

TRAFFORD COUNCIL

Report to: Executive
Date: 23 July 2018
Report for: Decision
Report of: Executive Member for Investment, Regeneration and Strategic Planning

Corporate Landlord Capital Programme 2018/19

Summary

This report sets out the schemes proposed under the Corporate Landlord capital programme for the 2018/19. These have been identified as priorities for the next financial year.

Recommendations

That the Executive approve:

1. The allocation of the approved Corporate Landlord programme as set out in the Appendices to this report
2. Delegate authority to the Corporate Director for Economic Growth, Environment and Infrastructure to agree minor changes to the programme.

Contact person for access to background papers and further information:

Name: Melissa Wise
Telephone No: 07966440625
Background Papers: None

Implications:

Relationship to Policy Framework/Corporate Priorities	This report relates to the corporate priority for economic growth and development
Financial	All capital expenditure outlined in this report is contained in the Council's approved Capital programme for 2018/19 which was approved by Council in February 2018.
Legal Implications	No direct implications
Equality/Diversity Implications	No direct implications
Resource Implications e.g. Staffing / ICT / Assets	No direct implications
Risk Management Implications	No direct implications
Health & Wellbeing Implications	Maintaining and enhancing specified properties will improve the health and wellbeing of property users and residents.
Health and Safety Implications	The improvements proposed will improve health and safety within specified properties and ensure the council is compliant with the relevant health and safety legislation

1.0 BACKGROUND

- 1.1 The proposed Corporate Landlord Capital Programme for 2018/19 allocates a total of £880,000 for Public Building repairs (including mechanical and electrical works) plus £200,000 for DDA compliance.

2.0 CORPORATE LANDLORD CAPITAL PROGRAMME

- 2.1 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 2018/19 capital programme can be found in **Appendix A**.

- 2.2 The 2018/19 programme of £1,080,000 includes the delivery of a number of key projects highlights include:

Key assets within the portfolio include:

- Ascot House which requires rewiring & heating works. This has been programmed to take place across this financial year and £327,000 will be required to complete these works in 2018/2019;
- Hayeswater Centre requires an extensive programme of new doors and windows, a new Building Management System and internal redecoration which totals £72,000;
- Kingsway Park Childrens Home requires replacement of pipes for heating system and redecoration which totals £35,000;
- Replacement Roofing to a number of properties on Shaw's Road, Altrincham which totals £80,000;
- The Council has a rolling programme of ensuring that all its premises are DDA compliant (Equalities Act 2010) which totals £200,000.

- 2.2 Schemes suitable for capital funding and part of the maintenance and repair programme are assessed by the surveyors and categorised in terms of priority.

- 2.3 The programme prioritises works (category 1) required to:
- Address safety issues
 - Where the work would negate higher maintenance
 - Repair bills in the future
 - Support commercial decisions such as preparing assets for immediate lease or disposal.

- 2.4 The Corporate Landlord Programme for 2018/19 has been reviewed observing the Council's developing investment strategy to ensure they are aligned to maximise the commercial benefit and investment return.

3.0 Programme Delivery

- 3.1 The schemes identified in the Capital Programme will be managed through the One Trafford partnership with Amey. Delivery and expenditure will be reported to the Corporate Landlord Group which includes senior managers from both Amey & Trafford Council (including Finance representatives). The group reviews individual schemes against the programme and addresses 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. Additionally the Council's Financial Management Team reports on capital spend per category on a bi monthly basis to the Executive.

4.0 Scheme Review

- 4.1 There are a number of factors that could affect whether these schemes are delivered under the three year programme. Through One Public Estate the Council is reviewing how it can utilise the 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, in which case they would drop out of the capital programme and move to the Strategic Land Review Programme instead.

5.0 Other Options

- 5.1 Schemes included within the programme are based on a prioritisation of potential projects in accordance with Council strategies and policies.

