

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

14 March 2000
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 303/00

**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 and it also provides an update to the programme of additional repairs carried out in 1999/2000 for homologation.

RECOMMENDATION

The Committees for their respective interests are recommended to:

1. note the changes in the estimated cost of projects reported previously.
2. homologate the provision of £10,000 from the Property Renewal and Repair Fund in Financial Year 1999/2000 for the execution of additional urgent property repairs.
3. approve the next phase of planned programme work at an estimated cost of £331,000 from the Property Renewal and Repair Fund for the execution of urgent property repairs, noting those projects where commitment has been made by separate report.

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 both the Personnel and Property Services and Finance and Information Technology Committees at appropriate times in the Financial Year.

This report is submitted in accordance with this responsibility.

2 BACKGROUND

2.1 Programme of urgent repairs for 1999/00 - Significant Changes in Cost.

The programme of urgent repairs detailed in Appendix 1 have been subject to cost revision as each has progressed and these changes are submitted for information.

2.2 Programme of urgent repairs for 1999/00 - Additional Urgent Repairs Programme not previously reported.

The programme of urgent repairs detailed in Appendix 2 have, because of the urgency with which repairs were needed, been implemented, with the agreement of the Director of Finance, and this programme of additional urgent property repairs is submitted for homologation.

2.3 Programme of Urgent Repairs - Phase 9.

This programme of urgent repairs detailed in Appendix 3 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.

The programme detailed in Appendix 3 includes projects which have been the subject of separate approved reports and are included for noting by the Committees.

3 FINANCIAL IMPLICATIONS

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

4 CONSULTATION

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

5 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>
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.
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	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 1999/00 - Significant Changes in Cost
Appendix 2	Property Renewal & Repair Fund 1999/00 - Additional Urgent Repairs Programme not previously reported.
Appendix 3	Property Renewal & Repair Fund Programme of Urgent Repairs - Phase 9.

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 1999/00 - Significant Changes in Cost.

Name	Town	Client	Project Description	Estimate	Projected Spend
Brechin High School	Brechin	Education	Worktops in Domestic Science Rooms	£5,500	£12,000
Forfar Academy	Forfar	Education	New fire alarm system	£44,000	£39,000
Arbroath Academy	Arbroath	Education	Remove asbestos panels	£13,000	£9,500
Municipal Buildings	Brechin	Property Services	Emergency lights and fire alarms	£8,000	£3,500
General Services	Various	Property Services	Facilities for the disabled	£64,000	£71,500
Arbroath Academy	Arbroath	Education	Refurbish science laboratory	£20,000	£35,000
Brechin High School	Brechin	Education	Rationalise fire alarms	£10,000	£15,000
Brechin High School	Brechin	Education	Refurbish science laboratory	£27,000	£33,000
Bruce House	Arbroath	Property Services	Replace and insulate main roof	£28,000	£16,500

Notes:

1. A need to upgrade the electrical circuits to meet current standards was identified and accommodated within the works. A programme to upgrade other labs is being organised.

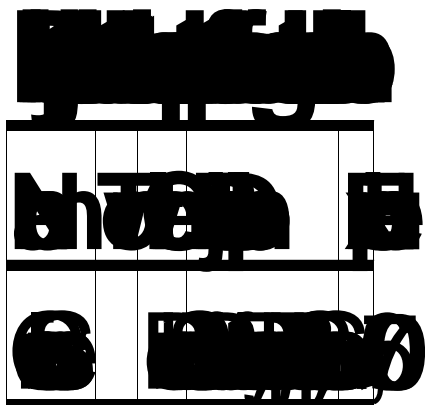
**Appendix 2 Property Renewal & Repair Fund
1999/00 - Additional Urgent Repairs Programme not previously reported.**

Name	Town	Client	Project Description	Expenditure
Arbroath Sports Centre	Arbroath	Recreation Services	Renewal of poolside screens	£10,000

Appendix 3 Property Renewal & Repair Fund - Programme of Urgent Repairs - Phase 9

Priority 1

Name	Town	Client	Project Description
Hayshead Primary School	Arbroath	Education	Upgrade Toilets
Muirfield Primary School	Arbroath	Education	Replace the Sink Units in the Open Area
Carnoustie High School	Carnoustie	Education	Re-Roofing to Maths Block
Langlands Primary School	Forfar	Education	Replace Windows to Special Units
Lochside Primary School	Montrose	Education	Window Replacement - Phase 1
Panbride Primary School	Panbride	Education	Upgrade Remainder of Windows in School
General Services		Education	Installation of RCD's in Labs
General Services		Property Services	Attic access alterations to non-housing Council Buildings, Pha
Lunanpark R.H.E.	Friockheim	Social Work	Alterations to Form Day Centre
Fairlie House RHE	Kirriemuir	Various	Alterations to form offices
Wirren House	Montrose	Social Work	Adaptations
Wirren House	Montrose	Social Work	New Heating System [Phase 2]



Education Installation of RCDs in labs. 1.

Abroath Academy	Abroath	Education	Installation of RCD's in Labs
Brechin High School	Brechin	Education	Installation of RCD's in Labs

Note 1: Residual Current Detectors which provide enhanced electrical protection in areas with electrical test equipment.