

ASSET MAINTENANCE PROGRAMME 2014/15

Committee: Asset Development Committee

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Facilities & Asset Management Officer

[N268]

1.0 **ISSUE**

1.1 Presentation of proposed Asset Management Planned Maintenance Programme for 2014/15.

2.0 **RECOMMENDATION**

2.1 Members are requested to approve the proposed Asset Management Planned Maintenance Programme for 2014/15 as set out in Appendices 1 and 2.

3.0 **BACKGROUND/OPTIONS**

3.1 Appendix 1 details the proposed asset maintenance revenue costs for 2014/15 including the impact on the Council's Asset Management Reserve.

3.2 Appendix 2 provides more detailed information to support the planned maintenance programme.

4.0 **FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT**

4.1 The projected costs are detailed in Appendix 1. 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 Equality Impact Assessment (EIA) not required.

5.0 **APPENDICIES**

5.1 Appendix 1 – Asset Management Planned Maintenance Costs 2014/15 (Revenue Programme).

5.2 Appendix 2 – Asset Management Planned Maintenance Costs 2014/15 (Variations and Completion Report)

Background Documents

Location

Contact Officer

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The Grange
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REVENUE PROGRAMME

Operational Properties, Public Open Space, Community and Infrastructure Assets	Programmed as at April 2014	Revised budget as at May 2014	Actual / committed spend
Public Car Parks (12)	£ 51,325		
Closed Churchyards (13)	£ 11,000		
Depot - Barton Road, Ely	£ -		
Depot - Littleport	£ 4,000		
Oliver Cromwell House, Ely	£ 13,390		
Paradise Swimming Pool, Ely	£ 10,588		
Play Areas (17)	£ 1,400		
Public Conveniences (10)	£ 20,000		
Public Footpaths / Open Spaces	£ 21,000		
The Grange, Ely	£ 82,522		
Wentworth Traveller's Site	£ 15,723		
Total Costs	£ 230,948	£ -	£ -

Non-Operational Properties	Programmed as at April 2014	Revised budget as at May 2014	Actual / committed spend
6 St Thomas's Place, Ely	£ -		
8 St Thomas's Place, Ely	£ -		
70 Market Street, Ely (Citizen Advice Bureau)	£ 1,500		
72 Market Street, Ely (City of Ely Council)	£ 3,650		
74 Market Street, Ely (Registry Office)	£ 2,350		
Cemetery Lodge, Ely	£ 100		
Ely Museum	£ 865		
St John's Road Garages, Ely	£ 1,750		
The Maltings, Ely	£ -		
The Old Barn, Main Street, Littleport	£ -		
Total Costs	£ 10,215	£ -	£ -

Fixed electrical testing and allowance for remedial works	£ 6,960		
Valuation of assets (end of year financial accounts)	£ 3,500		
Valuation of assets (corporate projects)	£ 5,000		
Sub- Total	£ 256,623	£ -	£ -
Contingency 5% (as at 1st April 2014)	£ 12,831	£ -	£ -
Total Costs	£ 269,454	£ -	£ -

Projected Annual Budget for PR002	£ 130,596	£ 130,596	
Contributions to works (eg S106/ third parties)	£ 10,100		
Variance	-£ 128,758		
Asset Management Reserve (contributions from)	£ 128,758		

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 Planned Maintenance Costs 2014/15

Land and property assets	Programme as at April 2014		Additional works
Public Car Parks	£35,000 £4,000 £9,000 £1,375 £750 £1,200	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. Resurfacing repairs - Littleport car park (estimate) Line marking - Newnham street, Forehill and Littleport Railway station car parks (estimate) Drainage gully cleaning - Barton Road and Ship Lane car parks. Emptying of interceptor tank - Forehill car park. 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 £1,000	Improvements to security (estimate) Redecoration costs, deferred from 2013/14 (estimate)	
Oliver Cromwell House	£890 £500 £8,000 £4,000	Condition survey. Clearing of guttering and carrying out minor repairs (estimate) Redecoration costs - internal (estimate) Redecoration costs - external (estimate)	
Paradise Swimming Pool	£450 £138 £10,000	Renewal of Display Energy Certificate. Servicing of lightning protection system. 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 £10,000	Repairs to footpath along Palace Green, Ely (estimate). Repairs to various footpaths across the district (estimate).	

Land and property assets	Programme as at April 2014		Additional works
The Grange	£2,000 £3,000 £1,850 £2,590 £8,927 £60,000 £4,155	Replacement of automatic barrier (estimate). Redecoration of reception and other areas (estimate). Replacement of velux windows (2). Carpet replacement programme. 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).	

Land and property assets	Programme as at April 2014	Additional works
The Maltings	No planned maintenance.	
The Old Barn, Littleport	No planned maintenance.	
Fixed Electrical Testing	£4,155 The Grange £810 Wentworth Travellers site £420 Oliver Cromwell House £1,575 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 Ely Museum contribution towards fire alarm monitoring. £9,900 From TO007 budget to cover buy out of the lease agreement for Wicken Fen public toilets.	