

## **TRAFFORD COUNCIL**

**Report to: Executive**  
**Date: 25 July 2016**  
**Report for: Decision**  
**Report of: Executive Member for Economic Growth, Environment and Infrastructure**

### **Report Title**

**CAPITAL PROGRAMME CORPORATE LANDLORD 2016 - 19**

### **Summary**

This report sets out the detailed list of schemes proposed under the capital programme for the Corporate Landlord Programme. These schemes have been identified as being of priority with the intention of undertaking the work in the appropriate year identified.

In addition to the main scheme list a reserve list has also been prepared in the event of underspend due to efficiencies or re-profiling. This ensures capital funds are committed on a rolling programme and spent in order to maintain the standard and quality of the estate portfolio.

From this report the schemes for 2016/17 are required to be agreed and the subsequent schemes identified for the years 2017/18 and 2018/19 noted

### **Recommendations**

That the Executive:

- 1) Approve the schemes identified for the Corporate Landlord capital programme 2016/17 as set out in Appendix 1;
- 2) Note the proposed programmes for 2017/18 and 2018/19, subject to resource availability;
- 3) Delegate authority to the Corporate Director for Economic Growth, Environment and Infrastructure to make minor changes to the programme;
- 4) Note the monitoring regime placed around the capital programme.

Contact person for access to background papers and further information:

Name: Simon Davis Extension: 3113

## Background Papers – None

Relationship to Policy Framework/Corporate Priorities	Supporting policy for Economic Growth and Development
Financial Implications	Planned capital expenditure over the next three year period will be contained within available capital resources.
Legal Implications:	None arising out of the report
Equality/Diversity Implications	None arising out of this report
Sustainability Implications	None arising out of this report
Staffing/E-Government/Asset Management Implications	A number of improvement schemes are being undertaken in 2016/19.
Risk Management Implications	Not Applicable
Health and Safety Implications	A number of schemes are being undertaken in 2016/19 on the grounds of health and safety.

## 1. BACKGROUND

1.1 The Council sets a three year Capital Programme each year and the purpose of this report is to:

- Review the decisions taken in line with the agreed Executive report dated February 2016 with regard to the 2016/17, 2017/18 and 2018/19 budgets in light of any new priorities and bids for capital support.
- Note the resource allocation to public building repairs and mechanical and electrical works of £2.6m
- Agree the capital schemes identified for delivery in 2016/17
- Highlight the schemes identified in the Corporate Landlord programme for completion in the subsequent year 2017/18 and 2018/19.
- Note the reserve list of schemes that would replace any primary schemes that were no longer required.

## 2. AGREED CAPITAL PROGRAMME 2016-19

2.1 The current forecasted expenditure for 2016/17, 2017/18 and 2018/19 is £2.6m with agreed resources available to support this programme and is summarised below:

<b>Table 1 : Taken from the agreed Capital Programme</b>	<b>2015/16 £'000</b>	<b>2016/17 £'000</b>	<b>2017/18 £'000</b>	<b>Total £'000</b>
<b>Category</b>				
• Public Building Repairs	800	750	750	2300
• Mech and Electric Works	100	100	100	300
<b>Capital Programme Total</b>	<b>900</b>	<b>850</b>	<b>850</b>	<b>2600</b>

2.2 As part of the budget process the Programme has been reviewed to ensure it continues to meet Council priorities and remains affordable within the level of

resources available. A full breakdown of schemes within the capital programme can be found in **Appendix 1**.

2.3 The 2016/17 programme of £900k includes the delivery of a number of key projects including:-

- a. Key assets within the leisure portfolio including Flixton House
- b. Key cemetery buildings in need of immediate repairs - £195k
- c. Key community assets supported and maintained
- d. Key assets being prepared for maximising disposal receipts.

