

Agenda item: 

**Decision maker:** RESOURCES PORTFOLIO - 7<sup>th</sup> JULY 2011

**Subject:** LANDLORD'S MAINTENANCE CAPITAL CONTINGENCY -  
SCHEME APPROVAL

**Report by:** HEAD OF ASSET MANAGEMENT

**Wards affected:** ST THOMAS, ST JUDE, EASTNEY & CRANESWATER,  
CHARLES DICKENS

**Key decision (over £250k):** NO

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**1. Purpose of report**

- 1.1 To identify the proposed LLM Capital Contingency programme of work for 2011/12 and secure authorisation from the Resources Portfolio to incur capital expenditure funded from the approved capital budget.

**2. Recommendations**

- 2.1 That the programme of capitalised repairs at an estimated cost of £1,191,300 funded from the Landlord's Maintenance Capitalised Repairs budget contained within the capital programme be approved.

**3. Background**

- 3.1 The Cabinet meeting of 7 February 2011 and Full Council meeting of 8 February 2011 approved the Landlord's Maintenance Capital Contingency budget of £1,191,300 for 2011/12.
- 3.2 The AMS Condition survey database is used to determine the priority of those properties in need of significant repair so as to protect the integrity of the building and avoid future repair costs.
- 3.3 This condition survey data has produced a range of priority schemes. The following programme has been discussed and agreed with the relevant Heads of Service on the basis of their identified service priority needs coupled with condition priority. It will be noted that there is a strong emphasis on support for the Sea Front Strategy within the proposed programme.
- 3.4 The works will be fully specified/designed and tendered mainly in 2011/12, however to limit service disruption and to undertake 'seasonal' repairs many of the building works will not commence until the spring of 2012.

- 3.5 The proposed programme and phasing of expenditure over two financial years is as follows:

	<u>2011/12</u>	<u>2012/13</u>
a) Square Tower - Roof repair	£10,000	£140,000
b) Southsea Castle - Walls and Windows	£70,000	£10,000
c) Point battery - Walls and Floors	£60,000	
d) Gun Battery SE of Round Tower - Walls	£10,000	£83,000
e) *Lumps Fort - Windows and Walls	£10,000	£86,000
f) Charles Dickens Museum - Various repairs	£42,000	
g) Central Library - Boiler and Heating System	£10,000	£190,000
h) Civic Centre - Core 2 Replacement Lifts x 2	£300,000	
i) Fees	£100,300	£70,000
<b>Total</b>	<b>£612,300</b>	<b>£579,000</b>

*\*Subject to a further review*

- 3.6 The capital bid submitted in December 2010 was for a programme of priority capitalised repairs to a total of 20 properties at an estimated cost of £1,432,000.
- 3.7 This revised programme has been updated to reflect current priorities and reduced in scale in order to contain expenditure within the approved capital sum of £1,191,300.

#### **4. Reasons for recommendations**

- 4.1 In accordance with the City Council Constitution, Scheme of Delegation and Financial Rules it is a requirement of the Head of Service to secure the approval of the relevant Portfolio Holder to a report and financial appraisal on those capital schemes included in the approved capital programme whose estimated cost exceed £500,000. The recommendation seeks the approval of the Portfolio Holder to proceed with this programme of work at an estimated cost of £1,191,300.

#### **5. Equality impact assessment (EIA)**

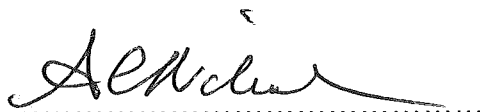
- 5.1 A preliminary EIA has been undertaken and is attached to this report.

**6. Head of Legal, Licensing & Registrar's comments**

- 6.1 The Council will need to ensure that all commissioning exercises are carried out in accordance with the Council's Contract Procedure Rules, under Part 3A of the Council's constitution.
- 6.2 The Council has a general power to maintain its premises and has a duty under the Ancient Monuments and Archaeological Areas Act 1979 to maintain certain of the facilities listed at paragraph 3 above.

**7. Head of finance's comments**

- 7.1 The approved capital programme includes budget provision of £1,191,300 to fund the proposed programme of work as outlined in this report. The works as described are essentially capitalised repairs that will extend the useful life of the properties. There are no revenue costs associated with this programme of work.



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Signed by:

**Appendices:**

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by ..... on .....

.....  
Signed by: