

CORPORATE CAPITAL PROGRAMME – PROPERTY SCHEMES

Appendix 1

2009 - 2010

Issues to be dealt with	Basis of Requirement	Anticipated Cost in £'000s	Schemes	Individual Project Amount in £'000s	Issues/Risks	Comments/notes
Regulatory Reform (Fire Safety) Order 2005	Legislative Requirement	£95	Undertake fire risk assessment (FRA) of the structure in all Council buildings as required by the legislation. Phase 1 High Risk buildings -£185k. (2008/9) - previously approved Phase 2 - Medium and other buildings - £95k (2009/2010) Phase 3 - Low risk and one offs £25k (2010/11)	£95	Breach of legislation Potential for injury or death occupants or other. Substantial damage to assets. Disruption of service delivery	FRAs identify need/requirements of higher risk works to be undertaken. Subject to tender return
Fire Risk Reductions - Undertaking high risk items identified in assessment	Health & Safety	£167	Adult Education Centre (allowing £50k contribution from Tenant) Hastings Road Day Centre Pilot House Other high risks sites established under Phase 1 surveys	£50 £15 £20 £82	Breach of legislation Potential for death of occupants or other injury. Substantial damage to assets Disruption of service delivery	Some high risk (identified via Risk Management) buildings already have FRA completed under a trial. These have been identified here. Note:- this list of sites will become extensive once all surveys are completed. Programme taking place of high risk priorities during 2009/10 Ongoing works likely for several years
Safe Roof working - Prevention of Unauthorised access	Case Law & Health & Safety	£83	Northfields NHC Braunstone Oak YPC Stocking Farm Youth and Community Centre Heatherbrook Primary School	£25 £8 £15 £35	Children frequently identified on the roof with potential for falls and injuries Children frequently identified on the roof with potential for falls and injuries. Much Children frequently identified on the roof with potential for falls and injuries Children been identified climbing on building on several occasions. Also attempts have been identified of persons trying to lift children over the fence. Considerable events with children climbing onto the building. Potential for falls and injuries, but also taking of children. Part contribution with school funding	Successful court cases against Portsmouth City Council, Longslade School. Regular damage occurring to buildings. Potential injury to individuals (children/thieves) in event of accident. Potential for damaged tiles etc to fall and water leaks. Encourages access for theft. Original design often left roofs easy to climb onto. Further sites being identified.
Asbestos remedial Works		£45	Approx 350 buildings have been surveyed and this has identified some £700k of high priority works which need undertaking. These would be prioritised using the agreed algorithm - A three year programme of £45k pa (single year only allowed here). 2009/10 is year 2 of 3.	£45	Exposure to harmful asbestos fibres by children, staff and public - there is a risk to members of the public which could result in injury to their health and claims against the Council exemplified in numerous courts cases nationally	Various court cases with charges against Councils. We are working under legislative requirements, for managing asbestos within our estate. We are undertaking surveys as required which result in us having to remove or manage the risks identified. We have a corporate policy - removal as necessary or manage insitu. This means we have an ongoing management need beyond identification and removal of risks. This figure supplements CMF to enable increased removal times and cover a 3 year programme
Safe Access to water hygiene sites to enable testing		£45	To date some 240 (?) sites have been inspected with others to follow. Of these it was found to be impossible to gain access to approx 10 sites due to access problems. This sum is to provide access for these and future surveys. (Numbers to be updated).	£45	Inability to test water which may lead to exposure to harmful bacteria contained within water by children, staff and public - there is a risk to members of the public which could result in injury to their health and claims against the Council exemplified in some recent deaths and numerous courts cases nationally.	We are working under legislative requirements, for managing water hygiene within our estate. As part of our management regime, we are undertaking risk assessments as required which result in work having to be undertaken to ensure contamination levels do not exceed strict prescribed legislative guidelines. This also includes the setting up of regular testing, inspection and monitoring regimes requiring an ongoing management need. We therefore have to provide safe access routes for continuous monitoring.
Works to boundary fencing	Case Law & Health & Safety	£42	Herrick Lodge, Beaumont Lodge and Abbey House Linwood Workshops Parks - sports areas. (Abbey Park, Aylestone Hall Gardens, Humberstone Park, Monks Rest, Mowmacre Sports, Knighton Park, Rushey Fields, Victoria Park)	£10 £7 £25	Fencing in poor condition. Potential for injury. Fencing in poor condition. Potential for injury. Investigation to be undertaken as to full extent. Fencing in poor condition. Potential for injury. Final priority to be established	Successful case against Derby City Council involving a fatality of a child with a falling fence panel. Potential for injury to occur from any boundary walls and fencing which is in a poor state of repair. Overall inspection will be undertaken within Since inspections started as mentioned above, many fences are being identified as potentially dangerous especially sports facilities. Commence a programme of replacement fencing.
Works relating to security	Case Law & Health & Safety	£10	LCB	£10	Locks not operating correctly and not connected to alarm system (joint funding with risk management bid)	
Site specific Issues						
Blending Valves	Technical Issue & Health & Safety	£20	Many Community Centres do not have suitable water systems for blending valves to be fitted. Phase 1 (full extent of problem yet to be investigated)	£20	High potential for injury with staff/users to get burns or water born illnesses. Disruption of service delivery. Priority to be established	System installed still operates but now obsolete as blending valves are not able to fitted to existing systems.
Poor Drainage	Technical Issue & Health & Safety	£21	New Parks	£7	Flooding and backing up of system. Full investigation to be undertaken and implementation of works subject to	Original design is poor (many years old).

