

CORPORATE ESTATE CONDITION SURVEYS

Briefing Report for Executive Decision



BACKGROUND

There is currently no up to date building condition surveys for the corporate estate. As a consequence the risks to the council are:

- The council is unaware of its current backlog maintenance for the corporate estate
- General condition ratings for the buildings are historical and out of date
- Maintenance is reactive and not prioritised based on condition which results in funding not being targeted
- Decisions are not being made on whether to retain or release a building based on its condition score
- Maintenance issues identified are not given a high enough priority and eventually buildings further deteriorate requiring capital expenditure which has resulted in high levels of service borrowing for Facilities Management
- There is a lack of building information which has resulted in high costs of maintaining unoccupied buildings

SUMMARY

To procure a programme of condition surveys to be completed for the corporate estate

Condition surveys will provide:

- Data on significant maintenance issues and the associated estimated costs
- Priority rating for each property surveyed
- An overall condition rating for each property
- Allow decisions to be made on what property/ies to retain and what property/ies to identify alternative use for
- Allow a long term maintenance plan to be developed as part of a wider property asset management plan. This will allow targeted maintenance plans for the high priority buildings (in terms of condition and use I.E Ballard House, Council House)
- Allow identification of properties suitable for 'Community Asset Transfer'

FINANCIAL IMPLICATIONS

There has been under investment in some properties for a number of years which has resulted in the properties deteriorating and reactive maintenance being undertaken.

The reactive maintenance budget for the corporate estate is £2.8m per annum which is expended on reactive maintenance and health and safety compliance works e.g. asbestos, water management including legionella, electrical safety, fire risk assessment etc.

There is no budget for preventative planned maintenance (PPM) for corporate properties.

It is historically estimated that there is around £24M of backlog repairs for the corporate buildings. There is a long term benefit in establishing a preventative planned maintenance programme alongside the existing reactive maintenance budget.

Following a procurement process the condition survey programme will cost £219,592.80 and will be funded by capital receipts. As a result of completing the building condition surveys there will be a rationalisation of PCCs corporate properties. This will potentially result in future revenue savings and the generation of capital receipts for PCC.

NEED FOR DECISION

To award the contract to for Lots 1, 2 & 3 based on quality submission and submitted prices against The Call-Off Terms and Conditions.