

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

11 March 2003
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 327/03

PROPERTY RENEWAL & REPAIR FUND PROGRAMME 2003/04

Abstract

This report sets out for approval the proposed programme of works for financial year 2003/04 utilising the funding to be available from the Property Renewal & Repair Fund.

RECOMMENDATION

The Committees for their respective interests are recommended to:

1. approve the summarised programme of works for 2003/04 as noted in the appendix to this report
2. note the total estimated cost of the programme is £1,703,000
3. note that a balance of £8,000 remains plus the minimum reserve of £250,000

1 BACKGROUND

The Property Renewal and Repair fund has been a source of funding for property related projects mainly of a maintenance nature and which have not been capable of being funded through the normal revenue funded planned maintenance programmes. The Council's Renewal & Repair Funds give the Council a degree of protection over the longer term from potential risk due to unforeseen significant expenditure calls where insufficient current revenue or capital budget provision may exist. The Strategic importance of these Funds means that that each year the council makes revenue contributions to special funds including the Property Renewal and Repair fund. A sum of £250,000 is kept in reserve to cover emergencies or unforeseen situations which may arise during the year.

2 RESOURCES AVAILABLE FOR 2003/04

Report 155/03 to the Policy & Resources Committee of 4 February 2003 approved the contribution of £700,000 from General Fund Balances to the Property Renewal & Repair Fund. In setting the 2003/04 Council Tax the Special Council Meeting of 13 February 2003 approved a further contribution to the Property R & R Fund of £800,000. These contributions together with the estimated uncommitted balance on the Fund expected to carry forward from the current financial year (£461,000) give a total expected available resource for 2003/04 of £1,961,000. After deduction of the Fund's minimum reserve of £250,000 this gives an available resource which can be committed to projects of £1,711,000.

This level of resource affords the opportunity to make significant progress on the required maintenance works and an improvements programme over the next financial year.

A summarised programme of the works proposed for 2003/04 is shown in the appendix to this report.

While these works are considered to be the highest priority, it should be noted that further programmes will be considered as part of the budget setting process for 2004/05.

3 FINANCIAL IMPLICATIONS

A breakdown of the estimated costs is given in Appendix A

The cost of the identified repairs is currently estimated at £1,703,000 which cannot be contained within the Property Maintenance Revenue Budget for 2003/04 and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund in 2003/04.

The additional funds required to undertake the repairs detailed in this report can now be contained within the provisions of the Property Renewal and Repair Fund in 2003/04. Further programmes will be considered as part of the budget setting process for 2004/05.

4 CONCLUSION

The provision of substantial additional funds to the property renewal and repair fund will enable a major programme of repair and improvement works to be progressed in 2003/04.

5 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.

6 CONSULTATION

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

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

**PROPERTY SERVICES
RENEWAL AND REPAIR FUND
PROPOSED PROGRAMME OF WORKS FOR 2003/04**

	TOTAL FUNDING AVAILABLE 2003/04
TOTAL FUNDING AVAILABLE	£1,961,000
Environmental & Consumer Protection	
Improvements/repairs to vehicle workshop unit, Cairnie Loan - H&S implications	£120,000
Improvements/repairs to vehicle workshop unit, Cairnie Loan - H&S implications Aditonal Funds	£16,000
Identified but unfunded Priority 2 & 4 Revenue Programme Balance	£12,000
Environmental & Consumer Protection	£ 148,000
Education	
Identified but unfunded Priority 2 & 4 Revenue Programme Balance	£500,000
Other stage lighting	£41,000
Education	£ 541,000
Social Work	
Identified but unfunded Priority 4 Revenue Programme Balance	£100,000
Social Work	£ 100,000
Leisure Services	
Identified but unfunded Priority 2 & Priority 4 Revenue Programme Balance	£7,000
Replacement of sports hall and gym floors - Phase 2 of 3: Arbroath Games Hall and small gym	£30,000
Kirriemuir Town hall and library - Replace OG rhones	£10,000
Crombie and Monikie Reservoirs Repairs - Phase 2	£79,000
Refurbishment of lighting systems in halls - Phase 1 in lieu of priority 2,4 Revenue Programmed works	£70,000
Refurbish Reid Hall Forfar Phase 1	£215,000
Refurbish Montrose Town Hall - Phase 1	£80,000
Leisure Services	£ 491,000
Property Services	
Replacement of Windows - Fairlie House Phase 2 of 2	£10,000
Replacement of catering equipment	£40,000
Fire separation of roof voids - Phase 2 of 2	£30,000
Corporate Energy Management Strategy - Investment funding (WILL BE SUBJECT OF FURTHER REPORT)	£160,000
St. James House rewiring	£25,000
IT Improvements	£10,000
Property Services	£ 275,000
Total less fees	£1,555,000
Fees	£148,000
Total including fees	£ 1,703,000

SUMMARY POSITION

Total Funding Available (per above)	£1,961,000
Less Minimum Fund Balance	-£250,000
Less 2002/03 Commitments Carrying Forward (See Note 1)	-£211,000
NET SUM AVAILABLE FOR NEW PROJECTS IN 2003/04	£1,500,000
Total Of Identified Projects (including fees) - per above	£ 1,703,000
Less 2002/03 Commitments Carrying Forward	-£211,000
TOTAL COST FOR IDENTIFIED PROJECTS 2003/04	£1,492,000
Unallocated Balance	£8,000
	£1,500,000

Note 1 - The amount of carry forward from 2002/03 may differ from that shown in the Finance report on R & R Funds. The figures used in this report are based on actual costs after tender, whereas the Finance report is based on costs estimated after tender stage.