

ASSET MAINTENANCE PROGRAMME 2014/15

Committee: Asset Development Sub-Committee

Date: 30th June 2014

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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:

- i) note the Asset Maintenance Programme for 2014/15 as set out in Appendix 1
- ii) note actual spend to the end of June 2014 as set out in Appendix 2
- iii) approve the recommended changes to the Maintenance Plan as set out in paragraph 3.4 below

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 30th June 2014, 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 £36,330, representing 14% of total estimated maintenance programme costs.
- Tenders process completed for the resurfacing repairs to the Grange, Forehill and Littleport car parks.
- Tender process complete for the repairs to footpath along Palace Green, Ely.
- Refurbishment of one (out of two) sand filters at Paradise Swimming Pool
- Replacement of gate and damaged fencing at Morley Drive Play Area, Ely

3.4 It is recommended that the following works are deferred for the reasons set out below:

Littleport Depot, redecoration at an estimated cost of £1000 to be deferred until 2015/16 as no longer a priority for this year.

Public Conveniences, refurbishment of one toilet block per annum at an estimated cost of £20,000 to be deferred pending the review of public conveniences by the Commercial Services Committee.

Replacement of Car Park Barrier at The Grange at an estimated cost of £2,000 to be deferred until 2015/16 as in-house interim repair works have been completed.

St John's Road Garages, replace guttering at an estimated cost of £1,500 to be removed from the programme and reconsidered at a later date if appropriate.

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

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Asset Management Planned Maintenance Costs 2014/15

Land and property assets	Programme as at April 2014	
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).
The Grange	£2,000 £3,000 £1,850 £2,590	Replacement of automatic barrier (estimate). Redecoration of reception and other areas (estimate). Replacement of velux windows (2). 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 June 2014	Actual spend to the end of June 2014
Public Car Parks (12)	£ 51,325	£ 51,672	£ 1,547
Closed Churchyards (13)	£ 11,000	£ 11,213	£ 213
Depot - Barton Road, Ely	£ -	£ -	£ -
Depot - Littleport	£ 4,000	£ 3,000	£ -
Oliver Cromwell House, Ely	£ 13,390	£ 14,038	£ 648
Paradise Swimming Pool, Ely	£ 10,588	£ 14,433	£ 8,478
Play Areas (17)	£ 1,400	£ 1,430	£ 1,430
Public Conveniences (10)	£ 20,000	£ -	£ -
Public Footpaths / Open Spaces	£ 21,000	£ 24,568	£ 3,568
The Grange, Ely	£ 82,522	£ 80,522	£ 2,493
Wentworth Traveller's Site	£ 15,723	£ 16,351	£ 1,846
Total Costs	£ 230,948	£ 217,226	£ 20,222

Non-Operational Properties	Programmed as at April 2014	Revised budget as at the end of June 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	£ 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	£ 865	£ -
St John's Road Garages, Ely	£ 1,750	£ 250	£ -
The Maltings, Ely	£ -	£ 1,258	£ 1,258
The Old Barn, Main Street, Littleport	£ -	£ -	£ -
Total Costs	£ 10,215	£ 9,973	£ 1,258

Fixed electrical testing and allowance for remedial works	£ 6,960	£ 6,960	
Residual works from 2013/14		£ 13,350	£ 13,350
Valuation of assets (end of year financial accounts)	£ 3,500	£ 3,500	£ 1,500
Valuation of assets (corporate projects)	£ 5,000	£ 5,000	£ -
Sub- Total	£ 256,623	£ 256,009	£ 36,330
Contingency 5% (as at 1st April 2014)	£ 12,831	£ 12,800	£ -
Total Costs	£ 269,454	£ 268,810	£ 36,330
Projected Annual Budget for PR002	£ 130,596	£ 130,596	£ 130,596
Contributions to works (eg S106/ third parties)	£ 10,100	£ 10,100	
Variance	-£ 128,758	-£ 128,114	£ 94,266
Asset Management Reserve (contributions from)	£ 128,758	£ 128,024	

