
**CAPITAL PROGRAMME – RELEASE OF FUNDING FOR PLANNED
MAINTENANCE – CAPITALISED REPAIRS**

Responsible Cabinet Member - Councillor Stephen Harker, Resources Portfolio

Responsible Director - Paul Wildsmith, Director of Corporate Services

SUMMARY REPORT

Purpose of the Report

1. To seek approval for the release of funding for Planned Maintenance – Capitalised Repairs approved in the 2008/09 Capital Programme.

Summary

2. The works identified in the main report are considered to be high priority in order to safeguard the Council's position, the integrity of the buildings and ensure they remain fit for purpose.
3. In light of the impact of the general economic downturn on the Council's finances, Corporate Management Team has conducted a review of capital spending plans. A report elsewhere on today's agenda recommends deferral of some schemes. All planned schemes that are not contractually committed have been included in the review. Officers have concluded that deferral of the proposed works included in this report would have an unacceptable detrimental impact on the Council's interests and that, consequently, they should proceed in this financial year.

Recommendation

4. It is recommended that Members endorse the Council's commitment to a programme of planned maintenance and :-
 - (a) Agree to the release of the £160,000 identified in the report from the 2008/09 Capital MTFP.
 - (b) Authorise the Director of Corporate Services the Council's Corporate Property Officer to undertake works to the operational and non operational property portfolio as outlined in the report and/or considered appropriate in the best interest of the Council.

Reasons

5. The recommendations are supported to ensure capital funds are available to enable appropriate works to be progressed.

Paul Wildsmith
Director of Corporate Services

Background Papers

- (i) Quotations for works to Central Library and the Arts Centre
- (ii) Condition Surveys

Guy Metcalfe Extension 2735
TAB

S17 Crime and Disorder	This report has no implications for crime and disorder
Health and Well Being	The proposed works will ensure the buildings are fit for purpose and do not represent a health and safety risk to the public
Sustainability	There are no sustainable issues
Diversity	There are no diversity issues
Wards Affected	Central and College
Groups Affected	Not applicable
Budget and Policy Framework	This report does not represent a change to the budget and policy framework
Key Decision	This is not a key decision
Urgent Decision	This is not an urgent decision
One Darlington: Perfectly Placed	There are no issues adversely affecting the Community Council Strategy

MAIN REPORT

Information and Analysis

6. The works outlined in the table below need addressing as a matter of priority:-

Property	Description	Estimated Costs £000
Central Library	Replacement Fire Alarm	65
	High Level Walkway/Access Platform to roof void/ceilings (Health & Safety requirement)	50
Arts Centre	High Level Masonry work to front elevation of Main Building Lightening Protection upgrade	45
		160

7. The Central Library has benefitted from significant capital investment over recent years, particularly focussing on the external and structural elements of the building. The interior and contents of the building now need to be adequately protected and an inspection of the fire alarm has found it to be inadequate and needing to be replaced with a modern alarm capable of being zoned. In order to physically replace the alarm it will be necessary for workmen to access and work within the roof void. There is a significant risk to anyone carrying out work, inspections or maintenance in the roof void of falls from heights as such the designers have produced design risk assessments for the work that identifies the need to provide suitable access to both install the fire detection system and to carry out future testing and maintenance of the system over it's lifetime. At present the roof void has very limited accessibility, the existing walkway is not currently suitable or sufficient and does not provide suitable access for undertaking the work or for future testing and maintenance. It is therefore essential for the work to take place to provide access platforms and walkways which will not only ensure full and safe access for the installation but will provide safe access for years to come.
8. A high level survey of the Arts Centre identified areas of stonework which needs to be re-secured and repaired to prevent further deterioration and potential falling debris. The front elevation to the main building is of particular concern and hence the need to have remedial works undertaken. The lightening protection system at the Arts Centre has also been inspected and found to require upgrading.
9. In addition to the above mentioned works, other non urgent high level works are required on a number of buildings. Also some lightening protection upgrading is still required but not considered to be urgent or posing a high risk to the buildings or the Council.
10. There are still a number of electrical hardwire inspections to be undertaken which may identify partial or full rewires to some buildings.

11. Clearly, there is still a requirement for additional financial resources both capital and revenue to be able to adequately address items of planned and reactive maintenance. However, in the current economic climate the works identified in the report are considered to be a priority within the current financial year.

Outcome of Consultation

12. The above mentioned works were identified in condition and high level surveys undertaken through the Estates and Property Section and the Managers of the buildings concerned have been consulted and are aware of the works proposed.