision please explain reason

Capital expenditure exceeding £1m.