

**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 £570,600 from the Property Renewal and Repair Fund for the execution of urgent property repairs
2. homologate the provision of £22,000 from the Property Renewal and Repair Fund in Financial Year 2004/05 for the execution of additional urgent property repairs
3. note the de-commitment of £187,600 from the Property Renewal and Repair Fund in Financial Years 2003/04 and 2004/05 and its redeployment for other urgent property repairs or return to the Fund balances.

**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 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.

The 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.

### **2.2 Changes during Financial Year 2004/05**

A number of urgent repairs, as detailed in Appendix 2, were not concluded and action has been taken to de-commit them from the rolling programme.

The Resources and Central Services Committee is requested to note the de-commitment of £187,600 from the Property Renewal and Repair Fund in Financial Years 2003/04 and 2004/05 and its redeployment for other urgent property repairs or return to the Fund balances

An urgent repair was identified in December 2004 and the Director of Property Services instructed that repairs should be undertaken immediately to protect health and safety.

The Resources and Central Services Committee is requested to homologate the provision of £22,000 from the Property Renewal and Repair Fund in Financial Year 2004/05 for the execution of this urgent property repair.

## **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
Finance and Information Technology Committee			Update of funding arrangements and Planned programme of urgent repairs
Policy and Resources Committee	7 September 1999	876/99	Renewal and Repair Funds - Strategic View

**APPENDICES**

- Appendix 1 Property Renewal and Repair Fund – Programme of Urgent Repairs – Phase 16
- Appendix 2 Property Renewal & Repair Fund 2004/05 – De-committed Works
- Appendix 3 Property Renewal and Repair Fund 2004/05 – Additional Urgent Repairs 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 and Repair Fund – Programme of Urgent Repairs – Phase 16

### Priority 1 General Repairs

Name	Town	Client	Project Description	Expenditure
Montrose Library	Montrose	Cultural Services	Upgrade 1st Floor Main Room	£8,000
Montrose Town Hall	Montrose	Cultural Services	Refurbishment Works - Phase 3	£86,600
Reid Hall	Forfar	Cultural Services	Refurbishment Works - Phase 3	£61,600
Arbroath Academy	Arbroath	Education	New Fire Doors & Magnetic Operators	£40,000
Arbroath High School	Arbroath	Education	Upgrade Windows to Library, Science South Gable, Art Feature	£14,000
General Services	Various	Education	Renewal of Catering Equipment	£32,000
Grange Primary School	Monifieth	Education	Upgrade Heating System	£80,000
Ladyloan Primary School	Arbroath	Education	Single Ply Roofing to Tankroom	£3,000
Liff School	Liff	Education	Enclose External Stair to Nursery	£7,000
Teachers Resource Centre	Friockheim	Education	Replacement Windows	£30,000
Wardykes Primary School	Arbroath	Education	Upgrade 12 No Worktops & Sinks	£8,000
Bellevue House	Arbroath	Social Work	Re-Surface Rear Car Park re HASAW	£20,000
Community Mental Health Service	Arbroathg	Social Work	Improvements to Heating System	£45,000
General Services	Various	Social Work	Renewal of Catering Equipment	£12,000
Lochlands Resource Centre	Arbroath	Social Work	Ceiling Mounted Hoist in Soft Play Area	£3,000
General Services	Various		Fire Alarm Systems	£45,900
General Services	Various		External Painterwork	£74,500

See details below

See details below

Total £570,600

### Priority 1 Fire Alarm Systems

Name	Town	Client	Project Description	Expenditure
Borrowfield Primary School	Montrose	Education	Upgrade Fire Alarm & Emergency Lights	£12,000
Colliston Primary School	Colliston	Education	Upgrade Fire Alarm & Emergency Lights	£6,000
Friockheim Primary school	Friockheim	Education	Upgrade Fire Alarm	£7,000
Lochside Primary School	Montrose	Education	Upgrade Fire Alarm & Emergency Lights	£12,000
Monifieth Library	Monifieth	Cultural Services	Upgrade Fire Alarms	£4,000
Montrose Library	Montrose	Cultural Services	Fit Auto-Dialler to Existing Fire Alarm	£400
Panmure Community Centre	Carnoustie	Education	Upgrade Fire Alarm & Emergency Lights	£4,500

