

Subject:	Asset Management Fund 2017/18		
Date of Meeting:	23 March 2017		
Report of:	Director Economy Environment and Culture		
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 This report seeks approval for the £1 million of the 2017/18 Asset Management Fund allocation

2. RECOMMENDATIONS:

- 2.1 That Policy & Resources & Growth Committee approve the Asset Management Fund bids for 2017/18 totalling £1 million, as detailed in paragraph 3.3 of this report.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The Asset Management Fund (AMF) 2017/18 is a capital fund to support property improvements, property related Health & Safety requirements and access improvements under the Equality Act 2010. It forms part of the Capital Strategy 2017/18 along with the Strategic Investment Fund (SIF) of £0.25 million and the ICT Strategy Fund (Digital First) of £2 million. The AMF 2017/18 consists of a budget of £1 million funded from capital receipts.

- 3.2 The AMF is managed and administered by Property & Design and relates to property related works or improvements to council properties that address three key areas:

- 1) Property related improvements (not covered by other funding streams.)
- 2) Property related provisions under the Equality Act 2010
- 3) Property related Health & Safety legislation

3.3 The proposed overall 2017/18 AMF allocation is as follows:

Description	AMF	Match
1. General Property Improvements	Funding £	Funding £
1a Workstyles Phase 4—Brighton Town Hall Subject to approval. This is detailed in a separate report to this Committee.	0.750	To be confirmed
1b Provision of a new pedestrian safety bridge at Hollingdean Depot	0.050	0.050
Sub total general property improvements	0.800	
2. Equality Act Improvements		
2a Rolling programme of access improvements to corporate buildings	0.040	
3. Property Related Health & Safety Legislation		
3a Asbestos Management	0.058	
3b Legionella Management	0.030	
3c Fire Risk Assessment Works	0.062	
3d Safety Railings Kings Road / Saunders Park Paddling Pools	0.010	0.007
Sub total Equality Act & property related Health & Safety	0.200	
TOTAL OVERALL	1.000	0.057

4 ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 Failure to improve the council's core office accommodation, address property related access obligations under the Equality Act 2010 and property related Health & Safety legislation would increase council risks and liabilities, inhibit service delivery, may lead to a negative perception of the council, reduce the value of our assets and prevent fulfilling the council's priorities, aims and objectives as stated in the Corporate Property Strategy and Asset Management Plan 2014-2018 and the corporate priorities in the council's Corporate Plan.

5 COMMUNITY ENGAGEMENT & CONSULTATION

5.1 The Workstyles project will involve extensive internal and external consultations on customer and service delivery requirements, flexible working supported by appropriate technology and service re-design.

6. CONCLUSION

6.1 This report seeks to approve the AMF financial allocation for 2017-18 and the recommended bids as detailed at paragraph 3.3 and Appendix 1 for property improvements, access requirements under the Equality Act 2010 and property related Health & Safety requirements for 2017-2018

7. FINANCIAL & OTHER IMPLICATIONS:

7.1 Financial Implications:

The Capital Resources & Capital Investment Programme 2017/18 report presented to Budget Council on 23 February 2017 recommended the allocation of £1.0 capital resources to support the Asset Management Fund 2017/18. These allocations will be incorporated into the Council's Capital Investment Programme 2017/18 to support the schemes identified within the table at paragraph 3.3. The AMF will make a contribution toward the Workstyles Phase 4 project and a separate report is included within this Committee on this scheme. Workstyles 4 will be subject to a detailed business case being presented at a later date to this committee and is dependent upon additional capital funding to be identified. The general property improvements at Hollingdean Depot and safety railings at Kings Road / Saunders Park pool requires some match funding and these are met from service budgets. Any additional revenue and running costs associated with these investments will be met from existing revenue budgets.

Finance Officer Consulted: Rob Allen

Date: 10/02/17

7.2 Legal Implications:

The proposed works fulfil legislative requirements under Health & Safety law including in relation to fire safety and the control of Legionella. The access improvement works proposed will assist the council in meeting its obligations under The Equality Act 2010.

Lawyer Consulted: Elizabeth Culbert

Date: 09022017

7.3 Equalities Implications

The provision of on-going access works under the rolling programme will assist in the council in meeting requirements under the Equalities Act 2010.

Alterations to Brighton Town Hall will comply with current Building Regulations Part M and will improve access to the North entrance

7.4 Sustainability Implications:

Works to Brighton Town Hall will include replacing the old boilers with new efficient gas fired units, adding additional insulation to hot water pipework and upgrading out of date toilet facilities to reduce water consumption.

7.4 Any Other Significant Implications:

None

SUPPORTING DOCUMENTATION

Appendices:

- 1) Other Implications
- 2) Details of Recommendations

Appendix 1: Other Implications

Crime & Disorder Implications:

- 1.1 None

Risk and Opportunity Management Implications:

- 1.2 There will be a Workstyles Phase 4 risk register; Building works are covered under the CDM (Construction & Design Management) Regulations 2015 and other statutory requirements where applicable. There will also be a separate building works risk register.

Public Health Implications:

- 1.3 Works to council properties to ensure the water management of the council's property portfolio is meeting the requirements of the Approved Code of Practice ensures public health requirements are met with regard to Legionella and asbestos management.

Corporate / Citywide Implications:

- 1.4 The works at Brighton Town Hall will make more efficient use of civic accommodation in line with the corporate modernisation agenda and Workstyles project and the Corporate Property Strategy and Asset Management Plan.

