
**RELEASE OF CAPITAL ALLOCATION IN THE MTFP -
PLANNED MAINTENANCE**

**Responsible Cabinet Member – Councillor Stephen Harker
Efficiency and Resources Portfolio**

Responsible Director – Ian Williams, Director of Economic Growth

SUMMARY REPORT

Purpose of the Report

1. To seek the release of funding allocated in the Capital MTFP 2016/17 – 2019/20 to undertake Planned Maintenance works.

Summary

2. An allocation of £250K has been made in the Capital MTFP for Planned Maintenance and it is requested that the funding be released in order for remedial works to progress.

Recommendation

3. It is recommended that the £250K allocated in the Capital MTFP for Planned Maintenance be released.

Reason

4. The recommendations are supported to safeguard the condition of the Council's land and buildings and to meet statutory and legal obligations.

**Ian Williams
Director of Economic Growth**

Background Papers

No Background papers were used in the preparation of this report.

Guy Metcalfe : Extension 2735

S17 Crime and Disorder	There are no direct implications.
Health and Well Being	There are no direct implications.
Carbon Impact	There are no carbon impact implications in this report
Diversity	The recommendation does not have any specific diversity implications.
Wards Affected	Depending on the location of the Council's land and buildings, a number of Wards may be affected.
Groups Affected	There are no specific groups adversely affected.
Budget and Policy Framework	This decision 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	The recommendation will help to achieve the Perfectly Placed priority by safeguarding the condition of the Council's assets.
Efficiency	The proposed works will ensure the ongoing safety and condition of the Council's buildings and reduce the frequency of ongoing inspections and temporary repairs.

MAIN REPORT

Background

5. An allocation of £250K has been made in the Capital MTFP for Planned Maintenance.
6. The Council occupies a number of properties predominantly freehold but also leasehold where we have a responsibility to maintain them in a condition appropriate to their use and in accordance with our statutory obligations.
7. One such property is the Railway Museum which is leased from Network Rail on a full repairing basis. Funding has already been released from the MTFP to address significant repairs to the roof which spans over the live branch line.
8. Additional scaffolding costs and supervision of the works by Network Rail are taking the estimated costs above the allocated budget. On site investigations have also identified other items of disrepair, which it would be cost effective to address at the same time.
9. It is anticipated these additional items could be as much as £50k and Network Rail are seeking assurances that the repairing obligations under the lease are addressed.
10. It is proposed therefore that some of the Planned Maintenance allocation be used to meet this budget shortfall and address the additional works required.

11. The allocation will also be used to replace the boiler at McNay Street Children's Centre. The balance of the allocation will be retained and targeted to essential items of planned maintenance.

Financial Implications

12. A sum of £250,000 was allocated for Planned Maintenance in the 2016/17 -2019/20 MTFP Capital programme. The work will be funded from corporate resources such as capital receipts or prudential borrowing.

Legal Implications

13. The Council will need to address any lease issues associated with works on leasehold properties.

Corporate Landlord Advice

14. In the main the Council's revenue budgets are adequate for addressing day to day repair and maintenance items but where larger works are required, these fall under Capital and need to be addressed through Planned Maintenance.

Procurement Advice

15. The Contract Procedure Rules must be followed in relation to all procurements carried out by Building Services. If the procurement of external services is in excess of £100,000.00, this must be detailed on the Procurement Plan and authorisation received by Procurement Board.