

**CABINET**  
**11 JUNE 2019**

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**RELEASE OF CAPITAL ALLOCATION IN THE MTFP**

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**Responsible Cabinet Member – Councillor Charles Johnson**  
**Efficiency and Resources Portfolio**

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

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**SUMMARY REPORT**

**Purpose of the Report**

1. To seek the release of funding allocated in the Capital MTFP 2019/20 – 2022/23 to undertake Capitalised Repairs in corporate buildings.

**Summary**

2. An allocation of £200,000 has been made available for 2019/20 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 £200,000 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.

**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	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 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 £200,000 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: Replacement boilers at Harewood House, Heighington Village Hall, West Cemetery Chapel; and the replacement of the louvre panels to the spire dormers on the Town Clock (including scaffolding).

### Financial Implications

10. A sum of £200,000 was allocated for Capitalised Repairs in the 2019/20 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 £100,000.00, this must be detailed on the Procurement Plan and authorisation received by Procurement Board.