

ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES COMMITTEE

21 October 2004

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 1240/04

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.

RECOMMENDATION

The Resources and Central Services Committee is recommended to homologate the provision of £77,000 from the Property Renewal and Repair Fund in Financial Year 2004/05 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 the Resources and Central Services Committee at appropriate times in the Financial Year.

This report is submitted in accordance with this responsibility.

2 BACKGROUND

2.1 Programme of Urgent Repairs - Phase 16.

This programme of urgent repairs detailed in this report have 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.

These 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.

2.1.1 Braking Systems for Rotating Equipment in Schools

Report No 750/04, approved by the Resources and Central Services Committee on 17 June 2004 detailed the need to undertake electrical works in support of the health and safety problems resulting from the introduction of new control arrangements for rotating equipment in secondary school technical workshops to comply with the requirements of the Provision and Use of Work Equipment Regulations 1998.

As approved, a pilot project has been completed successfully at Arbroath Academy and it is intended to undertake a short programme of similar works in other Secondary Schools utilising the £80,500 balance declared in Appendix 1 of Report No 750/04 and the surplus from the pilot project.

These additional works, because of the urgency with which they were needed, have been implemented, with the agreement of the Convener of the Resources and Central Services Committee and the Director of Finance, and homologation of this decision is requested.

Priority 1

Emergency braking and stop arrangements for Technical Workshops - Phase 2 of 2

Name	Town	Client	Expenditure
Arbroath High School	Arbroath	Education	£5,000
Brechin High School	Brechin	Education	£5,000
Forfar Academy	Forfar	Education	£5,000
Monifieth High School	Monifieth	Education	£5,000
Montrose Academy	Montrose	Education	£5,000
Carnoustie High School	Carnoustie	Education	£5,000
Websters High School	Kirriemuir	Education	£5,000
			£35,000

2.1.2 Additional Priority 1 Works

Montrose Hangers

Economic Development currently leases out Units 2 and 3 at Broomfield Industrial Estate, Montrose. It has become necessary for Economic development to undertake an internal refurbishment, in agreement with the current tenant, and this presents the Council with an opportunity to remove existing asbestos sheeting and replace it with safer material. Estimated cost £42,000.

These additional works, because of the urgency with which they were needed, have been implemented, with the agreement of the Convener of the Resources and Central Services Committee and the Director of Finance, and homologation of this decision is requested.

3 FINANCIAL IMPLICATIONS

The programmes of work detailed in this report can be contained within the provisions of the Property Renewal and Repair Fund for 2004/05.

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 and 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

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