

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE  
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

07 May 2002  
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 528/02

## **PROPERTY RENEWAL AND REPAIR FUND UPDATE OF FUNDING ARRANGEMENTS AND PLANNED PROGRAMME OF URGENT REPAIRS**

### **Abstract**

The report advises on the next phase of programmes of urgent repairs to be undertaken utilising the Renewal & Repair Fund and it also provides an update to the programme of additional repairs carried out in 2001/02 for homologation.

### **RECOMMENDATION**

The Committees for their respective interests are recommended to:

1. homologate the provision of £29,700 from the Property Renewal and Repair Fund in Financial Year 2001/02 for the execution of additional urgent property repairs.
2. approve the next phase of planned programme work at an estimated cost of £357,830 from the Property Renewal and Repair Fund for the execution of urgent property repairs.

## **1 INTRODUCTION**

Report No: 678/97 "Composite Report on Special and Other Funds" recommended the adoption of a policy for the management of the three Renewal and Repair Funds established by the Council. Appendix 2 of that report contains the policy on the management of the Property Renewal and Repair Fund.

It establishes that the Director of Property Services shall be responsible for the management of this fund and shall, in partnership with client departments and in conjunction with the Director of Finance, prepare and submit reports identifying a prioritised and costed programme of urgent repairs which it is intended should be funded from the Property Renewal and Repair Fund to both the Personnel and Property Services and Finance and Information Technology Committees at appropriate times in the Financial Year.

This report is submitted in accordance with this responsibility.

## 2 BACKGROUND

### 2.1 Programme of urgent repairs for 2001/02 - Additional Urgent Repairs Programme not previously reported.

The programme of urgent repairs detailed in Appendix 1 have, because of the urgency with which repairs were needed, been implemented, with the agreement of the Director of Finance, and this programme of additional urgent property repairs is submitted for homologation.

### 2.2 Programme of Urgent Repairs - Phase 12.

This programme of urgent repairs detailed in Appendix 2 has been prepared following detailed consideration of the five year costed and prioritised programme of planned maintenance work and identification of those projects which require to be urgently undertaken but whose costs cannot currently be contained within the respective client department's revenue property maintenance budget.

The repairs have been discussed and agreed with the respective departments as being their highest priorities for this funding and the proposed expenditure has been agreed with the Director of Finance.

## 3 FINANCIAL IMPLICATIONS

The programmes of work detailed in this report can be contained within the provisions of the Property Renewal and Repair Fund.

## 4 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

## 5 CONSULTATION

The Chief Executive, Director of Law & Administration and the Director of Finance have been consulted in the preparation of this report.

## 6 CONCLUSION

The programme of urgent repairs detailed in this report should be undertaken timeously to ensure that the properties concerned are quickly brought up to standard.

## REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Article</u>	<u>Subject</u>
Personnel and Property Services Committee	15 June 1999	624/99	Property Renewal and Repair Fund Update of funding arrangements and Planned programme of urgent repairs
Finance and Information Technology Committee			
Policy and Resources Committee	7 September 1999	876/99	Renewal and Repair Funds - Strategic View

**APPENDICES**

- Appendix 1      Property Renewal & Repair Fund  
2001/02 - Additional Urgent Repairs Programme not previously reported.
- Appendix 2      Property Renewal & Repair Fund  
Programme of Urgent Repairs - Phase 12.

**BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny  
Director of Property Services

**Appendix 1 Property Renewal & Repair Fund  
2001/02 - Additional Urgent Repairs Programme not previously reported.**

<b>Name</b>	<b>Town</b>	<b>Client</b>	<b>Project Description</b>	<b>Expenditure</b>
Langlands Primary Schhol	Forfar	Education	Urgent removal of loose plaster and replacement - Health & Safety	£8,800
Bruce House	Arbroath	Property Services	Improvements to ventilation system to deal with heating problems	£6,600
General Services		Recreation Services	Reinstatement of headstones blown down by gales	£11,000
County Buildings	Forfar	Property Services	Refreshing of painterwork at Reception and link corridor	£3,300
<b>Total</b>				<b>£29,700</b>

## Appendix 2 Property Renewal & Repair Fund - Programme of Urgent Repairs - Phase 12

### Priority 1

Name	Town	Client	Project Description	Expenditure
Carmylie Primary School	Carmylie	Education	External repaint	£4,400
Grange Primary School	Carnoustie	Education	Re-roof gym hall	£24,200
Ladyloan Primary School	Arbroath	Education	External paint to school and house	£2,750
Monifieth High School	Monifieth	Education	Re-roof Pool Block	£49,500
Tarfside Primary School	Brechin	Education	Replace windows in school and nursery	£8,800
Camus House RHE	Carnoustie	Social Work	Internal paint to bedrooms and recreation room	£1,650
Montrose ATC	Montrose	Social Work	Re-roof main roof and refurbish rooflights	£55,000
Seaton Grove RHE	Arbroath	Social Work	Internal painting of 18 rooms, toilets and corridors	£7,150
Seaton Grove RHE	Arbroath	Social Work	Internal painting of lounge and refurbish wooden units	£4,400
General Services	Various	Education	Replacement of plastic water mains in 3 Primary Schools	£33,000
General Services	Montrose	Leisure Services	Replacement of sports hall and gym floors - <i>Phase 1 of 3</i>	£33,000
General Services	Forfar	Law & Administration	Repairs to Town & County Hall roof	£44,000
Montrose Academy	Montrose	Education	Upgrade stage lighting	£22,000
<b>Sub-total</b>				<b>£289,850</b>

See details below.

**Priority 2**

Name	Town	Client	Project Description	Expenditure
General Services		Education	Upgrade Catering Equipment	£33,000
Edzell Primary School	Brechin	Education	Renovate and draughtstrip all windows in the stone building	£8,800
Monifieth High School	Monifieth	Education	Alter 14 fire doors	£1,980
St Margarets Primary School	Montrose	Education	Renew 10 windows in classrooms [Final phase]	£9,900
Camus House RHE	Carnoustie	Social Work	External re-paint	£8,800
Montrose ATC	Montrose	Social Work	External re-paint	£5,500
<b>Sub-total</b>				<b>£67,980</b>
<b>Total</b>				<b>£357,830</b>

**Education Replacement of plastic water mains**

				Expenditure
Northmuir Primary School	Kirriemuir	Education	Replacement of plastic water mains	£11,000
Borrowfield Primary School	Montrose	Education	Replacement of plastic water mains	£11,000
Friockheim Primary School	Friockheim	Education	Replacement of plastic water mains	£11,000
				<b>£33,000</b>