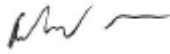
6.0 Reasons for Recommendations

- 6.1 Ongoing capital investment ensures the protection and improvements of the Council's infrastructure in order to meet the expectations and needs of Trafford residents and businesses and ensure the Council delivers on its objectives of the core strategy and corporate priorities.

Key Decision: Yes

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

Finance Officer Clearance GB
Legal Officer Clearance DS



CORPORATE DIRECTOR'S SIGNATURE

To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

Appendix A : CORPORATE LANDLORD CAPITAL PROGRAMME

	Premises	Works Required	Details	Total
1	Ascot House, Sale	New Boiler plant & update of controls, pumps etc	New boiler, controls & pumps including a new hot water calorifier	145,000
2	Ascot House, Sale	Phase 2 - rewire	Essential electrical works identified: completion of Nurse Call equipment & remedial works to satisfy compliance requirements.	65,000
3	Ascot House, Sale	New perimeter footpath, extend & resurface existing car park	A recent Fire Risk Assessment has identified this element of work as urgent	41,000
4	Ascot House, Sale	Bathroom Upgrades	Replace Wet Rooms and Medi baths	40,000
5	Ascot House, Sale	Provision of vinyl to Community Lounges & new sluice rooms	Provision of new sluice rooms and replacement of carpet to vinyl in two communal lounges	36,000
6	71 a-b Chapel Road, Sale	Conversion of water supply from tank to direct mains	Conversion to direct mains & removal of water tanks & redundant sinks, baths to reduce the legionella risk	12,000
7	Sanyu Centre, Old Trafford	Building Management System 'BMS	A 'BMS' system will improve control of heating, ventilation, & accurate fault diagnosis	7,000
8	Hayeswater Centre, Davyhulme	Replacement of windows & doors	Replacement of windows & doors	40,000
9	Hayeswater Centre, Davyhulme	Building Management System 'BMS	A 'BMS' system will improve control of heating, ventilation, & accurate fault diagnosis	6,000
10	Hayeswater Centre, Davyhulme	Internal decoration	Internal re-furbishment, decoration & floor coverings	26,000
11	9a & 9b Croftsbank Road, Urmston	Asbestos Removal & associated works	Asbestos removal necessary	50,000
12	Humphrey Park Community Centre	External Repairs	Windows & cladding to front elevation; removal of vegetation Car Park re-surfacing.	59,000
13	Stretford & Lostock Children's Centre	New Boiler & update of controls, pumps etc	New Boiler plant & update of controls, pumps etc	30,000

14	General Estate	Health & Safety Issues	Unforeseen Health & Safety Issues	20,000
15	Kingsway Park Childrens Home, Urmston	Re-pipe of heating system, hot & cold water	Re-pipe of the heating system, hot and cold water	30,000
16	Kingsway Park Childrens Home, Urmston	External decoration	Replacement cladding & external decoration	5,000
17	Partington & Carrington Children's centre	Upgrade of Fire Alarm devices	Up-grade existing obsolete system	17,000
18	12 - 20 Shaws Road, Altrincham	Replacement of roof covering	Works to prevent water ingress	80,000
19	Partington Community Centre	Renewal of Fire Alarm	Installation of a new Fire Alarm	35,000
20	Flixton House - Store	Structural repairs to external storeroom.	Repairs following making safe of building to prevent further deterioration.	22,000
21	Trafford Town Hall	Security to carpark following incidents.	Low level access prevention, segregation of upper and lower levels, reinstatement of security door.	15,000
22	Partington Community Centre.	Refurbishment of main hall.	Removal of high level stained ceiling; large doors including making good walls & decoration	10,000
23	Longford Park, Scouts facility	H&S Fire Strategy Works	Fire Strategy Works - previously carried out following inspection	25,000
24	Trafford Town Hall	Ph II - Pointing & damp rectification	Continuation of remedial damp works	34,000
25	Altrincham Town Hall	Phase II - Repairs to brickwork	Phase 2 – Brickwork repairs	30,000
26	DDA Works	DDA Works	Works to ensure compliance with the 2010 Equality Act	200,000
	TOTAL			1,080,000