

CABINET
10 SEPTEMBER 2019

**RELEASE OF CAPITAL ALLOCATION IN THE MTFP
TOWN HALL REFURBISHMENT IN BLOCK D AND
REMEDIAL WORKS TO THE
BRIDGE CENTRE FOR VISUAL ARTS, HUNDENS LANE**

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 2019/20 – 2022/23 to undertake Capitalised Repairs in corporate buildings.

Summary

2. A total allocation of £250k was made available for 2019/20 in the Capital MTFP for capitalised repairs. Cabinet in June 2019 agreed to release £200k in order for essential remedial works to progress.
3. It is requested that the remaining £50k of funding be released to enable additional essential remedial works to progress.
4. It is proposed that the Capitalised Repairs allocation be used to meet these urgent works which include:

(a) Refurbishment of Town Hall toilets in Block D	£30,000
(b) Essential remedial works to the roof and windows at The Bridge	£20,000

Recommendation

5. It is recommended that the remaining £50k allocated in the Capital MTFP for Capitalised Repairs be released.

Reasons

6. 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.

Kelvin McDade: Extension 6468

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	Park East and Stephenson Wards
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

7. A further allocation of £50k is available in the Capital MTFP for Capitalised Repairs.
8. It is proposed that the remaining Capitalised Repairs allocation for 2019/20 be used to meet these urgent works which include:

- (a) Refurbishment of Town Hall toilets in Block D £30,000

This work is effectively phase 2 of the toilet refurbishment work in the main building completed last year. The toilets are very cramped and do not comply with current design standards.

- (b) Essential remedial works to the roof and windows at The Bridge Centre for Visual Arts, Hundens Lane £20,000

This is essential work to the fabric of the building to prevent ongoing water ingress into the tenanted areas as obligated under the Council's lease.

Financial Implications

9. A total allocation of £250k was made available for 2019/20 in the Capital MTFP for capitalised repairs and Cabinet in June 2019 agreed to release £200k for essential remedial works to progress. Additional essential remedial repairs have now been identified and it is requested that the remaining £50k be released to progress these.

Legal Implications

10. There are no legal implications, but the tenant of The Bridge will be consulted regarding the works taking place to the building.

Corporate Landlord Advice

11. 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

12. 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.