

ASSET MAINTENANCE PROGRAMME 2014/15

Committee: Asset Development Sub-Committee

Date: 12th March 2015

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[P211]

1.0 ISSUE

- 1.1 To update Members on the Asset Management Planned Maintenance Programme for 2014/15 (as approved by the Asset Development Committee on 16th April 2014), including spend to date.

2.0 RECOMMENDATION

- 2.1 Members are requested to note the Asset Maintenance Programme 2014/15; specifically the actual spend to end January 2015.

3.0 BACKGROUND/OPTIONS

- 3.1 The approved Asset Management Maintenance Programme for 2014/15 is attached at Appendix 1.
- 3.2 Appendix 2 details the revised maintenance programme, as at 31st January 2015, highlighting changes, actual spend and the latest overall budget projections including the impact on the Council's Asset Management Reserve.
- 3.3 In summary, the main updates to the programme are as follows:
- Actual spend of £106,049 representing 43% of total estimated maintenance programme costs.
 - Paradise Pool sand filter works completed along with unexpected tiling repairs
 - Resurfacing works to Littleport car park completed.
 - Refurbishment works to plot 1 Wentworth.

4.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

- 4.1 The current projected costs and spend to date are detailed in Appendix 2. In addition, the 'root and branch' review is examining unallocated commuted sums to ascertain whether there are any further opportunities to fund some aspects of the maintenance programme.
- 4.2 Further opportunities to complete works in-house are also being investigated to reduce the overall costs of the maintenance plan. The maintenance of street

furniture is not included in the plan as this work is currently undertaken by the Community Pay Back Team at no cost for labour to the authority.

4.3 Equality Impact Assessment (EIA) not required.

5.0 APPENDICIES

5.1 Appendix 1 – Asset Management Planned Maintenance Programme 2014/15.

5.2 Appendix 2 – Asset Management Planned Maintenance Costs 2014/15

5.3 Appendix 3 – Variations and Completions against Original Programme 2014/15.

Background Documents	Location	Contact Officer
	Room 103 The Grange Ely	John Hill Chief Executive (01353) 616271 E-mail: john.hill@eastcambs.gov.uk

Asset Management Planned Maintenance Costs 2014/15

Land and property assets	Programme as at April 2014	
Public Car Parks	£35,000	Resurfacing repairs - the Grange and Forehill car parks, deferred from 2013/14 (estimate) S106 commuted sums may contribute towards cost of works as part of public car parking improvement works.
	£4,000	Resurfacing repairs - Littleport car park (estimate)
	£9,000	Line marking - Newnham street, Forehill and Littleport Railway station car parks (estimate)
	£1,375	Drainage gully cleaning - Barton Road and Ship Lane car parks.
	£750	Emptying of interceptor tank - Forehill car park.
	£1,200	Repairs to sunken drain - the Grange car park.
Closed Churchyards	£11,000	Boundary wall repairs - St Mary's Church, Burwell and footpath repairs - St James Church, Stretham, deferred from 2013/14 (estimate)
Depot – Barton Road		No planned maintenance
Depot - Littleport	£3,000	Improvements to security (estimate)
	£1,000	Redecoration costs, deferred from 2013/14 (estimate)
Oliver Cromwell House	£890	Condition survey.
	£500	Clearing of guttering and carrying out minor repairs (estimate)
	£8,000	Redecoration costs - internal (estimate)
	£4,000	Redecoration costs - external (estimate)
Paradise Swimming Pool	£450	Renewal of Display Energy Certificate.
	£138	Servicing of lightning protection system.
	£10,000	Refurbishment of the sand filters (estimate).
Play Areas	£1,400	Replacement of gate and section of damaged fencing at Morley Drive play area, Ely.
Public Conveniences	£20,000	Programme of works to refurbish one toilet per year (estimate).
Public Footpaths / Open Spaces	£11,000	Repairs to footpath along Palace Green, Ely (estimate).
	£10,000	Repairs to various footpaths across the district (estimate).
The Grange	£2,000	Replacement of automatic barrier (estimate).
	£3,000	Redecoration of reception and other areas (estimate).
	£1,850	Replacement of velux windows (2).
	£2,590	Carpet replacement programme.