		Arbor House	£7	Flooding and backing up of system. Full investigation to be undertaken and implementation of works subject to	Original design is poor (many years old).
		Manor House	£7	Flooding and backing up of system. Full investigation to be undertaken and implementation of works subject to	Original design is poor (many years old).
		Braunstone Grove	£7	Flooding and backing up of system. Full investigation to be undertaken and implementation of works subject to	Original design is poor (many years old).
		Evington Park	£7	Flooding and backing of system. Subsidence taking place. Full investigation to be undertaken and implementation of works. Subject to investigation report	Original design is poor (many years old).
Obsolete Fire Alarm system	Technical Issue & Health & Safety	£40 Knighton Fields Primary School	£40	Potential for confusion amongst staff, children and others. Could lead to injuries or even death. The fire alarms are within their lifespan but are now considered to be obsolete due to the age and technology of the equipment. Undertake first phase of works. Priority to be established	System installed still operates but now obsolete as system is not suitable for present day requirements. There is no monitoring, zoning or automatic detection. Will become part of the Fire Risk Assessment works
		Central Lending Library	£60		
		Linwood Workshops	£60		
		Merrydale Junior School	£40		
		Linden Primary School	£40		
		Key Way Centre	£25		
Obsolete Heating pipe work system	Technical Issue & Health & Safety	£35 Oaklands Special School	£35	Potential for leakage and cold zones. Could affect the children's and others' health. Disruption of service delivery	New boilers have already been installed, but distribution of pipe work is of poor and needs replacement to be work effectively. Redesign required.
Obsolete Heating system	Technical Issue & Health & Safety	£30 Evington Park House	£30	Heating controls do not allow for differential between fully used offices and partially used public areas. Investigate potential for funding with Energy management	H&S and Environmental issue
Uneven Floors	Case Law & Health & Safety	£17 Vulcan House	£17	Five rooms have uneven floors which have bowed since installation. Renewal of floors. Disruption of service delivery	Lifespan of floor has not been reached and trip hazards are already apparent.
Provision of new service to site.	Case Law & Health & Safety	£10 Abbey Park Boating Hut, Knighton Park Pitch 'n' Putt require service provision (water or electricity)	£10	Potential injury claims, especially near water	H&S issue.
Issues relating to drug users abuse of toilet areas	Case Law & Health & Safety	£40 New Walk Museum	£40	Potential injury claims. Potential injury claims from users. Disruption of service delivery	H&S issue.
Totals		£700			