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ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE  
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

13 March 2001  
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 322/01

## **REPLACEMENT OF THERMOSTATIC MIXING VALVES AND OTHER REMEDIAL MEASURES PHASE 1 - HEALTH & SAFETY**

### **Abstract**

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund to cover the cost of the first phase of repairs and renewals of thermostatic mixing valves and a range of additional remedial measures in non-housing properties.

## **RECOMMENDATION**

The Committees for their respective interests are recommended to:-

1. note the requirement for the repair and renewal of thermostatic mixing valves and associated additional remedial measures in non-housing properties;
2. approve the bid for supplementary funding in the sum of £53,000 from the Property Renewal and Repair Fund for Phase 1 of a repair and renewal programme,
3. instruct the Director of Property Services to submit further reports detailing the later phases of this programme.

## **1 INTRODUCTION**

The Property Services Department has identified a need for a programme of health and safety repairs and renewals to hot and cold domestic water systems in non-housing council properties, which cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2000/01.

## **2 BACKGROUND**

The Property Services Department undertakes regular inspection, testing and maintenance of hot and cold domestic water services in all non-housing council properties to prevent outbreaks of legionellae.

Recent inspections have identified that a large number of existing thermostatic mixing valves, which ensure hot water is delivered to taps and showers at the correct temperature and deter the growth of the legionellae bacteria, have reached the end of their working life and need to be urgently replaced. The inspections have also identified a range of additional remedial measures, which whilst of a slightly less urgent nature, require to be undertaken.

A prioritised three phase programme has been developed and Phase 1 has been immediately implemented using funding from the unplanned maintenance element of the Planned maintenance provisions of the 2000/01 Revenue Budgets of each of the affected departments. However the costs cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2000/01.

It is proposed that further phases be undertaken in successive financial years, budget provision permitting.

### 3 FINANCIAL IMPLICATIONS

The full cost of repairs and renewals of thermostatic mixing valves and a range of additional remedial measures in non-housing Council buildings has been estimated at £163,000.

Recognising that the Property Renewal and Repair Fund cannot accommodate the full scope of these alterations in the current year or within the Property Maintenance elements of the respective departmental revenue budgets in future financial years it is proposed that the works are phased as detailed below.

The cost of carrying out Phase 1 of these repairs and renewals cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2000/01. It is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund to meet the Phase 1 costs.

	2000/01	2001/02	2002/03
Phase 1	£ 53,000		
Phase 2		£ 55,000	
Phase 3			£ 55,000
<b>Total</b>	<b>£ 163,000</b>		

The programmes of work detailed in this report for 2000/01 can be contained within the provisions of the Property Renewal and Repair Fund. Provision has been made for Phase 2 in 2001/02 but progression of Phase 3 will be subject to budget provisions being available.

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

## 6 CONCLUSION

The Committees for their respective interests are recommended to note the requirement for the repair and renewal of thermostatic mixing valves and associated additional remedial measures in non-housing properties; approve the bid for supplementary funding in the sum of £53,000 from the Property Renewal and Repair Fund for Phase 1 of a repair and renewal programme and instruct the Director of Property Services to submit further reports detailing the later phases of this programme.

## REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report Noe</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.

## APPENDICES

Appendix 1      Repair and Renewal of thermostatic mixing valves and associated additional remedial measures - Phase 1 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 Repair and Renewal of thermostatic mixing valves and associated additional remedial measures - Phase 1 Programme

### EDUCATION

ARBROATH ACADEMY	£5,200
ARBROATH HIGH SCHOOL	£1,300
BORROWFIELD PRIMARY SCHOOL	£550
CARLOGIE PRIMARY SCHOOL	£5,800
CHAPELPARK PRIMARY SCHOOL	£2,250
COLLISTON PRIMARY SCHOOL	£1,550
FERRYDEN PRIMARY SCHOOL	£1,600
FRIOCKHEIM PRIMARY SCHOOL	£1,300
INVERARITY PRIMARY SCHOOL	£350
INVERBROTHOCK PRIMARY SCHOOL	£4,400
KINLOCH PRIMARY SCHOOL	£7,300
MAISONDIEU PRIMARY SCHOOL	£300
MONIKIE PRIMARY SCHOOL	£800
MUIRFIELD PRIMARY SCHOOL	£400
WARDDYKES PRIMARY SCHOOL	£5,250
	£38,350

### SOCIAL WORK

SEATON GROVE R.H.E.	£10,000
KEITH HOUSE	£250
	£10,250

### RECREATION SERVICES

CARNOUSTIE BEACHHALL AND LEISURE CENTRE	£2,400
WOODLANDS CARAVAN PARK	£2,000
	£4,400

**Total**    £53,000