Land and property assets	Programme as at April 2014	
	£8,927 £60,000 £4,155	Replacement of R22 gas air conditioning units (6). Replacement of boilers serving main building (estimate). Completion works to fire doors following fire risk assessment.
Wentworth Travellers Site	£1,000 £468 £255 £12,000 £2,000	Jetting of drainage gullies (estimate). Servicing of sewerage treatment works. Emptying of interceptor tank. Replacement of fencing and doors (estimate) Installation of new cabling to street lighting column (estimate).
Unit 6 – St Thomas Place		No planned maintenance.
Unit 8 – St Thomas Place		No planned maintenance.
70 Market Street, Ely (Citizens Advice Bureau)	£1,500	Redecoration of external woodwork (estimate).
72 Market Street, Ely (City of Ely Council)	£2,000 £1,500 £150	Works required following tenants vacating premises (estimate). Redecoration of external woodwork (estimate). Energy Performance Certificate required prior to re-letting of premises.
74 Market Street, Ely (Registry Office)	£1,500 £850	Redecoration of external woodwork (estimate). Replace front doors (estimate).
Cemetery Lodge	£100	Boiler servicing (2013/14 price).
Ely Museum	£500 £365	Wall repairs (estimate). Fire alarm monitoring (estimate).
St John's Road Garages	£1,500 £250	Replace guttering (estimate). Jetting of drainage gullies (estimate).
The Maltings		No planned maintenance.
The Old Barn, Littleport		No planned maintenance.

Land and property assets	Programme as at April 2014	
Fixed Electrical Testing	£4,155 £810 £420 £1,575	The Grange Wentworth Travellers site Oliver Cromwell House Public toilets
Valuations of assets (end of year financial accounts)	£3,500	(estimate)
Valuations of assets (Corporate projects)	£5,000	(estimate)
Contributions to works	£200 £9,900	Ely Museum contribution towards fire alarm monitoring. From TO007 budget to cover buy out of the lease agreement for Wicken Fen public toilets.

REVENUE PROGRAMME

Operational Properties, Public Open Space, Community and Infrastructure Assets	Programmed as at April 2014	Revised budget as at the end of January 2015	Actual spend to the end of January 2015
Public Car Parks (12)	£ 51,325	£ 55,914	£ 15,094
Closed Churchyards (13)	£ 11,000	£ 21,239	£ 10,239
Depot - Barton Road, Ely	£ -	£ 4,580	£ 54
Depot - Littleport	£ 4,000	£ 3,000	£ -
Oliver Cromwell House, Ely	£ 13,390	£ 14,529	£ 2,029
Paradise Swimming Pool, Ely	£ 10,588	£ 29,340	£ 26,166
Play Areas (17)	£ 1,400	£ 2,010	£ 1,430
Public Conveniences (10)	£ 20,000	£ 1,500	£ -
Public Footpaths / Open Spaces	£ 21,000	£ 25,008	£ 4,008
The Grange, Ely	£ 82,522	£ 22,518	£ 9,682
Wentworth Traveller's Site	£ 15,723	£ 22,082	£ 9,183

Total Costs	£ 230,948	£ 201,720	£ 77,885
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Non-Operational Properties	Programmed as at April 2014	Revised budget as at the end of January 2015	Actual / committed spend
6 St Thomas's Place, Ely	£ -	£ 86	£ 86
8 St Thomas's Place, Ely	£ -	£ -	£ -
70 Market Street, Ely (Citizen Advice Bureau)	£ 1,500	£ 1,500	£ -
72 Market Street, Ely (City of Ely Council)	£ 3,650	£ 3,650	£ -
74 Market Street, Ely (Registry Office)	£ 2,350	£ 2,350	£ -
Cemetery Lodge, Ely	£ 100	£ 100	£ -
Ely Museum	£ 865	£ 1,878	£ 1,378
St John's Road Garages, Ely	£ 1,750	£ 1,127	£ 1,127
The Maltings, Ely	£ -	£ 5,658	£ 5,658
The Old Barn, Main Street, Littleport	£ -	£ 65	£ 65

Total Costs	£ 10,215	£ 16,413	£ 8,313
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Fixed electrical testing and allowance for remedial works	£ 6,960	£ 6,960	
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Residual works from 2013/14		£ 13,350	£ 13,350
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Valuation of assets (end of year financial accounts)	£ 3,500	£ 3,500	£ 1,500
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Valuation of assets (corporate projects)	£ 5,000	£ 5,000	£ 5,000
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Sub- Total	£ 256,623	£ 246,943	£ 106,049
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Contingency 5% (as at 1st April 2014)	£ 12,831	£ 12,347	£ -
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Total Costs	£ 269,454	£ 259,290	£ 106,049
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Projected Annual Budget for PR002	£ 130,596	£ 130,596	£ 130,596
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Contributions to works (eg S106/ third parties)	£ 10,100	£ 10,100	
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Variance	-£ 128,758	-£ 118,594	£ 24,547
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Asset Management Reserve (contributions from)	£ 128,758	£ 128,024	
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E-Space properties

