

CABINET
14 JULY 2020

**RELEASE OF CAPITAL ALLOCATION IN THE MTFP
TOWN HALL FIRE ALARM SYSTEM
TOWN HALL HEATING CONTROLS
CAPITALISED REPAIRS**

Responsible Cabinet Member – Councillor Charles Johnson
Efficiency and Resources Portfolio

Responsible Director – Ian Williams
Director of Economic Growth and Neighbourhood Services

SUMMARY REPORT

Purpose of the Report

1. To seek the release of funding allocated in the Capital MTFP 2020-2021 to replace the Fire Alarm and Heating Controls Systems in the Town Hall and to undertake Capitalised Repairs in corporate buildings.

Summary

2. In the 2020/21 Capital MTFP funding allocations were made for:

(a) The replacement of the Town Hall Fire Alarm system	£200k
(b) The Replacement of the Town Hall Heating Controls	£200k
(c) Capitalised repairs	£250k

Recommendation

3. It is recommended that the funds allocated in the Capital MTFP for the above be released for essential work to progress.

Reasons

4. The recommendation is supported to safeguard the condition of the Council's corporate buildings and to meet statutory and legal obligations.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

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

S17 Crime and Disorder	There are no direct implications.
Health and Well Being	To ensure the safety and wellbeing of staff and visitors to Council buildings
Carbon Impact	There will be a carbon reduction from the optimisation of the heating.
Diversity	The recommendation does not have any specific diversity implications.
Wards Affected	Depending on the location of the Council's buildings, several 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 and the optimisation of the Town Hall heating system will achieve savings in the amount of gas and electric used.

MAIN REPORT

Background

Town Hall Fire Alarm

5. An allocation of £200K has been made in the Capital MTFP to replace the Town Hall fire alarm system. It is obsolete and in need of renewal to ensure the safeguarding of staff, members of the public and the Town Hall building by the accurate and early detection of a genuine fire. This will also ensure comprehensive servicing can continue and replacement parts will remain available.
6. The Council's principle building will be protected from false activations and associated staff down time.

Town Hall Heating Controls

7. An allocation of £200K has been made in the Capital MTFP to replace the Town Hall Heating Controls. The controls are redundant, and the temperature can no longer be regulated throughout the building resulting in partial overheating and underheating of the building at any given time.
8. Additional heating or cooling fans put additional strain on the electrical installation and have on occasions caused the circuits to trip the power. The inefficiency of the heating controls and the additional strain on the electrics are significantly contributing to an increase in the carbon footprint to the Town Hall and utility costs.

Capitalised Repairs

9. An allocation of £250K has been made in the Capital MTFP for Capitalised Repairs. The Council occupies several properties, predominantly freehold, where we have a responsibility to maintain them in a condition appropriate to their use and in accordance with our statutory obligations.
10. Pennington Choices were commissioned to undertake stock condition surveys in our corporate properties to identify immediate remedial works and future investment requirements. This is in addition to survey and servicing data which has been acquired internally and the prioritisation of essential works.
11. It is proposed that the Capitalised Repairs allocation be used to meet these urgent works which include: Allington Way Depot road repair/drainage improvement, Central House boiler renewal, Town Hall communal decoration/carpeting following replacement fire alarm system.

Financial Implications

12. The capital works were approved as part of the 2020/21 MTFP Capital programme. The work will be funded from corporate resources such as capital receipts or prudential borrowing.

Legal Implications

13. There is a statutory requirement to maintain a Fire Alarm installation offering automatic detection.
14. The heating system controls should be replaced as there is a statutory requirement to heating all office space to a minimum of 16c.
15. The Council will need to address any lease issues associated with capitalised repair works on leasehold properties.

Corporate Landlord Advice

16. The Fire Alarm Installation should be completely replaced to ensure that:
 - (a) The system can be relied upon to detect the presence of fire and offer maximum protection to staff and other users of the building
 - (b) The system can continue to be serviced and remain operational and compliant
 - (c) The false activations are minimised
 - (d) The Town Hall remains fully insured
17. The heating system's controls should be replaced to ensure that:
 - (a) The heating system can deliver the preferred temperature levels to all areas of the building at the same time.

- (b) The temperatures do not fall below the legal minimum requirement in any part of the building.
 - (c) There are no staff interventions required to achieve acceptable temperatures.
 - (d) We reduce the carbon footprint of the building and help deliver our Net Zero Carbon target.
18. 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 Capitalised Repairs.

Procurement Advice

19. 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.