



**Oldham**  
Council

## **Delegated Report**

# 2019/20 Backlog Maintenance Programme

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

Decision of: Helen Lockwood: Deputy Chief Executive, People & Place

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

Ext. 4028

**20<sup>th</sup> May 2019**

### **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 to assets and to negate potential legal claims.

### **Executive Summary**

Further to the Capital Investment Programme Board (CIPB) meeting held on the 23<sup>rd</sup> July 2018, this brief report outlines the current 2019/20 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 have been undertaken, which has established a number of priority works and projects that are required to address one, or more of the risks aforementioned detailed within this report.

### **Recommendations**

That Members':

Approve the 2019/20 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, address statutory compliance requirements, 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 deemed necessary 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. 2019/20 Priority Backlog Maintenance Programme

- 2.1 The following schemes have been identified as now being urgent/ priority 1 works, to be proposed for the 2019/20 Backlog Maintenance Programme.

<b>Corporate Buildings</b>		<b>2019/20</b>
Old Mill Lane, Grotton and Burghley Close, Greenacres.	Improve flood / drainage defence systems to protect surrounding properties from flooding.	£320,000
Queen Elizabeth Hall.	Essential mechanical and electrical works deemed as a priority 1.	£250,000
Alexandra Park Conservatories.	Phase 2 – Essential repairs to areas affected by vandalism, decay and timber infestations.	£140,000
Holyrood Street, Derker.	Essential repairs to large retaining wall, which is a health and safety priority.	£145,000
Oldham, Failsworth, Royton and Saddleworth Sports Centres.	Essential planned maintenance repairs to pool plant, electrical and mechanical systems.	£130,000
Civic Centre.	Essential heating and hot water works to level 2.	£190,000
Hilton Arcade.	Essential roofing and brickwork repairs.	£70,000
Gallery Oldham.	Essential roofing works	£25,000
New Barn Changing Room	Essential repairs deemed necessary to bring the premise back into use.	£90,000
	<b>sub total</b>	<b>£1,360,000</b>

<b>Schools</b>		
Blackshaw Lane Primary School.	Essential repairs and part replacement to the under floor heating system.	£300,000
Saddleworth Secondary School.	Phase 2 - Essential electrical rewiring and circuit replacement works.	£200,000
St Mary's Primary School, Greenfield.	Essential repairs to the adjoining site river retaining walls that are deemed Council responsibility.	£170,000
South Failsworth Primary School.	Essential roof repairs.	£110,000
Community School Kitchens – equipment upgrades	Essential upgrades required to the kitchen areas.	£120,000
		£900,000
	<b>Total</b>	<b>£2,260,000</b>

### **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 Old Mill Lane, Grotton and Burghley Close, Greenacres.  
Existing properties suffer from internal flooding due to inadequate drainage to an un-adopted area of land that is deemed a corporate landlord asset. The proposed works entail the design and installation of a proposed sustainable urban drainage system to control the surface water. The scheme will improve flood and drainage defence systems in order to protect surrounding properties from flooding.
- 4.2 Queen Elizabeth Hall.  
The mechanical and electrical systems within the Queen Elizabeth Hall are being utilised beyond their anticipated service life. The electrical installation is in an unsatisfactory condition and its continued use presents a health and safety risk. The mechanical heating and ventilation systems are failing. As result space temperatures cannot be reliably controlled or maintained. Essential remedial work is now required to keep systems operational in the short term.
- 4.3 Alexandra Park Conservatories.  
The timber structures to the park conservatories require priority remedial works to address timber infestation and further deterioration. The works have been planned to be undertaken over a two year period (in 3 phases), with funding already in place to address the 1<sup>st</sup> phase, which will be undertaken as one project for efficiencies to be included with the phase 2 works.
- 4.4 Holyrood Street, Derker.  
The existing retaining wall is in poor condition, is rotating and leaning towards a private car park. The car park has now been closed and fenced off to mitigate the

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risk. Retaining Wall strengthening works are required to ensure the integrity of the structure is maintained and this is a health and safety priority. Masonry stone recently fell off from the wall missing a car which had been parked on the carpark.

- 4.5 Oldham, Failsworth, Royton and Saddleworth Sports Centres.  
Essential planned maintenance repairs are required to the sports centres that requires replacement parts to sections of the pool plant, mechanical and electrical systems.
- 4.6 Civic Centre.  
Essential works have been undertaken to the heating and hot water system, which required specialist air conditioning works, replacement of the water storage (calorifier) and modifications to the local distribution pipework. The existing installation was failing and as a result appropriate temperatures were not being maintained. This was creating significant risk in terms of water quality (works now completed).
- 4.7 Hilton Arcade.  
Essential repairs are required to the brickwork parapet walls and roof details to the arcade roof structure, which is causing dampness and water penetration to the commercial properties below, presenting a legal liability to the Council.
- 4.8 Gallery Oldham.  
Further to recent inspections of the roof, priority 1 roofing repairs have been identified, which require urgent attention to prevent rain and moisture ingress occurring to the gallery locations below, which have high associated risk factors.
- 4.9 New Barn Changing Rooms.  
The changing rooms at Newbarn are included in the Council's Sports Pitch Strategy aimed at growing grass roots football. The pitch strategy is a requirement by the Football Foundation (FF) to enable Oldham to secure funding for playing field projects. At the present time the changing rooms at Newbarn are out of use and therefore unavailable for bookings. The lack of changing facilities could compromise our ability to lever funding from the FF if we are not genuinely trying to maintain our facilities.

