



**Report of the Cabinet Member for  
Housing, Energy & Building Services**

**Cabinet – 15 March 2018**

**Building Capital Maintenance Programme 2018/19**

<b>Purpose:</b>	To agree the schemes to be funded through the Capital Maintenance programme
<b>Policy Framework:</b>	Revenue and Capital Budget 2018/19
<b>Consultation:</b>	Finance, Legal, Access to Services, Education
<b>Recommendation:</b>	It is recommended that Cabinet:  1) Approves the proposed capital maintenance schemes as listed in <b>Appendix A</b> .  2) Authorises the financial implications identified in <b>Appendix B &amp; C</b> to be included in the capital programme.
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**1. Introduction**

- 1.1 Cabinet has previously approved the Council's Asset Management Plan for Property Assets which sets out a series of measures to improve the management and performance of the property portfolio. This Report sets out the way in which the Capital Maintenance resources for 2018/19 will be deployed.

## 2. Capital Programme Process

On 6<sup>th</sup> March 2018, Council approved a Capital Maintenance allocation of £4 Million for the financial year 2018/2019, together with an additional £1 Million Capital Maintenance for Schools

## 3. Objectives of Scheme

- 3.1 The proposals set out will directly support the corporate objectives of the Authority, in relation to the maintenance and improvement of the Authority's building portfolio.
- 3.2 This maintains the previous commitment to address the significant backlog of maintenance and minimise the potential effect of unforeseen breakdowns of building elements.
- 3.3 As was reported in previous building maintenance programme reports, attention needs to be drawn to the fact that the Authority still has a significant backlog of maintenance and whilst there have been some reductions in this backlog, the limited programme contained within the 2018/19 budget, whilst being very important, will not remedy the immediate backlog.

Notwithstanding the current financial pressures, further budget provisions will therefore need to be made in subsequent years to maintain this investment and minimise the risks of failure and unplanned closures.

- 3.4 The list of identified schemes (**Appendix A**) has been selected on a priority basis. The criteria for selection (unless otherwise stated) was based upon Condition rating, Legislative compliance, Health and Safety implications, likelihood of failure and business continuity. Whilst all schemes have been selected on these criteria there are a number of similar priorities which we are unable to progress within the budgets available.

## 4. Description of Schemes

- 4.1 The recommended list of schemes is included in **Appendix A** and to assist, a brief summary of the planned works have been included as follows:-

- 1a) **Statutory Compliance - Electrical**

The schemes listed consist of total rewires, partial rewires or upgrades to ensure safety and compliance with electrical regulations and maintained operation of the premises.

- 1b) **Mechanical/Heating Schemes**

The schemes listed in this section deal with the avoidance of heating failures within our establishments on a prioritised basis.

- 1c&1d) **Statutory Compliance - Legionella and Asbestos**

As a result of the existing policy to enable compliance with the legionella and asbestos legislation, capital repairs arising out of

risk assessments and surveys need to be carried out to maintain compliance. These upgrades are actioned throughout the year and therefore a list of schemes cannot be prepared in advance. Separate revenue monies have been set aside to deal with the ongoing management process and minor repairs.

1e) **Statutory Compliance – Radon**

Further to the Welsh Government's directive for an awareness programme of RADON in schools, and in line with the "Ionising Radiations regulations 1999".

Welsh Government produced a directory of all schools that require testing for Radon; currently we have completed testing in all schools in the high risk areas. There is a need to carry out further testing within the remaining schools.

1f) **Statutory Compliance – Glazing Regulations**

Following Notice served by the Health and Safety Executive, money was set aside for 2006/07 to allow safety filming of relevant glazing within schools. Following the completion of these works the Authority was advised by the HSE that it needs to demonstrate its ongoing commitment relating to all of its remaining buildings and the allocation for 2018/19 will allow this process to continue.

1g) **Statutory Compliance – Accessibility for Disabled People**

Consultation through Local Access Groups would determine required investment to the prioritisation of buildings within the available budget for 2018/19.

2a) **Essential Building Repairs**

The schemes listed in **Appendix A** are a combination of prioritised schemes and allowances linked to the ongoing maintenance strategy.

2b) **Essential Repairs to Listed Buildings**

In line with the Listed Buildings Strategy agreed by Cabinet on the 6<sup>th</sup> January 2014, Corporate Building and Property Services will liaise with planning officers and ensure that the available budget will continue a programme dealing with the Authority's listed assets on a prioritised basis.

3) **Drainage Works to Schools**

Previous allocations have been made to initiate a programme of drainage surveys to all of the Authority's Schools. This has identified a range of significant repairs which, if rectified, should assist the Authority in mitigating future structural failures and health and safety issues within the Schools. Minor repairs should be undertaken by Schools in line with their delegated budget.