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. Contracts being drafted. £4,000 Resurfacing repairs - Littleport car park (estimate) Contracts being drafted. £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. 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.	£350 Remove damage grates and install pipework – Newnham Street 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)	£213 Repair to street lighting at Littleport Closed Churchyard.
Depot – Barton Road	No planned maintenance	
Depot - Littleport	£3,000 Improvements to security (estimate) £1,000 Redecoration costs, deferred from 2013/14 (estimate) (Deferred)	
Oliver Cromwell House	£890 Condition survey. Purchase order raised. £500 Clearing of guttering and carrying out minor repairs (estimate) £8,000 Redecoration costs - internal (estimate) £4,000 Redecoration costs - external (estimate)	£648 Cheffins repair to damp damage to neighbouring property from shed.
Paradise Swimming Pool	£450 Renewal of Display Energy Certificate. £138 Servicing of lightning protection system. £10,000 Refurbishment of the sand filters (estimate). £5,367 invoiced One filter replaced the other one to be schedule in December.	£263 Repair works to fire doors (materials only). £1,598 Valve replacement. £1,250 Repair to tank liner.
Play Areas	£1,400 Replacement of gate and section of damaged fencing at Morley Drive play area, Ely. £1,430 Complete	

Land and property assets	Programme as at April 2014		Additional works	
Public Conveniences	£20,000	Programme of works to refurbish one toilet per year (estimate). Defer until review completed by Commercial Committee.		
Public Footpaths / Open Spaces	£11,000	Repairs to footpath along Palace Green, Ely (estimate). Contract being drafted.	£31	Drainage charge for the land at Downham Road, Ely.
	£10,000	Repairs to various footpaths across the district (estimate).	£1,757 £1,500 £280	Repairs to street columns (2) at Columbine Road, Ely. Legal fees – land at Downham Road, Ely. Cleaning of the bus shelters along Market Street.
The Grange	£2,000 £3,000 £1,850 £2,590 £8,927 £60,000 £4,155	Replacement of automatic barrier (estimate). Defer as in-house repairs completed. Redecoration of reception and other areas (estimate). Replacement of Velux windows (2). Quotes received. Carpet replacement programme. Replacement of R22 gas air conditioning units (6). Contract in place. Replacement of boilers serving main building (estimate). Completion works to fire doors following fire risk assessment. (£2,493 invoiced to date).		
Wentworth Travellers Site	£1,000 £468 £255 £12,000 £2,000	Jetting of drainage gullies (estimate). Contract in place. Servicing of sewerage treatment works. Invoiced £468 for six months service. Contract in place. Emptying of interceptor tank. £170 invoiced for the six monthly de-sludge. Contract in place. Replacement of fencing and doors (estimate) In progress. (£1,133 spent to date) Installation of new cabling to street lighting column (estimate).	£10 £65	Plumbing works (materials only). Damp inspection plot 1.
Unit 6 – St Thomas Place	No planned maintenance.			
Unit 8 – St Thomas Place	No planned maintenance.			
70 Market Street, Ely (Citizens Advice	£1,500	Redecoration of external woodwork (estimate).		

Land and property assets	Programme as at April 2014		Additional works
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).	
St John's Road Garages	£1,500 £250	Replace guttering (estimate). Deferred Jetting of drainage gullies (estimate). Complete	
The Maltings	No planned maintenance.		£1,258 Servicing of the tier seating.
The Old Barn, Littleport	No planned maintenance.		
Fixed Electrical Testing	£4,155 £810 £420 £1,575	The Grange Wentworth Travellers site Oliver Cromwell House Public toilets Contract in place for the above.	
Valuations of assets (end of year financial accounts)	£3,500	(estimate) Market Review Report £1,500	
Valuations of assets (Corporate projects)	£5,000	(estimate)	

Land and property assets	Programme as at April 2014		Additional works
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.	