## **5. Descriptions - School Projects**

- 5.1 Blackshaw Lane Primary School.  
Essential work to replace the heating system at Blackshaw Lane Primary School. Boilers are approaching 15 years old, end of service life. Existing heat distribution is via underfloor heating embedded within the building fabric. This installation has proven to be very problematic and unreliable. Proposal is to replace with conventional heat emitters and or convectors as appropriate.
- 5.2 Saddleworth Secondary School.  
Phase two - 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 still areas of the school that are now considered a priority 1 requirement for re-wiring works with upgrades required to the electrical infrastructure and distribution services.

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- 5.3 **St Mary's Primary School, Greenfield.**  
The collapsed retaining wall (located on Council owned land) supporting the embankment of Chew Brook carries a risk of erosion of the school's grounds and exposing tree roots of trees in the vicinity. The works entails taking down the dilapidated retaining wall and reconstructing it. Not carrying out the works immediately will increase the reconstruction costs in the long run as the length of affected retaining wall will continue increasing.
- 5.4 **South Failsworth Primary School.**  
The school has recently had a survey report undertaken of various roof areas, which has identified priority roofing works required to tiled, flashing and valley details to localised areas.
- 5.5 **Community School Kitchens (equipment upgrades).**  
The Council provides a Catering Service to 81 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. Options/Alternatives**

- 6.1 **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.
- 6.2 **Option 2** - Implement the 2019/20 priority schemes to respond to these priority 1 backlog maintenance requirements, to maintain and facilitate improved functional use, whilst mitigating relevant legal, operational and health and safety risks.

## **7. Preferred Option**

- 7.1 **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 **£2,260,000**.

## **8. Financial Implications**

- 8.1 The Capital Strategy 2019 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 of £5,576k in 2019/20, comprising £2,751k for school projects and £2,825k for corporate projects. As £843k for schools projects and £2,056k for corporate projects have already been committed as part of the existing capital programme, it leaves £1,908k available in 2019/20 for schools projects and £1,300k in 2020/21 and £769k left in 2019/20 for corporate schemes and £1,463k in 2020/21. In addition there is £1,500k in each of the remaining years of the Strategy (2021/22 to 2023/24) to contribute towards the maintenance other corporate properties.

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- 8.2 The preferred option as recommended in paragraph 8.1 would utilise £900k of schools resources allocated for 2019/20 and £1,360k for corporate programmes. As a result of the over allocation of Corporate programmes in 2019/20, it is necessary to accelerate £591k of budget from 2020/2021, leaving an available balance of £872k for corporate projects for 2020/2021.

The remaining balance would be £1,008k for Schools projects in 19/20, with the balance for corporate projects fully allocated.

- 8.3 The Capital budget for current and future years, including existing commitments, detailed in this this report along with the resources remaining are presented in the table overleaf.

	2019/20 £000		2020/21 £000		2021/22 £000		2022/23 £000		TOTAL £000		OVERALL TOTAL £'000
	Schools	Corporate	Schools	Corporate	Schools	Corporate	Schools	Corporate	Schools	Corporate	
<b>Current Capital Budget</b>	2,751	2,825	1,300	1,663	0	1,500	0	1,500	4,051	7,488	11,539
<b>Resources Committed :</b>											
- Backlog Maintenance	843	2,056	0	200	0	0	0	0	843	2,256	3,099
- Health & Safety	0	0	0	0	0	0	0	0	0	0	0
<b>Resources Available</b>	1,908	769	1,300	1,463	0	1,500	0	1,500	3,208	5,232	8,440
<b>Transfer of resources</b>		591		(591)							
Section 2.2 Schemes	900	1,360	0	0	0	0	0	0	900	1,360	2,260
<b>(Over)/Under Commitment</b>	1,008	0	1,300	872	0	1,500	0	1,500	2,308	3,872	6,180

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## **9. Legal implications**

- 9.1 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)

## **10. Cooperative Agenda**

- 10.1 N/A

## **11. Human Resources Comments**

- 11.1 N/A

## **12. Risk Assessments**

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

## **13. IT Implications**

- 13.1 N/A

## **14. Property Implications**

- 14.1 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).

## **15. Procurement Implications**

- 15.1 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. (Steve Boyd)

## **16. Environmental and Health & Safety Implications**

- 16.1 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)



**17. Equality, community cohesion and crime implications**

17.1 N/A

**18. Equality Impact Assessment Completed**



18.1 N/A

**19. Background Papers**

19.1 N/A

**20. Appendices**

20.1 None

Decision of	
Signed <u></u> Deputy Chief Executive People and Place	Dated <u>5/6/19</u>
In consultation with	
Signed <u>A.T. Ryans</u> Director of Finance	Dated <u>5/6/19.</u>
Signed <u></u> Cabinet Member for Economy and Enterprise	Dated <u>5/6/19.</u>

