

**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:-

1. approve the next phase of planned programme work at an estimated cost of £121,350 from the Property Renewal and Repair Fund for the execution of urgent property repairs,
2. note that the approved project at Seaview Primary School has been deferred due to programming difficulties and approve the proposed alternative programme subject to a further report detailing Phase 2 of the emergency braking and stop arrangements for Technical Workshops.

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 15

This programme of urgent repairs detailed in Appendix 1 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.

It comprises the balance of repairs intended for 2004/05 [Priority 2] and those new repairs [Priority 1] which have been identified as needing to be undertaken urgently and are intended to be funded from the contingencies provision in the budget for 2004/05.

2.1.1 *Seaview Primary School*

The requirement to remove the ceilings at Seaview Primary School arose because of the need to renew the light fittings, which could not be undertaken without disturbing the asbestos ceilings and therefore creating a hazard, which does not exist in normal day-to-day occupation.

It has proven impossible to programme the replacement of the asbestos ceiling and associated lighting at Seaview Primary School [£130,000 Report No 329/04 approved by the Resources and Central Services Committee 11th March 2004] to ensure that it is undertaken during the school summer holidays and it has been agreed with the Education department that this repair be deferred to 2005/06 without health and safety being compromised.

2.1.2 *Alternative programme*

As a consequence, the allocated funding is released for alternative use and it is intended, as a matter of urgency, to address two operational health and safety problems in various Education properties through the alternative programme of works detailed in Appendix 2 comprising:-

- the provision of air-conditioning for file-server rooms which are running at too high a temperature and affecting safe operations and
- 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.

These Regulations require that an automatic brake, which stops equipment within 10 seconds if there is a risk of contact in run down mode, is provided.

This requires continuity of electrical supply during this braking period whilst current control arrangements are designed to immediately disconnect all power to all equipment. This currently conflicts with these new braking arrangements.

It is intended to undertake a pilot repair project at Arbroath Academy to establish the most appropriate technical solution. A further report will be submitted to Committee detailing the proposed programme of repairs to the remaining secondary schools using the balance of funds available from the deferral of the Seaview Primary School project.

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.

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

APPENDICES

Appendix 1 Property Renewal & Repair Fund - Programme of Urgent Repairs - Phase 15

Appendix 2 Alternative 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 Property Renewal & Repair Fund - Programme of Urgent Repairs - Phase 15

Priority 2

Name	Town	Client	Project Description	Expenditure
Auchterhouse Primary School	Auchterhouse	Education	External Paint [All Buildings]	£7,700
Maisondieu Primary School	Brechin	Education	Gold Leaf to Clock [Policy]	£1,600
Townhead Nursery	Brechin	Education	External Paint	£7,700
Liff School	Liff	Education	External Paint to All Buildings	£7,700
Lintrathen Primary School	Lintrathen	Education	External Paint	£5,500
Mattocks Primary School	Wellbank	Education	External Paint to School [Windows One Coat]	£4,400
Seaview Annexe	Monifieth	Education	External Paint to Main Building	£8,800
Grange Primary School	Monifieth	Education	External Paint to Doors, Gates, Fences, Etc	£3,100
Monikie Primary School	Monikie	Education	External Paint	£7,700
Newbigging Primary School	Newbigging	Education	External Paint to Hall & Ex House	£6,600
Newtyle School	Newtyle	Education	External Paint	£18,700
Inverbrothock Primary School	Arbroath	Education	External Paint [1 Coat]	£5,500
Inverbrothock Primary School	Arbroath	Education	Replacement Boilers, Etc	£11,000
Panmure Community Centre	Carnoustie	Education	External Paint	£6,600
Rosemount Primary School	Hillside	Education	External Paint [Generally 1 No Coat]	£4,400
<i>Sub-total</i>				£107,000

Priority 1

Library	Brechin	Leisure Services	Upgrade CCTV system to provide improved coverage	£6,600
ACCESS Office	Kirriemuir	Property Services	Upgrade CCTV system to provide improved coverage	£2,750
Bruce House	Arbroath	Law & Administration	Provide air-conditioning for main server	£5,000
<i>Sub-total</i>				£14,350
<i>Total</i>				£121,350

Appendix 2 Alternative programme

Variation

Withdraw funding provision and defer to 2005/06

Seaview Primary School	Monifieth	Education	Replace asbestos ceiling and associated lighting	£130,000	Report 329/04
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Undertake instead from released funding

Monifieth High School	Monifieth	Education	Provide air-conditioning for main server	£5,500
Websters High School	Arbroath	Education	Provide air-conditioning for main server	£5,500
Arbroath High School	Arbroath	Education	Provide air-conditioning for main server	£5,500
Forfar Academy	Forfar	Education	Provide air-conditioning for main server	£5,500
Brechin High School	Brechin	Education	Provide air-conditioning for main server	£5,500
Montrose Academy	Montrose	Education	Provide air-conditioning for main server	£5,500
				£33,000

Arbroath Academy	Arbroath	Education	Emergency braking and stop arrangements for Technical Workshops - Phase 1 of 2 - Pilot	£16,500
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Total

£49,500

To be held for Phase 2 of Emergency braking and stop arrangements for Technical Workshops : Balance

£80,500

