

PERSONNEL PROPERTY SERVICES COMMITTEE
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

14 March 2000
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 302/00

SUPPLEMENTARY FUNDING PROVISION FOR ATTIC ACCESS ALTERATIONS TO NON-HOUSING COUNCIL BUILDINGS, PHASE 3

Abstract

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund to allow the third and final phase of alterations to attic access points in non-housing Council buildings.

RECOMMENDATION

The Committees for their respective interests are recommended to:-

1. note the requirement for further alterations to be carried out to non-housing Council buildings.
2. approve the bid for supplementary funding in the sum of £17,000 from the Property Renewal and Repair Fund for Phase 3 of the alterations programme.
3. instruct the Director of Property Services to progress the Phase 3 alterations immediately.

1 INTRODUCTION

Angus Council approved Report 1267/98 SUPPLEMENTARY FUNDING PROVISION FOR ATTIC ACCESS ALTERATIONS TO NON-HOUSING COUNCIL BUILDINGS as the first phase of alterations following a review of the means provided for access and egress of contractors and staff to attics in non-housing Council buildings as a consequence of an accident.

The Personnel and Property Services Committee on 31 August 1999 approved Report 845/99 Attic Access Alterations to non-housing Council Buildings, Phase 2 which provide a further £55,000 and instructed the Director of Property Services to submit a further report in 2000 for Phase 3 of this programme.

Having completed the first two phases of this programme the Property Services Department seeks approval of funding arrangements to permit a third and final phase of alterations to proceed.

2 BACKGROUND

An accident took place in November 1998 when the employee of a contractor undertaking work in the attic of Chapelpark Primary School Annexe slipped whilst climbing down his ladder and fell onto the stairs in the main stairwell.

This accident required the attendance of the Ambulance and Police services which resulted in the injured man being transported to hospital and the incident notified to the Health and Safety Executive. The injured man suffered a crushed vertebrae and a head laceration.

The Health and Safety Executive visited the site in the afternoon and was dissatisfied with the safety of the access, namely: lack of handholds; ladder position at attic landing point; ladder base on stairwell and possible fall height of some 25 to 30 feet.

The Property Services Department has commenced a prioritised programme of alterations to all non-housing Council buildings to improve access and egress safety commencing with a programme of urgent alterations to "high priority" buildings detailed in Report 1267/98 and supported by a second phase detailed in Report 845/99.

A detailed survey, undertaken in conjunction with the annual property inspections, has identified and prioritised the extent of alterations required in the remaining non-housing Council buildings by the final phase of the alterations programme.

3 FINANCIAL IMPLICATIONS

The full cost of alterations to the remaining non-housing Council buildings has been estimated at £17,000. Summary details on a location bases are shown below.

Kirriemuir	£ 2,000
Monifieth	£ 6,600
Montrose	£ 8,400
	£ 17,000

The cost of carrying out these remaining alterations cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2000/01 and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund.

The programmes of work detailed in this report for 2000/01 can be contained within the provisions of the Property Renewal and Repair Fund.

4 CONSULTATION

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

5 CONCLUSION

The Committees for their respective interests are recommended to note the requirement for further alterations to be carried out to non-housing Council buildings; approve the bid for supplementary funding in the sum of £17,000 from the Property Renewal and Repair Fund for Phase 3 of the alterations programme and instruct the Director of Property Services to progress the Phase 3 alterations immediately.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Article</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.
Angus Council	17 December 1998	1267/98	Supplementary funding provision for attic access alterations to non-housing Council buildings.
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			
Personnel and Property Services Committee	31 August 1999	845/99	Supplementary funding provision for attic access alterations to non-housing Council buildings, Phase 2.
Finance and Information Technology Committee			

APPENDICES

Appendix 1 Attic Alterations - Phase 3 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 Attic Alterations - Phase 3 Programme

Kirriemuir

24/02/00	Cost
Lintrathen School	£ 440
Kilry School	£ 350
Cortachy School	£ 100
Fairlie House	£ 440
<i>Total</i>	£ 2,000

Monifieth

24/02/00	Cost
Birkhill School	£ 200
Strathmartine School	£ 280
Tealing School	£ 350
Auchterhouse School	£ 1,000
Murroes School	£ 1,500
Seaview School	£ 480
Grange School	£ 690
Monifieth High School	£ 400
Invertay House	£ 1,700
<i>Total</i>	£ 6,600

Montrose

24/02/00	Cost
Ferryden School	£ 1,400
St. Margarets School	£ 630
Lochside School	£ 1,045
Southesk School	£ 620
Montrose Academy	£ 495
Broomfield Changing Rooms	£ 440
Frickheim School	£ 580
Pitkenedy School	£ 145
Montrose Baths	£ 540
Registrars Office	£ 310
Broomfield Resource Centre	£ 520
Wirren House	£ 180
Caravan Site New Block	£ 340
Lunanpark Home, Frickheim	£ 220
Teachers Resource Centre, Frickh	£ 275
Adult Resource Centre	£ 540
Montrose Town Hall	£ 120
<i>Total</i>	£ 8,400