

 Executive 16th November 2011		Agenda Item No. 10
Title	Corporate Property Repairs and Improvement Programme 2011/12 November Update	
For further information about this report please contact	Anthony White Anthony.white@warwickdc.gov.uk 01926 456 047 Matt Jones Matthew.jones@warwickdc.gov.uk 01926 456 034	
Wards of the District directly affected	TBC	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	N/A	
Date and meeting when issue was last considered and relevant minute number	Executive Meeting 13 th July 2011 Item 11	
Background Papers	CMT Report April 2008 2 nd March 2011 8 th June 2011 13 th July 2011	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	No
Equality & Sustainability Impact Assessment Undertaken	N/A

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive	27 th October 2011	Chris Elliot
Deputy Chief Executive	27 th October 2011	Bill Hunt
Deputy Chief Executive and Monitoring Officer	27 th October 2011	Andrew Jones
Head of Service	27 th October 2011	Jameel Malik
Section 151 Officer	27 th October 2011	Mike Snow
Finance		Sandra Jones, Mark Smith
Portfolio Holder(s)		Cllr Vincett
Consultation & Community Engagement		
Consultation was undertaken with all relevant Section Heads and the Corporate Property Investment Board to agree this update.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. **SUMMARY**

- 1.1 This report provides an update on the Corporate Property Repairs and Improvements Programme and seeks the Executive's approval to use part of the previously unallocated budget to finance newly identified projects.

2. **Recommendation**

- 2.1 That the Executive approve the updated 2011/12 project programme as identified in table 3 of Appendix A, with the proposed new projects being funded by the unallocated element of the 2011/12 Corporate Property Repairs and Improvements Budget.
- 2.2 That the Executive note the updated reserve list of projects as set out in Appendix A.
- 2.3 That the Head of Housing & Property Services, in consultation with the Council's Procurement Manager is authorised to procure the corporate works as per the Code of Procurement Practice.
- 2.4 That the Executive approve the allocation of £13,000 from the Corporate Property Repairs & Improvements budget to support an 8% overspend on the Royal Spa Centre Seating Project.
- 2.5 That the remaining Disability Access budget of £24,600 is returned as a one-off saving.

3. **Reasons for the Recommendation**

- 3.1 The Executive approved the 2011/12 Corporate Property Repairs and Improvement budget of £1,298,600 at its meeting of 6th January 2011, with a further allocation of earmarked reserves totalling £277,000, approved on 9th February and 8th June 2011, which took the total budget available for the year to £1,575,000. Reports recommending how the budget should be allocated were approved by the Executive in June and July, and it was agreed that a further report would be brought to the Executive in October 2011 to agree the allocation of the remaining unallocated funds. The failure of the flume at Newbold Comyn Leisure Centre and closure of the climbing wall at St Nicholas Park Leisure Centre, forced the Corporate Property Investment Board to re-prioritise the projects it intended to recommend to the Executive in October. It was not possible to re-assess the project priorities until all options for both the flume and the climbing wall had been appraised, this process concluded on the 26th October; therefore it was not possible to report to the October Executive meeting as intended.
- 3.2 The Corporate Property Investment Board has now updated and reassessed the reserve list of projects and agreed, subject to Executive approval, its priorities for the remaining unallocated budget. For clarity the projects that it is proposing should be added to the 2011/12 programme are identified in the table below:

Site	Project	Priority	Budget estimate
Newbold Comyn Leisure Centre	Replace dilapidated swimming pool flume following consultant's survey and recommendations.	1	£80,000
Royal Spa Centre	Replace rear loading bay shutter with insulated shutter to improve thermal comfort in main auditorium.	5	£5600
Royal Spa Centre	Funds ring-fenced to fund air curtain/entrance foyer works to improve thermal performance of building subject to outcome of ongoing feasibility evaluation.	5	£25,000
St Nicholas Park Leisure Centre	Supply and fit of articulated matting to protect sports hall users from the base of the climbing wall and prevent unauthorised/un supervised use of the wall itself.	1	£5000
St Nicholas Park	Phase 1 of footpath resurfacing.	2	£30,000

- 3.3 Although the Corporate Property Repairs and Improvement budget was agreed by the Executive in January 2011, paragraph 10.4 of the Council's Code of Financial Practice states:

"....the senior manager (in this instance the Head of Housing and Property Services) does not have authority to incur expenditure....."

Therefore in addition to the budget approval it is necessary for Executive to give authority to the senior manager concerned to incur the necessary expenditure. It is proposed that in this case the senior manager will work with the Procurement Manager to ensure that the work is delivered in accordance with the Code of Procurement Practice.

- 3.4 The Royal Spa Centre Seating Project was approved by the Executive on the 8th June 2011. The approved scheme budget was £171,111.00. The project was completed on the 7th September and the final project cost is £183,740.73, 8% over the original budget estimate but within the 10% threshold set by the Code of Financial Practice. The Corporate Property Investment Board have agreed to support the overspend with £13,000 from the Corporate Repairs & Improvements budget, subject to the Executives approval.
- 3.5 The Corporate Property Investment Board have agreed that no further Disabled Access works are required in 2011/12 and therefore the remaining £24,600 budget should be offered as a one-off saving. It is envisaged that recommendations made in future disabled access audit reports will result in a need for this budget provision in future financial years.

4. Policy Framework

- 4.1 The internal element of the Fit for the Future Programme has the twin objectives of improving the quality of the range of services that the Council directly provides whilst achieving efficiency and cost savings and/or increased income to meet the significant financial challenges we face. These recommendations assist on both elements.
- 4.2 The proposed projects directly support the maintenance and improvement of the Councils corporate assets that form part of the cultural offer available to residents and visitors in support of the Council's Vision of Warwick District being a great place to live work and visit.
- 4.3 The recommendations are also consistent with the need to ensure that we invest in our assets to ensure they remain fit for purpose and meet all health and safety and other legislative requirements.

5. Budgetary Framework

- 5.1 If the recommendations of this report are approved the unallocated funds will be reduced to £2,700 from a total of £110,300.
- 5.2 The programme will be monitored on a monthly basis as part of the Council's budget management framework. This will involve prioritising the timing of projects, their relative importance and managing the budget.

6. Alternative Option(s) considered

- 6.1 An alternative would be not to proceed with the current proposed programme of works as set out in table 3 of Appendix A, but instead defer any or all of the prioritised projects to future years. This has been discounted as deferring the essential maintenance and improvement of the Councils corporate asset stock would not result in a real saving, and may result in additional costs being incurred as a result of further deterioration of the assets.