



Oldham
Council

Delegated Report

2018/19 Backlog Maintenance Programme

Portfolio Holder: Councillor Sean Fielding, Cabinet Member Economy and Enterprise.

Decision of: Helen Lockwood: Executive Director, Economy, Skills and Neighbourhoods

Officer contact: Peter Wood, Head of Strategic Assets & Facilities Management

Ext. 4028

6th August 2018

Reason for Decision

Priority Backlog Maintenance items are required to maintain the operational use and value of the Council's Corporate Estate and to mitigate risks associated with: statutory compliance, health and safety, to deter further consequential damage and to negate potential legal claims.

Executive Summary

Further to the Capital Investment Programme Board (CIPB) meeting held on the 18th January 2018, this brief report is to outline the current key 2018/19 backlog maintenance priorities to CIPB, which highlights key maintenance priorities, which are reported/ forecast across the Council's Corporate Estate.

These priorities have been identified through inspections, surveys and a variety of condition assessments that are deemed necessary, to either to maintain the full operational use of a building to: mitigate legal risks, are of a health and safety issue, or are considered needed to meet statutory legislation requirements.

Recommendations

That Members':

Approve the 2018/19 priority works as outlined in Section 2.1 herewith.

1. Background

- 1.1 The implementation of the Backlog Maintenance Programme (BMP) is aimed at responding to priority: remedial repairs, to mitigate health and safety issues, or reduce flood risks identified either by inspections, surveys or condition assessments to the Council's property portfolio.
- 1.2 The remedial works identified, respond to priority reactive and planned maintenance matters, which have been identified as high priorities (priority 1 – deemed essential) to mitigate: legal and health and safety risks, are of urgent repair or replacement, to maintain the operational use of our buildings.
- 1.3 Implementing the BMP is a recognised cost effective measure of dealing with outstanding backlog maintenance issues, which if deferred or left will ultimately result in future increased costs, possible further consequential damage and liabilities to the property estate. The implementation of the BMP also reduces the Council's risks in terms of loss of service and business continuity.

2. 2018/19 Priority Backlog Maintenance Programme

- 2.1 The following schemes have been identified as now being urgent/ priority 1 works, to be proposed for the 2018/19 Backlog Maintenance Programme.

Corporate Buildings		2018/19	2019/20
Tommyfield Market.	Essential heating works.	£145,000	
Gallery Oldham.	Essential works to flood damage.	80,000	
Ferney Field, Chadderton	To improve flood / drainage defence systems to protect surrounding properties from flooding.	60,000	
Alexandra Park Lodge and Conservatories.	Essential repairs to areas affected by vandalism, decay and timber infestations.	100,000	
Sub total		385,000	000,000
Schools			
South Failsworth Primary School	Phase 2 - Essential works to electrical and heating services.		250,000
Saddleworth School	Essential electrical rewiring and circuit replacement works.	240,000	
Springhead Primary School	Essential re-roofing works.	100,000	
Broome Park, St Herbert's RC Primary School	To improve flood / drainage defence systems to protect surrounding properties from flooding.	175,000	
Delph Primary School	Safe guarding works.	65,000	
Community School Kitchens – Equipment upgrades	Essential upgrades required to the kitchen areas.	120,000	
Total		1,085,000	250,000

3. School's contributions

- 3.1 Subject to the aforementioned school schemes being approved by CIPB, the Council will seek a school contribution of 10%, subject to the school's funding capabilities.

4. Descriptions - Corporate Buildings

- 4.1 **Tommyfield Market.** In December 2017, six of the eight warm air heaters and associated controls to the building failed, which has required the urgent/ priority implementation of a temporary heating system (two year plan to keep the building operational), inclusive of the required mobile boiler plant.
- 4.2 **Gallery Oldham.** In March 2018 the building incurred a major burst to the cold water pipework system during a freezing weather period, which resulted significant damage to the fabric, mechanical and electrical services requiring priority remedial works to put the building back into operational use.
- 4.3 **Ferney Field, Chadderton.** Surface water from Council owned land has been found to be the cause of localised flooding to an area of Ferney Field Road, requiring urgent/ priority flood defence works, to protect a number of residential premises from severe flooding.
- 4.4 **Alexandra Park Lodge and Conservatories.** Timber infestations (dry and wet rot) and vandalism have been noted to the North Lodge and Conservatories, which have structural implications (to timber floors and roof members) requiring urgent priority remedial works to comply with Heritage Lottery Funding requirements and to restore the premises to a required condition and standard.

5. Descriptions - School Projects

- 5.1 **South Failsworth Primary School (Phase 2).** The heating system distribution pipework is life expired and badly corroded internally, requiring urgent replacement. The system configuration is no longer considered suitable for the current building use and is a priority 1 issue.
- 5.2 **Saddleworth School.** Although periodic electrical inspections of this school has been increased over the last 2 years to mitigate associated health and safety risks, with remedial repairs being undertaken to isolated areas. There are areas of the school that are now considered a priority 1 requirement for re-wiring works with upgrades required to the infrastructure and distribution services.
- 5.3 **Springhead Primary School.** The School built circa 1900 is of a Victorian Design with pitch slated roof details. There are areas of the roofs, which are now allowing water penetration at vulnerable detail points such as box guttering, abutment details and perimeter wall capping areas, requiring urgent/ priority remedial repairs.
- 5.4 **Broome Park, St Herbert's RC Primary School.** During recent site investigations, St Herbert's RC Primary school field land drainage system was

found to discharge towards the direction of the residential housing estate at Broomes Park.

