

---

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE  
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

18 June 2002  
18 June 2002

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 761/02

## **REPLACEMENT OF THERMOSTATIC MIXING VALVES AND OTHER REMEDIAL MEASURES - PHASE 3A - HEALTH & SAFETY**

### **Abstract**

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund to progress Phase 3A of repairs and renewals of thermostatic mixing valves and a range of additional remedial measures in non-housing properties, at an estimated cost of £27,500.

### **RECOMMENDATION**

The Committees for their respective interests are recommended to:-

1. note the requirement for the repair and renewal of thermostatic mixing valves and associated additional remedial measures in non-housing properties;
2. approve the bid for supplementary funding in the sum of £27,500 from the Property Renewal and Repair Fund in 2002/03 for Phase 3A of a repair and renewal programme,
3. instruct the Director of Property Services to progress Phase 3A of these works immediately and submit a further report detailing the final phase (Phase 3B) of this programme.

### **1 INTRODUCTION**

Report 322/01, approved by the respective Committees in March 2001 advised of a need to undertake the urgently replacement of thermostatic mixing valves and a range of additional remedial measures to maintain water systems at the correct temperature and deter the growth of the legionella bacteria. The report also sought approval of Phase 1 of a three phase prioritised and phased programme remedial measures.

Phases 1 and 2 have been completed and the Property Services Department seeks approval of funding arrangements to permit the third phase to proceed.

## 2 BACKGROUND

The Property Services Department undertakes regular inspection, testing and maintenance of hot and cold domestic water services in all non-housing council properties to prevent outbreaks of legionella.

Recent inspections have identified that a large number of existing thermostatic mixing valves, which ensure hot water is delivered to taps and showers at the correct temperature and deter the growth of the legionella bacteria, have reached the end of their working life and need to be urgently replaced. The inspections have also identified a range of additional remedial measures, which whilst of a slightly less urgent nature, require to be undertaken.

A prioritised three phase programme has been developed and Phase 1 and 2 have been completed.

Due to funding limits it is not possible to progress all of Phase 3 in one financial year. It is therefore proposed that Phase 3 be undertaken, in two parts, Phase 3A and Phase 3B, with Phase 3A being undertaken in 2002/03 with supplementary funding being made available from the Property Renewal and Repair Fund.

## 3 FINANCIAL IMPLICATIONS

The cost of carrying out Phase 3A of these repairs and renewals, estimated at £27,500, cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2002/03 and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund in 2002/03.

	2000/01	2001/02	2002/03	2000/02
Phase 1	£ 54,000			
Phase 2		£ 55,000		
Phase 3A			£ 27,500	
Phase 3B				£ 27,500
			<b>Total</b>	£ 164,000

The cost of the programme of work detailed in this report can be contained within the provisions of the Property Renewal and Repair Fund for 2002/03.

Progression of Phase 3B will be subject to budget provisions being available.

## 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, the Director of Law and Administration and the Director of Finance have been consulted in the preparation of this report.

## 6 CONCLUSION

The Committees for their respective interests are recommended to note the requirement for the repair and renewal of thermostatic mixing valves and associated additional remedial measures in non-housing properties; approve the bid for supplementary funding in the sum of £27,500 from the Property Renewal and Repair Fund in 2002/03 for Phase 3A of a repair and renewal programme and instruct the Director of Property Services to progress Phase 3A of these works immediately and submit a further report detailing the final phase (Phase 3B) of this programme.

## REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report Noe</u>	<u>Subject</u>
Finance and Information Technology	10 June 1997	678/97	Composite Report on Special and Other Funds
Policy and Resources Committee	10 February 1998	191/98	Special Funds 1997/98 and Beyond - Review
Finance and Information Technology	1 September 1998	922/98	Strategic Review of Renewal and Repair Funds.
Personnel and Property Services	13 March 2001	322/01	Replacement of thermostatic mixing valves and other remedial measures Phase 1 - Health & Safety
Finance and Information Technology			
Personnel and Property Services	12 June 2001	700/01	Replacement of thermostatic mixing valves and other remedial measures Phase 2 - Health & Safety
Finance and Information Technology			

## APPENDICES

Appendix 1      Repair and Renewal of thermostatic mixing valves and associated additional remedial measures - Phase 3A Programme

## 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 Repair and Renewal of thermostatic mixing valves and associated additional remedial measures - Phase 3A Programme

### EDUCATION

Auchterhouse Primary School	£400
Broomfield Dressing Rooms, Montrose	£1,400
Carlogie Primary School, Carnoustie	£5,000
Ferryden Primary School, Montrose	£1,100
Inverarity Primary School	£1,400
Kirkriggs Primary School, Forfar	£770
Langlands Primary School, Forfar	£4,000
Ladyloan Primary School, Arbroath	£7,100
Montrose Academy	£780
Muirfield Primary School, Arbroath	£3,900
	£25,850

### SOCIAL WORK

Camus House, Carnoustie	£350
Seaton Grove RHE, Arbroath	£1,300
	£1,650

**Total** £27,500