

**CABINET
3 MAY 2022**

**RELEASE OF CAPITAL ALLOCATION IN THE MTFP
CORPORATE LANDLORD CAPITALISED REPAIRS 2022-23**

**Responsible Cabinet Member – Councillor Scott Durham
Resources Portfolio**

**Responsible Director – Elizabeth Davison
Group Director of Operations**

SUMMARY REPORT

Purpose of the Report

1. To seek the release of funding allocated in the Capital MTFP 2022/23 – 2025/26 to undertake Capitalised Repairs in corporate buildings.

Summary

2. An allocation of £250,000 has been made available for 2022/23 in the Capital MTFP for Capitalised Repairs and it is requested that the funding be released in order for essential remedial works to progress.

Recommendation

3. It is recommended that the £250,000 allocated in the Capital MTFP for Capitalised Repairs be released.

Reason

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

**Elizabeth Davison
Group Director of Operations**

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	There are no direct implications.
Carbon Impact and Climate Change	There are no implications on Carbon Impact and Climate Change as a result of this report
Diversity	The recommendation does not have any specific diversity implications.
Wards Affected	Depending on the location of the Council's buildings, a number of Wards may be affected.
Groups Affected	There are no specific groups 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
Council Plan	This report supports the Council plan to maintain the condition of the Council's assets and modernise our key public buildings.
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.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Background

5. An allocation of £250,000 has been made in the Capital MTFP for Capitalised Repairs.
6. The Council occupies a number of 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.
7. Pennington Choices were commissioned to undertake stock condition surveys in our corporate properties to identify immediate remedial works and future investment requirements.
8. Further to the Pennington surveys, additional survey and servicing data has been acquired and essential works prioritised.
9. It is proposed that the Capitalised Repairs allocation be used to meet these urgent works which include:
 - (a) Town Hall – Roof Covering, Gutters and Downpipes
 - (b) Eastbourne Sports Complex – Gutters and Downpipes
 - (c) Pease House – Windows and Doors

(d) Tubwell Row – External Fabric

Financial Implications

10. A sum of £250,000 was allocated for Capitalised Repairs in the 2022/23 MTFP Capital programme. The work will be funded from corporate resources such as capital receipts or prudential borrowing.

Legal Implications

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

Corporate Landlord Advice

12. 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

13. 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, this must be detailed on the Procurement Plan and authorisation received by Procurement Board.