2.4 Schemes suitable for capital funding and part of the maintenance and repair programme are assessed by the estates team surveyors and categorised as 1, 2 or 3. Works that are category 1 are there either because of safety issues, the work would negate higher maintenance or repair bills in the future or support commercial decisions such as preparing assets for immediate lease or disposal. Category 2 schemes would be that the need is not immediate but is advised that they are completed within the three year capital programme. Category 3 schemes are those where they will be funded if capital is available to do so. The schemes identified here in the capital programme are categories 1 and 2. A description of the reason for each schemes inclusion is included in the table found in Appendix 1.

### **3. BUDGET MONITORING**

3.1 The schemes identified that form the capital programme will be managed through the One Trafford partnership with Amey. Each scheme will be allocated a budget code and the relevant service heads will manage the progress and spend against those codes. Progress and spend are then reported to the monthly Corporate Landlord Group which is comprised of both Amey senior managers, senior managers from the Council including Finance representatives. This group looks at individual schemes against progress and deals with issues by exception.

3.2 Further to this, the capital programme is an agenda item at the Operations and Partnership Boards held monthly between Trafford Council and Amey. This again is where spend is monitored and remedial actions can be decided on to keep the programme on course.

3.3 Additionally the Finance Capital team reports on capital spend per category on a bi monthly basis to the Executive and any issues then can be passed back down in to the Corporate Landlord Group to address.

### **4. SCHEME REVIEW**

4.1 There are a number of factors that could affect whether these schemes are delivered under the current three year programme. Trafford Council are currently reviewing their leisure provision across the borough and all assets have been surveyed to see what opportunities for surplus sites could be realised. The current programme contains some leisure schemes, marked with an (L) in the scheme description box in the table appendix 1, and if any of these assets were deemed surplus then the need to spend capital on them may become redundant.

- 4.2 In addition to this Trafford Council is adopting the One Public Estate approach which looks at utilising estate assets for more multifunctional and multi partner uses. This could lead to the opportunity to rationalise assets currently in use into one of these multifunctional facilities and this could lead to assets becoming surplus. This could mean that they drop out of the capital programme and move to the Land Sales Programme instead.
- 4.3 The continued suitability of all schemes will be reviewed as part of the governance process laid out in the section above. For this reason a reserve list of schemes has been attached to this paper in order for this to happen if any of these scenarios occurs. This can be found in **Appendix 2**

### **Other Options**

As set out in paragraph 2.4, schemes are assessed against three categories based on the type of works required. Different funding priorities could be identified, but those proposed in this report represent the most effective and efficient use of our capital resources to maintain our assets.

### **Consultation**

The Council's overall capital programme was approved, along with the revenue budget in February 2016 following extensive consultation.

### **Reasons for Recommendation**

The Capital Programme is compiled and managed match corporate policies and proposed spending plans. This also allows identified schemes within the programme to be managed and monitored to continue to keep the Trafford Estates portfolio in line with required condition, regulatory commitments and flexibility to meet the outputs of programmes such as One Public Estate.

**Key Decision** (as defined in the Constitution): Yes

**If Key Decision, has 28-day notice been given?** Yes

**Finance Officer Clearance** ...GB.....

**Legal Officer Clearance** JL

*Helen Jones*

**CORPORATE DIRECTOR'S SIGNATURE** (electronic)

To confirm that the Financial and Legal Implications have been considered and the Corporate Director has cleared the report prior to issuing to the Executive Member for decision.

## Appendix 1

### Capital Budget Allocation and Identified Schemes of Work

Capital Budget Allocation					
	£'000	£'000	£'000	£'000	
Public Building Repairs	800	750	750	2,300	
Mechanical & Electrical Works	100	100	100	300	
<b>Total Capital Programme Proposals</b>	<b>900</b>	<b>850</b>	<b>850</b>	<b>2,600</b>	

Premise	Works Required	2016/17	2017/18	2018/19	Total	Reason for inclusion
		£'000	£'000	£'000	£'000	
Crossford Bridge Sports Ground - Pavilion & Offices (L)	conversion of tanked water to mains	3			3	The stadium is used regularly and a better water supply is required to meet the needs of those using the facility.
Flixton House - Main Building Only (L)	New Conservatory Roof	11			11	The works on Flixton House are required as this is a listed building and within the developments being considered for the area including the nearby Golf Course. There are immediate
Flixton House - Main Building Only (L)	WC Refurbishments	11			11	
Flixton House - Main Building Only (L)	Partial re-pipe of heating system and lagging of pipes	20			20	