Sub-total £45,900

## Priority 1

## External Painterwork

Name	Town	Client	Project Description	Expenditure
Arbroath High School	Arbroath	Education	External Paint [Not Lamp Posts or Car Park Lines]	£4,000
Boyle Park	Forfar	Leisure Parks	External Paint	£1,500
Brechin Business Centre	Brechin	Economic Development	External Paint to Windows & Doors	£2,500
Brechin Library	Brechin	Leisure Cultural	Paint Provost's Lamp	£400
Brechin Sports Centre	Brechin	Leisure Sports	External Paint to 3 No Centre Doors & Starters Box	£1,500
Carnoustie Library	Carnoustie	Leisure Cultural	External Paint	£2,000
Child And Family Centre	Arbroath	Social Work	External Paint [One Coat]	£3,000
Crombie Country Park	Crombie	Leisure Parks	External Paint to Main Lodge	£3,000
Eastern Cemetery	Arbroath	Leisure Parks	External Paint [Including Outhouses]	£1,500
Forfar Swimming Pool	Forfar	Leisure Sports	External Paint	£4,000
Hillside Park	Hillside	Leisure Parks	External Paint to Clubroom	£1,500
Kirriemuir Cemetery	Kirriemuir	Leisure Parks	External Paint [Garage/Waiting]	£1,300
Kirriemuir Cemetery	Kirriemuir	Leisure Parks	External Paint [Portakabin]	£1,000
Letham Primary School	Letham	Education	External Paint to Original Roof Feature Ventilator & Doors to	£3,000
Lochlands Resource Centre	Arbroath	Social Work	External Paint [Wood Only Requires 1 No Coat]	£3,500
Monifieth Library	Monifieth	Leisure Cultural	External Paint	£5,000
Municipal Buildings (Housing)	Brechin	Local Offices	External Paint	£7,000
Offices	Montrose	Registrars	External Paint	£2,500
Panbride Churchyard and Extension	Panbride	Leisure Parks	External Paint	£400
Registrars Office	Arbroath	Registrars	External Paint	£1,000
Saltire Leisure Centre	Arbroath	Leisure Sports	External Paint	£2,500
Sleepyhillock Cemetery	Montrose	Leisure Parks	External Paint to Shelter	£1,200
Sleepyhillock Cemetery	Montrose	Leisure Parks	External Paint to House	£2,000
Sleepyhillock Cemetery	Montrose	Leisure Parks	External Paint to Door & 2 No Windows Only	£200
Social Work Offices	Forfar	Social Work	Repair & Decoration to Fascias, Doors, All Railings & Fences	£3,000
South Links Caravan Site	Montrose	Leisure Sports	External Paint	£1,000
South Links Caravan Site	Montrose	Leisure Sports	External Paint	£3,000
St Margarets RC Primary School	Montrose	Education	External Paint	£3,000
The Firs	Carnoustie	Social Work	External Paint	£3,000
Timmergreens Primary School	Arbroath	Education	External Paint	£6,000
<b>Sub-total</b>				<b>£74,500</b>

## Appendix 1 Property Renewal and Repair Fund – Programme of Urgent Repairs – Phase 16

### Appendix 2

#### Decommitted Works

##### Energy Spend to Save Programme - 2004/05

Name	Town	Client	Project Description	Expenditure	Report
Camus House, Residential Home	Carnoustie	Social Work	Install Micro CHP and BMS	£11,200	566/04 - 06/05/04
Cortachy or Glenisla Primary School		Education	Install micro hydro scheme	£22,000	566/04 - 06/05/04
Tannadice Primary School	Tannadice	Education	Conversion from oil to biomass heating	£22,000	566/04 - 06/05/04

1: Following guidance by Social Work regarding a review of service provision.

2: Following receipt of consultant feasibility report.

3: Following receipt of consultant feasibility report.

**Sub-total** £55,200

##### General Repairs Programme - 2003/04

Name	Town	Client	Project Description	Expenditure	Report
Arbroath Games Hall	Arbroath	Leisure Sports	Replacement of sports hall and gum hall floors	£30,000	327/03 - 11/03/03
St. James House	Forfar	Law and Administration	Electrical rewire	£25,000	703/03 - 19/06/03
Arbroath Academy	Arbroath	Education	External Painterwork	£8,000	303/03 - 19/06/03
Cortachy Primary School	Kirriemuir	Education	External Painterwork	£4,500	303/03 - 19/06/03
Letham Primary School	Letham	Education	External Painterwork	£1,000	303/03 - 19/06/04
Camus House RHOP	Carnoustie	Social Work	Resurface rear roadway	£8,500	303/03 - 19/06/03
Camus House RHOP	Carnoustie	Social Work	Maintenance contribution to Capital Project	£54,500	303/03 - 19/06/03

1: Monies redeployed to Reid Hall and Montrose Town Hall.

2: Monies redeployed to other urgent repairs.

3: Incorporated within Curtain Walling capital project.

4 & 5: Undertaken in capital project.

6 & 7: Decommitted following guidance by Social Work regarding a review of service provision.

**Sub-total** £131,500

**Total** £186,700

## Appendix 3 Property Renewal and Repair Fund 2004/05 – Additional Urgent Repairs Programme

### Additional Urgent Repairs

Name	Town	Client	Project Description	Expenditure
Maisondieu Primary School	Brechin	Education	Urgent repairs following collapse of plaster ceiling.	£22,000

1: Collapse of ceilings required urgent repairs to a number of areas to protect health and safety.