4) **Energy/Sustainability Investment/Carbon Reduction Commitment**

The budget for 2018/19 will allow the extension of good practice measures to reduce the Council's energy use and carbon emissions. The planned programme of works will help deliver on the Council's Carbon Reduction Strategy approved by Cabinet on the 17<sup>th</sup> November 2011 and help mitigate the Authority's financial obligation within the Carbon Reduction Energy Efficiency Scheme (CRC). The energy strategy identifies within its action plan a number of feasibility studies, which will help explore future technologies. The appointment of appropriate consultants will help inform the feasibility studies, which in turn will inform our future strategies.

5) **Fire Risk Assessments**

The Council is required to undertake Fire Risk Assessments as dictated by *The Regulatory Reform (Fire Safety) Order 2005*. Mid & West Wales Fire Service (M&WWFS) who are responsible for the enforcement of general fire safety legislation to include *The Regulatory Reform (Fire Safety) Order 2005*.

A joint approach now takes place with M&WWFS who inspect council owned assets and at times can highlight a number of measures that require attention in relation to fire safety. It is difficult to quantify the scale of works required; therefore a budget will be allocated and monitored accordingly in line with prioritised actions.

6) **Emergency Reserve Fund**

This limited fund will allow immediate response to potential building failure to avoid significant disruption, Health and Safety risk or closure. This is a limited amount which will be allocated on a priority basis throughout the year and therefore individual schemes are not listed.

7) **Match Funding**

The Capital Maintenance programme has previously included an element for match funding capital projects within schools. This has allowed the Authority to develop a joint and consistent approach in dealing with the maintenance backlog problem within our Education Portfolio by pooling resources on projects where "liability" under the division of responsibilities is ambiguous. This works with schools using their devolved maintenance allocation, thus allowing more significant repairs to be undertaken. The programme over previous financial years has been highly successful. Whilst the funding pressures on schools are also recognised, it is proposed that during 2018/19 a further allocation is made to match fund medium value projects.

8) **Preliminary Design**  
This limited budget will allow initial design to commence for schemes likely to feature in 18/19, which will in turn inform the future work programme allowing early procurement and maximum spend against profile.

9) **Asset Management Plan**  
There are a number of Cultural Services Assets with projects that would need to factor within the 18/19 allocated budget. Proposed investment within any of the affected assets will be undertaken once clarity is received from the department in terms of asset longevity.

To that end a modest capital allocation has been accounted for within the 2018/2019 Capital Maintenance allocated budget.

The budget will be utilised to support priority works within the established post-commissioning review outcomes.

## 4.2 QEd Programme

4.2.1 The proposed list of schemes listed under **Appendix A** is based on the technical assessment of the individual establishments, resulting in the prioritised listing attached. However consultation has taken place with Education colleagues to confirm that none of the suggested schemes will conflict with the Authority's current 21<sup>st</sup> Century Schools Programme.

4.2.2 The additional £1 Million has been made available to deal with priority building condition related matters within schools. The Capital programme to deal with high priority building maintenance issues in schools that currently fall outside Band A and B programmes.

## 5. Equality and Engagement Implications

5.1 An initial EIA screening form has been completed with the outcome being that a full EIA form was not required. The Capital maintenance investment within building assets in Swansea will help to realise a more sustainable asset portfolio for Swansea Council. Where relevant, each specific project for which funding is agreed will be screened for an Equality Impact Assessment.

## 6. Financial Implications

### 6.1 Capital

The total capital cost of the schemes amounts to £5 million capital maintenance (£4 Million Capital Maintenance plus an additional £1 Million for School's Capital Maintenance) and will be fully funded by the Authority's own resources (Welsh Government Capital Grant and supported and unsupported Borrowing). Details are set out in **Appendix B and Appendix C**.

## 6.2 Revenue

Maintenance costs will be met from existing revenue budgets.

## 7.0 Procurement

7.1 The 2018/19 Capital Maintenance projects identified within **Appendix A** of this report will therefore be delivered by a combination of in-house resources, with other projects procured in line with Contractual Procedural Rules. Any externalised works will be procured in accordance with Contract Procedure Rules (CPRs) and procurement rules and regulations.

## 8.0 Legal Implications

8.1 As indicated in Paragraph 4 of the Report, the Council must comply with various statutory requirements as well as general obligations under the Occupiers Liability Acts.

**Background Papers:** None

### **Appendices:**

Appendix A: Capital Maintenance Budget 2018/19 – Proposed Programme

Appendix B: Financial Implications - Additional £1m Capital Budget

Appendix C: Financial Implications – £4m Capital Budget