Flixton House - Main Building Only (L)	Full Internal Carpeting	22			22	repairs that need undertaking as leaving them any longer would result in increased costs due to the listing status of the building.
Flixton House - Main Building Only (L)	New kitchen supply and extract system	23			23	
Flixton House - Main Building Only (L)	Full Internal Decoration	28			28	
Flixton House - Main Building Only (L)	New Windows and External decoration	47			47	
Flixton House - Main Building Only (L)	Electrical Re-wire	56			56	
Flixton House - Main Building Only (L)	New Boiler plant and update of controls, pumps, etc	59			59	
Stretford Stadium (L)	Remove/repair damaged asbestos walls	11			11	The stadium is in need of repairs due to the asbestos being present.
Stretford Stadium (L)	Re-roof of stadium	55			55	
Timperley Athletics Stadium (L)	conversion of tanked water to mains	3			3	The stadium is well used and in order to be able to remove maintenance costs from the Council if an Asset Transfer could be considered this remedial work needs to be undertaken.
Beech Ave, Sale – Changing Rooms/Toilets	New gas fired water heater and controls		17		17	These repairs are part of the on-going maintenance schedule for the leisure estate. As the leisure estate remains within the council portfolio we
Broadway Park,	new water heater & controls		4		4	

Davyhulme - Changing Rooms						<p>have to keep up to date within repairs and maintenance. However if the leisure review decides that a particular asset is surplus to requirements and is on this capital list of schemes then it would be removed and a substitute scheme included as a replacement.</p>
Navigation Recreation Pavilion - Changing Rooms	New gas fired water heater and controls		17		17	
Turn Moss Playing Fields - Changing rooms (L)	new water heater & controls. Water tank converted to mains		22		22	
Turn Moss Playing Fields - Changing rooms (L)	Removal of Asbestos		47		47	
Weathercock Farm (Sports Pavilion) (L)	Convert water tanks to mains and fit new electric water heater		5		5	
Woodhey's Park Pavilion (L)	Convert water tanks to mains and fit new electric water heater		5		5	
Stamford Park Altrincham (L)	New water heater and controls. Water tank converted			17	17	
Turn Moss Playing Fields - Changing rooms (L)	Electrical Re-wire			12	12	
12-14 Shaw's Road, Altrincham	re-roof/floor		72		72	

						preferred.
38/ 52 & 54 Greenwood St, Altrincham	re-roof		30		30	Identified by major projects team, Requires this work to make the premises safe and keep the current tenants who are due for a lease renewal.
9d Crofts Bank Rd	Repair to damaged ceilings and refurbishment		65		65	Asbestos repairs are required to this property in order to bring it up to a safe standard. The intention is to rent it out after works are completed.
All Corporate Premises	Fixed wire testing	44			44	Necessary regulatory requirements for all buildings within the estate.
Altrincham Crematorium	re-roof to chapel	20			20	Leaking and jeopardising crematorium functions and use, Operationally needed.
Altrincham Town Hall	brick and stonework repairs	34			34	On-going maintenance repair required. This property is hired for events so needs to be of suitable standard and water ingress into sand stone will cause major damage if not addressed. Protects a valuable income stream.
Altrincham Town Hall	New Boiler plant and update of controls, pumps, etc.			69	69	
Ascot House, Sale	New Boiler plant and update of controls, pumps, etc.		68		68	Social services building which now come under the capital programme. Necessary remedial works.to this