Appendix 2: Details of Bids

1) General Property Improvements

1a Workstyles Phase 4: £750,000

Following the successful completion of Phase 3 of Workstyles, there are several areas of the Council which remain untouched by the programme which creates an inequality for staff, as some are able to work flexibly, while others are limited by the pre-Workstyles approach.

For a fully flexible organisation, it is important that these remaining services and buildings are supported by Workstyles. More savings (both revenue and capital) can be achieved by delivering Workstyles to these remaining areas. Addressing these inequalities and applying Workstyles principles to the council's remaining buildings will be the focus of the fourth phase of the programme. The proposed projects are:

Lead Project 1 – Brighton Town Hall: A full business case will be required. Details of this are in the Policy, Resources & Growth report 23rd March 2017 Brighton Town Hall: City Hall and Civic Office Proposals

£750,000 is required per year for three years (2017/18, 2018/19 and 2019/20) to be allocated from the Asset Management Fund (AMF) to support the business case and redevelopment of Brighton Town Hall.

Lead Project 2 – Moulsecoomb Hub: A full business case will be required. This project is aligned with the Communities and Neighbourhoods work, and will be informed by the alternative neighbourhood delivery model currently being developed. There will be a review of council-owned property in the area, with possible surplus sites for redevelopment identified. The work also forms part of the One Public Estate portfolio and project management resource from Workstyles will feed into that governance structure.

Project 3 – Housing Centre: A full business case will be required to determine the best use of the building and improve capacity to ensure value for money on existing lease. The building may be used as decant space for either of the lead projects.)

Project 4 – Children's Centres: Project already established

Project 5 – Orbis Due Diligence: Project already established

Project 6 – Workstyles Aftercare: Project already established

Project 7 – Woodingdean Cottages: A full business case will be required to explore options for the future of the sites

Project 8 – Hollingdean Depot: A full business case will be required to explore options to ensure that best use is made of the site. This project has links with Project 9.

Project 9 – The Stanmer Programme: Programme management and alignment for three projects already established i.e Traditional Agricultural Buildings, Stanmer Depot, & Stanmer Park (HLFbid)

Project 10- Remaining Satellite Offices

- Mantel House (to explore options for the building, including decant space for the two lead projects).
- Montague House (to explore options for the redevelopment of the site alongside ASC service redesign).
- Phoenix House (to support relocation of staff in order to vacate the building and terminate the lease).
- 62/63 Old Steine & 3 Palace Place (working with the CCG and STP to assess the feasibility of a central doctor's surgery for the city)

1b Provision of a permanent footbridge at Hollingdean depot: £50,000

Following the construction of the new Vehicle Maintenance Workshop at Hollingdean depot, the existing life expired concrete bridges linking the main depot 'yard' to the canteen and mess facilities had to be removed and a temporary scaffold footbridge erected.

This bid will fund a permanent structure which will replace the current scaffold bridge, which is on hire, to provide access over the lower vehicle access road which is approximately 5 metres below the main level of the depot.

This funding will provide a permanent bridge and will be part funded by £50,000 from the Planned Maintenance Budget

2) Equality Act Improvements: £40,000

Work is proposed to the following buildings:

Preston Manor: Replace portable ramps and form new external accessible route from Preston Park to the upper terrace and lower lawns

Moulsecoomb Hub: Replace steep fire exit ramp

Portslade Town Hall: Provide two permanent induction loops

3) Property Related Health & Safety Legislation

3a Asbestos Management: £58,000

This allocation meets three requirements:

- 1) £17,000 contribution to the annual cost of the asbestos section of the proposed comprehensive Property Management and Performance data base, Atrium
- 2) £16,000 allocation contributing towards a centralised corporate fund to meet the actions as detailed in the corporate asbestos surveys. This fund is used to manage the risk and prevent exposure and the spread of Asbestos Containing Material and is prioritised in the Corporate Asbestos Register.
- 3) £25,000 contribution to remove asbestos from the old boiler room and rear duct to the east of the old boiler room in the Royal Pavilion

3b Legionella Works (L8): £30,000

On-going works are required to council properties to ensure the water management of the council's property portfolio is meeting the requirements of the Approved Code of Practice – HES-L8 to prevent the occurrence of legionella in installed equipment and water systems. Works are planned to be carried out to Civic, Social Care and Schools buildings as identified by the Council's Compliance Manager. Works include removal of pipe 'dead legs', temperature calibrations, measures to keep water at prescribed temperatures and provision of secondary returns to avoid stagnation.

Examples of buildings which have been identified as needing work include Balfour Primary School, The Brighton Centre, Downs View Link College, and Downs View Special school

3c Fire Risk Assessment Works: £62,000

This bid will contribute towards a prioritised rolling programme of works to council properties following Fire Risk Assessments of council properties. Various works have been identified and this bid will allow the highest priority works to be completed in accordance with the Regulatory Reform (Fire Safety) Order 2005.

Buildings requiring works include Hove Museum, Moulsecoomb Hub North and various schools such as Blatchington Mill, Fairlight, Elm Grove and Downs Junior

3d Safety Railings at Saunders Park and Kings Road Paddling Pools: £10,000

Safety railings are required to enable the two paddling pools at Saunders Park and Kings Road to be barriered and locked in the open season to enable maintenance works to be carried out and to restrict access.