This has resulted in regular flooding incidents occurring to private properties adjacent to the embankment at Broomes Park and North Dene Park. Oldham Council as the Riparian Owner of the embankment where the flooding water emanates from have a duty to manage their surface water and culverted watercourse under Common Law and the Flood and Water Management Act of 2010.

5.5 **Delph Primary School.** Further to a recent health and safety/ Safeguarding audit, priority works are deemed necessary to the entrance reception area, to mitigate what is seen as a venerable/ risk area to the school children and staff.

5.6 **Community School Kitchens (equipment upgrades).** The Council provides a Catering Service to 78 primary schools across the borough, which includes 38 community schools where we are responsible to maintain and upgrade the associated kitchen equipment, i.e. ventilation canopies, stainless steel worktops, equipment etc. in accordance with priority 1 requirements and statutory guidance to keep the premises in operational use.

6. **Essential works to Alexandra Park**

6.1 The Council's Capital Investment Programme Board (CIPB) have been previously informed of the poor condition of the electrical services at Alexandra Park (£400k), which for alternative development considerations have not yet been fully addressed to date.

6.2 Although Unity Partnership have been monitoring and managing the electrical services at the aforementioned premise since, which has associated increased maintenance costs, the reported condition is still considered a priority 1 issue.

There are also other priority backlog maintenance issues that exist in the Park, associated with structural issues, heating services and asbestos removal works, required to the depot offices and nursery buildings, which will have significant costs associated with them for noting.

7. **Options/Alternatives**

7.1 **Option 1** - Do nothing, which is not considered viable as the schemes identified are considered as priority 1 backlog maintenance works that have been necessary either to maintain the full operational use of the buildings, to mitigate legal risks, are of a health and safety issue, or are considered needed to meet statutory legislation requirements.

7.2 **Option 2** - Implement the 2018/19 priority schemes to facilitate addressing these priority backlog maintenance requirements, to maintain and facilitate improved functional use, whilst mitigating relevant operational and health and safety risks.

8. Preferred Option

- 8.1 **Option 2** - To implement the schemes as aforementioned in Section 2.2, to be funded from the Council's capital maintenance budgets at a cost of £1,270,000.

9. Financial Implications

- 9.1 The Capital Strategy 2018 to 2021 recognised the ongoing need for the Council to be able to fund major repairs to its property portfolio. In order to address the requirements to maintain the corporate/schools estate, address other capital maintenance and health and safety projects the Council has resources currently available for allocation of £1,654k in 2018/19, which includes the 2018/19 schools condition grant allocation of £1,616k. There is £1,147k available in 2019/20 and £1,500k in each of the remaining years of the Strategy to contribute towards the maintenance of schools and other corporate properties.
- 9.2 The preferred option as recommended in paragraph 8.1 would utilise £1,085k of resources allocated for 2018/19 and £250k for 2019/20 as presented in the table below. As shown below this approval would leave £569k of funding left for future schemes in 2018/19, £1,147k in 2019/20 and £1,500k per year thereafter.

	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000	TOTAL £000
Current Capital Maintenance Budget	6,642	1,397	1,500	1,500	11,039
Resources Committed					
- Backlog Maintenance	4,982	0	0	0	4,982
- Health & Safety	6	0	0	0	6
Resources Available	1,654	1,397	1,500	1,500	6,051
Section 2.2 Schemes	1,085	250	0	0	1,335
(Over)/Under Commitment	569	1,147	1,500	1,500	4,716

(James Postle/Jamie Kelly)

10. Legal implications

- 10.1 There are no specific legal comments upon the draft report. Legal services will provide legal advice and support to the procurement process as and when necessary.
(Elizabeth Cunningham - Doyle)

11. Cooperative Agenda

- 11.1 N/A

12. Human Resources Comments

- 12.1 N/A

13. Risk Assessments

- 13.1 Method statements and risk assessments will be developed in accordance with the Construction Design Management Regulations 2012.

14. IT Implications

- 14.1 N/A

15. Property Implications

- 15.1 The aforementioned proposed works are considered as priority 1 backlog maintenance works that are necessary either to maintain the full operational use of the buildings, to mitigate legal or health and safety risks, or to meet statutory legislation requirements.

Implement the aforementioned schemes are required to facilitate addressing these priority backlog maintenance requirements, to maintain and facilitate improved functional use, whilst mitigating relevant legal and health and safety risks.

(Peter Wood)

16. Procurement Implications

- 16.1 Strategic Sourcing will support the tendering for all works and services contracts within the programme and will ensure all contracts are secured in accordance with EU Regulations and Oldham's CPR's. Where possible, the Council's Low Value Construction & Highways Services Framework shall be used as the route to market.

(Darren Judge)

17. Environmental and Health & Safety Implications

- 17.1 As an employer/duty holder, Oldham Council has a statutory duty to maintain its assets to ensure that health and safety risks are mitigated. Implementation of the priority works set out within this report will assist in ensuring that the Council meets its legal responsibilities.

(Laura Smith)

18. Equality, community cohesion and crime implications

- 18.1 N/A

19. Equality Impact Assessment Completed

- 19.1 N/A

20. Background Papers

- 20.1 N/A

21. Appendices

- 21.1 None

Decision of	
Signed <u><i>J. Wood</i></u> Executive Director Economy, Skills and Neighbourhoods	Dated <u>6/8/18</u>
In consultation with	
Signed <u><i>A.T. Ryan</i></u> Director of Finance	Dated <u>6/8/18</u>
Signed <u><i>Skilz</i></u> Cabinet Member for Economy and Enterprise	Dated <u>6/8/18</u>