						operational building.
Broome House	Replacement Passenger Lift	80			80	Works required preparing this building for potential asset transfer or release through the land sales.
Broome House	Complete external re-furb inc new render & windows		55		55	
Cemetery's and Parks Buildings	Works to buildings and boundary walls		195		195	Cemetery buildings needing works to be undertaken to prevent further unnecessary capital having to be spent in the future. Plans to lease out or dispose of some of the cemetery buildings and work required to ensure the desired option can be achieved.
Hartford Community Centre	Replacement windows, fascia and RW Goods	11			11	High priority repairs for the community centre as being used at present.
Hayeswater Day Nursery	New canopy roof, fascia and RW Goods	11			11	High priority repairs for the community centre as being used at present.
Hayeswater Day Nursery	Replacement windows, doors & cladding		39		39	
Humphrey Park Community Centre	Replacement windows, doors & cladding		44		44	Community centre continues to be utilised, necessary repairs to be undertaken
Kingsway Park Children's Home	External decoration and cladding		3		3	High priority repairs for the community centre as being used at present.
Kingsway Park	New Internal decoration		14		14	

Children's Home						
Old Hall Rd Children's Home	Fire alarm & Emergency Lighting		12		12	High priority safety repairs for the community centre as being used at present.
9 – 11 Market Street Altrincham	Mechanical and electrical, renovation		83		83	Works identified as necessary and preparing for sale or lease
Partington & Carrington Children's Centre	replacement rotunda roof			38	38	High priority repairs for the children's centre as being used at present.
Partington Community Centre	Replacement windows, doors & cladding			66	66	High priority repairs for the community centre as being used at present.
Partington Community Centre	New Roof			110	110	
Partington Food bank	Electrical Re-wire	46			46	High priority repairs for the community centre as being used at present. Mechanical and electrical repairs required to ensure complies with safety standards.
Partington Food bank	New Boiler plant and update of controls, pumps, etc.			62	62	
Regent Road Toilets	Electrical Re-wire	8			8	Near unusable and works required to meet safety standards.
Sale Moor Community Centre	new windows and External cladding			74	74	Works required as preparing to let, the property is vacant at present
Sale West	replacement windows and		31		31	High priority repairs for the

Development Centre	cladding					community centre. Works required to ensure the building meets safety standards.
Sale West Development Centre	New Boilers for both youth and community sides			34	34	
Sale West Development Centre	Electrical Re-wire			69	69	
Sale West Youth Centre	replacement of damaged flooring	14			14	High priority repairs for the community centre as being used at present.
Shawe Hall Centre	New Roof			66	66	High priority repairs for the community centre as being used at present.
Shawe Hall Centre	Replacement windows, doors & cladding			77	77	
Stretford Cemetery	Removal of Asbestos		22		22	Works identified as necessary in order to meet the safety standards around asbestos.
Stretford Library	Replacement book lift	20			20	Doesn't comply with regulations and currently unusable.
Trafford Town Hall	Repairs to external perimeter walls & sunken garden walls	22			22	Works required ensuring the town hall is completed and stopping of water ingress that is occurring especially to the roofs.
Trafford Town Hall	New Council chamber Atrium Roof	44			44	
Trafford Town Hall	New parapet roof coverings and pointing	77			77	
Trafford Town Hall	External re-pointing to block B			77	77	

Trafford Town Hall	Replacement Passenger Lift			79	79	
Victoria Park Buildings	Replacement of community building within the park.	120			120	Large community usage of existing park buildings now in dis repair and needs replacing.
	<b>Total Proposals</b>	<b>900</b>	<b>850</b>	<b>850</b>	<b>2,600</b>	

## Appendix 2

### Reserve Schemes of Work

Reserve Scheme	Capital Requirements £000's
Denzel gardens windows, doors and general external	130
Ascot Hse, floors / Redecoration, fittings / External areas.	130
Sale Cemetery, Roof / External,	170
Bowdon Assembly Rooms, M&E / Roof / Redecoration,	350
Partington Centre, Mechanical / Roof / windows,	175
Stretford Stadium, Electrical / Redecoration.,	87
Crossford Bridge, M&E / Floors ,	135
Broome Hse M&E Redecoration /windows Mechanical,	90
Chapel Rd M&E	155
Stretford Cemetery Roof / Externals	150
Stretford Library M&E	160
Altrincham Library M&E	165
Longford park, Roof, windows, electrical.	170
Daveyhume YC roof/windows	95
Altrincham Market, Electrical , roof, widows	165