E-Space North, Littleport	Costs covered by Planning & Sustainable Development Services (ED002)
E-Space South, Ely	Costs covered by Planning & Sustainable Development Services (ED004)

Asset Management – Variations and Completions against Original Planned Maintenance Programme 2014/15

Land and property assets	Programme as at April 2014		Additional works	
Public Car Parks	£35,000	Resurfacing repairs - the Grange and Forehill car parks, deferred from 2013/14 (estimate) S106 commuted sums may contribute towards cost of works as part of public car parking improvement works. Works completed at the Grange £9,305.	£101	Repair to Street Light – Littleport Car Park
	£4,000	Resurfacing repairs - Littleport car park (estimate) Contracts being drafted.	£350	Remove damage grates and install pipework – Newnham Street Car Park.
	£9,000	Line marking - Newnham street, Forehill and Littleport Railway station car parks (estimate)	£4,141	Repair of collapsed grating - Newnham Street Car Park.
	£1,375	Drainage gully cleaning - Barton Road and Ship Lane car parks. Contract in-place.		
	£750	Emptying of interceptor tank - Forehill car park. Contract in-place.		
	£1,200	Repairs to sunken drain - the Grange car park. £1,197 invoiced – completed.		
Closed Churchyards	£11,000	Boundary wall repairs - St Mary's Church, Burwell and footpath repairs - St James Church, Stretham, deferred from 2013/14 (estimate)	£213	Repair to street lighting at Littleport Closed Churchyard.
			£9773	Urgent repairs to Littleport church wall.
			£251	Replace control gear and lamp to Littleport Churchyard
Depot – Barton Road	£4580	No planned maintenance – Demolition imminent contract £54 invoiced removal of electrics prior to demolition		
Depot - Littleport	£3,000	Improvements to security (estimate) £696.15 Invoiced Security Door		
	£1,000	Redecoration costs, deferred from 2013/14 (estimate) (Deferred)		

Land and property assets	Programme as at April 2014		Additional works	
Oliver Cromwell House	£890 £500 £8,000 £4,000	Condition survey. Completed. Clearing of guttering and carrying out minor repairs (estimate) Redecoration costs - internal (estimate) (Deferred) Redecoration costs - external (estimate) (Deferred)	£648 £491	Cheffins repair to damp damage to neighbouring property from shed. Annual Service & Monitoring charge for Intruder Alarm
Paradise Swimming Pool	£450 £138 £10,000	Renewal of Display Energy Certificate. Servicing of lightning protection system. £176.66 invoiced – completed. Refurbishment of the sand filters (estimate). £5,367 invoiced One filter replaced the other one to be schedule in December.£5367 invoiced replacement of 2nd sand filter - completed	£263 £1,598 £1,250 £3,901 £1,275 £40 £307 £445 £12 £157 £5821 £280	Repair works to fire doors (materials only). Valve replacement. Repair to tank liner. Replace loose tiles in teaching pool Additional security fencing and gate. Anti-vandal paint and signage. Replacement Glass for broken window Replacement submersible pump Guttering repairs Water regulation update to pipework Replace loose tiles. Renewal of Display Energy Certificate
Play Areas	£1,400	Replacement of gate and section of damaged fencing at Morley Drive play area, Ely. £1,430 Complete		
Public Conveniences	£20,000	Programme of works to refurbish one toilet per year (estimate). Defer until review completed by Commercial Committee, subject to emergency works being carried out to bring the Palace Green Public Conveniences up to the required standard. Budget reduced from £20,000 to £1,500, monies to be spent on replacement fittings (toilet seats, mirrors etc) and redecoration.		
Public Footpaths / Open Spaces	£11,000 £10,000	Repairs to footpath along Palace Green, Ely (estimate). Contract in place – works to commence on 6th October £10,250. Completed awaiting final invoice. Repairs to various footpaths across the district (estimate).	£31 £15 £1,757 £1,500 £280	Drainage charge for the land at Downham Road, Ely. Land registry fees Repairs to street columns (2) at Columbine Road, Ely. Legal fees – land at Downham Road, Ely. Cleaning of the bus shelters along Market Street.

