

The Cabinet

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Author: Derek Streek
Head of Housing Management
01722 434351
dstreek@salisbury.gov.uk

REPORT

Cllr Mrs Warrander: Cabinet Member for Resources

REPAIRS AND MAINTENANCE OF COUNCIL'S PUBLIC BUILDINGS

1. Purpose of report

- 1.1** To agree a programme of capital works for the Council's public buildings for the financial year 2005/06.

2. Background

- 2.1** A five year programme of structural maintenance was approved by Council in February 2003. As agreed at the time the programme is subject to ongoing review and the amount required to finance the programme is to be agreed annually.
- 2.2** The progress of the office project clearly has an impact on this programme and maintenance of the existing administrative offices is currently being kept to a minimum and only repairs of an operational, health and safety and/or statutory nature are being undertaken.
- 2.3** Cabinet agreed a budget estimate including a carried forward underspend in 2004/05 of £525,000 for structural repairs and maintenance for 2005/06.

3. Proposal

- 3.1** Included as Appendix 1 is the proposed programme for 2005/06.
- 3.2** The majority of the programme is taken up with essential health and safety works at Culver Street Car Park which was identified in a recent survey. The first phase of this work has already commenced but additional works are required in 2005/06.
- 3.3** Members should be aware that those are works required to the Council's Offices which have been deferred pending the office centralisation work and attached as

Appendix 2 is a list of the type of work that would have been considered for this year's programme.

4. Recommendation

- 4.1** To approve the programme for capital works on the Council's public buildings as set out in Appendix I.

5. Implications

- | | | |
|------------|-----------------------|---|
| 5.1 | Legal | - None |
| 5.2 | Financial | - a budget of £525,000 has been approved for structural repairs and maintenance in 2005/06. |
| 5.3 | Human Rights | - None. |
| 5.4 | Environmental | - None. |
| 5.5 | Council's Core Values | - Excellent Service. |
| 5.6 | Personnel | - None. |
| 5.7 | Community Safety | - None. |

Location	Detail	BUDGET	Notes
HEALTH, SAFETY AND SECURITY WORKS			
Bridges General	Health and Safety repairs and reinspections	5,000.00	Particularly bridge to rear of library
	Total Health Safety and Security works	5,000.00	
DISABILITY DISCRIMINATION ACT WORKS			
General	Contingency item for works identified in Disabled Audit currently being carried out	25,000.00	
	Total Discrimination Act Works	25,000.00	
PLANNED WORKS			
Salisbury	Waterproofing of concrete decks etc, to provide	360,000.00	Inc fees
Culver Street Car	protection to steel reinforcement against chlorides		
Park			
Salisbury	Phased repairs to cobb walls	25,000.00	1st phase
Wyndham Park			
Salisbury	Phased repairs to cemetery walls	25,000.00	2nd phase
London Road			
Salisbury	Phased repairs to external stonework	40,000.00	1st phase
Guildhall			
Salisbury	Partial renewal of flat roofs	10,000.00	proprierty roofing system failing - similar to system on old pool which was replace a few years ago
City Hall			
Salisbury	renew / relay paviers	25,000.00	Paviers becoming loose and causing insurance claims due to falls on loose and uneven paving
Library Walk			
Salisbury	Improvements to waste areas and new storm drainage	25,000.00	
Churchfields Depot	and surfacing of recycling areas		
Durrington	Contribution to repair of access road	10,000.00	
Swimming Pool			
	Total Planned Works	520,000.00	
	Professional fees		inc in works figures

Location	Detail	BUDGET	Notes
SUMMARY			
	Total budget available including brought forward from 2004/5	550,000.00	
	Health, Safety, and Security Works	5,000.00	
	Disability Works	25,000.00	
	Planned Works	520,000.00	
	Fees in connection (Provisional)	0.00	
			TOTAL Budget Available
			425,000.00
		550,000.00	
	TOTALS		Brought forward capital from 2004/5 to help fund Culver St Car Park say
			125,000.00
			Cost Code Now J15 Z1F Z29

Typical examples of works not included in programme pending final decision on office centralisation

Location	Deferred Works
Bourne Hill Offices Salisbury	<ul style="list-style-type: none"> Internal decorations External decorations Flooring renewal Upgrade lighting Renew / upgrade existing heating installation (lack of controls, installation generally in poor condition) Window replacement Installation of secondary glazing to reduce heat loss / improve noise reduction Upgrading WC facilities Upgrade kitchen facilities Making good of structural defects, eg Room 51, Room 41/2, Room 49 Electrical rewiring, installation of increased capacity main, currently on limit of supply Renewal of roofs, eg over rooms 1, 4 and 5 Upgrading Pratten hut to improve thermals, heating and glazing Installation of emergency lighting to Victorian portion of building
24/26 Endless Street Salisbury	<ul style="list-style-type: none"> Internal decorations External decorations Flooring renewal Upgrade lighting Renew / upgrade existing heating installation (lack of controls, installation generally in poor condition) Window replacement Installation of secondary glazing to reduce heat loss / improve noise reduction Upgrading WC facilities Upgrade kitchen facilities Electrical rewiring, Renewal of roofs, eg over rooms 35,36 and 37 Upgrading Pratten hut to improve thermals, heating and glazing Improvements to drainage Rebuilding boundary walls Provision of external lighting to access to 24
37 Endless Street Salisbury	<ul style="list-style-type: none"> Internal decorations External decorations Flooring renewal Upgrade heating controls Installation of secondary glazing to reduce heat loss / improve noise reduction
16 Endless Street Salisbury	<ul style="list-style-type: none"> Internal decorations External decorations Flooring renewal Upgrade lighting Install efficient heating installation Window replacement Installation of secondary glazing to reduce heat loss / improve noise reduction Upgrading WC facilities Upgrade kitchen facilities Electrical rewiring, Renewal of all roofs
Pennyfarthing House Salisbury	<ul style="list-style-type: none"> Internal decorations External decorations Flooring renewal Upgrade lighting Window replacement Installation of secondary glazing to reduce heat loss / improve noise reduction Upgrading WC facilities Upgrade kitchen facilities Electrical rewiring, Upgrade heating and air conditioning installation

Location	Deferred Works
3 Rolleston Street Salisbury Leased Property	Internal decorations Flooring renewal Upgrade lighting Installation of secondary glazing to reduce heat loss / improve noise reduction
61 Wyndham Road	Internal decorations External decorations Flooring renewal Upgrade lighting Installation of secondary glazing to reduce heat loss / improve noise reduction Improvements to heating controls Upgrading WC facilities
18 College Street Salisbury Leased to CAB etc	Internal decorations External decorations Flooring renewal Upgrade lighting Installation of secondary glazing to reduce heat loss / improve noise reduction Improvements to heating controls Upgrading WC facilities Rectify developing structural movement
74/76 Fisherton Street Salisbury	Internal decorations External decorations Flooring renewal Installation of secondary glazing to reduce heat loss / improve noise reduction

Notes

No account has been taken of any works that may be required under the Disability Discrimination Act. A full disability audit is currently being undertaken

Should the office centralisation project not proceed then a full condition survey will be required to fully understand the necessary works to bring current buildings up to a decent standard