Land and property assets	Programme as at April 2014		Additional works	
			£425	Legal fees – Easement 41 Centre Rd Soham
The Grange	£2,000	Replacement of automatic barrier (estimate). Defer as in-house repairs completed.	£700	Roof leak repair
	£3,000	Redecoration of reception and other areas (estimate).	£1146	CCTV
	£1,850	Replacement of Velux windows (2). Quotes received.	£349	Office alterations
	£2,590	Carpet replacement programme.	£361	Carpet for new offices
	£8,927	Replacement of R22 gas air conditioning units (6). Contract in place, works to commence in October.(4,233 invoiced to date) 3 units remaining	£400	Asbestos Survey
	£60,000	Replacement of boilers serving main building (estimate). Defer until 2015/16. Contract being drafted £60,000.		
	£4,155	Completion works to fire doors following fire risk assessment. (£2,493 invoiced to date).		
Wentworth Travellers Site	£1,000	Jetting of drainage gullies (estimate). Contract in place.	£10	Plumbing works (materials only).
	£468	Servicing of sewerage treatment works. Invoiced £468 for six months service. £234 Invoiced. Contract in place.	£1,231	Damp inspection plot 1 and refurbishment Works.
	£255	Emptying of interceptor tank. £170 invoiced for the six monthly de-sludge. £120 invoiced. £319 Invoiced. Contract in place.	£468	Emergency electrical work
	£12,000	Replacement of fencing and doors (estimate) In progress. (£2,332 spent to date)	£50	Repair works (materials only)
	£2,000	Installation of new cabling to street lighting column (estimate).	£1660	Report, drainage works to rectify damp pl. 1
			£577	New flooring to pl. 6 & 7
			£120	Pl. 2 Blockage
			£1281	Plot 1 Refurbishment Works
			£250	Ground-works – Ditch Clearing
Unit 6 – St Thomas Place		No planned maintenance.	£86	To supply new external meter box
Unit 8 – St Thomas Place		No planned maintenance.		
70 Market Street, Ely	£1,500	Redecoration of external woodwork (estimate).		

Land and property assets	Programme as at April 2014		Additional works	
(Citizens Advice Bureau)				
72 Market Street, Ely (City of Ely Council)	£2,000 £1,500 £150	Works required following tenants vacating premises (estimate). Redecoration of external woodwork (estimate). Energy Performance Certificate required prior to re-letting of premises.		
74 Market Street, Ely (Registry Office)	£1,500 £850	Redecoration of external woodwork (estimate). Replace front doors (estimate).		
Cemetery Lodge	£100	Boiler servicing (2013/14 price). Contract in place.		
Ely Museum	£500 £365	Wall repairs (estimate). Fire alarm monitoring (estimate). £395 Invoiced - Completed	£800 £183	Roof repairs New disabled tap
St John's Road Garages	£1,500 £250	Replace guttering (estimate). £756.58 for guttering repairs to be completed Jetting of drainage gullies (estimate). £120 Complete		
The Maltings		No planned maintenance.	£1,258 £2,725 £80 £64 £187 £776 £500 £68	Servicing of the tier seating. Carpet replacement (flood damage – with insurance company) Jetting of drainage gullies Fire door furniture Replace faulty light at Ta Bouche Soundproof the windows Jetting of all drainage gullies Repairs to disabled toilet
The Old Barn, Littleport		No planned maintenance.	£65	Damp Inspection fee
Fixed Electrical Testing	£4,155 £810 £420 £1,575	The Grange (October) Wentworth Travellers site Oliver Cromwell House Completed Public toilets Completed Contract in place for the above.		

Land and property assets	Programme as at April 2014		Additional works
Valuations of assets (end of year financial accounts)	£3,500	(estimate) Market Review Report £1,500	
Valuations of assets (Corporate projects)	£5,000	(estimate) Valuation of land at Littleport Station £2,000 Valuation of land at Paradise Centre £3,000	
Residual works from 2013/14	£9,775 £225 £800 £800 £1,100 £650	Rebuilding of Littleport wall. £7,490 shown as committed spend on 2013/14 committee report in January 2014. Asbestos survey to proposed kitchen area. Barton Road car park gully cleaning Forehill car park gully cleaning Newnham Street car park gully cleaning Repair damaged pipework after the above.	
Contributions to works	£200 £9,900	Ely Museum contribution towards fire alarm monitoring. From TO007 budget to cover buy out of the lease agreement for Wicken Fen public toilets.	