



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic and Overview Scrutiny Committee

21st July 2026

Report of Councillor Richard Cleaver –
Cabinet Member for Property and
Public Engagement

General Fund - Asset Maintenance Update

Report Author

Gyles Teasdale, Head of Property and ICT

 gyles.teasdale@southkesteven.gov.uk

Purpose of Report

This report provides an update on the progress being made to respond to the property maintenance backlog.

Recommendations

The Finance and Economic Overview and Scrutiny Committee is asked to note the progress being made in reducing the backlog maintenance and to support the continuation of the maintenance programme.

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Sustainable South Kesteven Enabling economic opportunities Effective council
Which wards are impacted?	All Wards

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 Financial resources are being made available to deal with the asset maintenance backlog and the details of actual spend incurred and proposed spend is detailed in the report.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 There are no governance implications arising from this report.

Completed by: James Welbourn, Democratic Services Manager

Risk and Mitigation

- 1.3 Failure to maintain the Council's General Fund property portfolio presents risks relating to health and safety, statutory compliance, service continuity, financial exposure, and reputational damage.
- 1.4 Unaddressed backlog maintenance may result in asset deterioration, increased reactive repair costs, disruption to services, and potential closure of facilities.

Completed by: Tracey Elliott - Governance & Risk Officer

Health and Safety

- 1.5 The responsibility to undertake planned, preventative and statutory maintenance works on premises is established in law and supported by a range of legislation and regulations. This includes, but is not limited to, the Health and Safety at Work etc. Act 1974, the Building Safety Act 2022 and the Regulatory Reform (Fire Safety) Order 2005.
- 1.6 The Health and Safety at Work etc. Act 1974 requires employers, commercial property owners and landlords to ensure, so far as is reasonably practicable, that premises, access routes, plant and equipment are safe and without risks to employees, visitors and other relevant persons.

- 1.7 The Workplace (Health, Safety and Welfare) Regulations 1992 require employers and those with responsibility for premises to maintain buildings in a safe condition and to implement appropriate statutory maintenance schedules where required. This supports compliance and helps ensure that the health, safety and welfare of building users are protected.
- 1.8 In addition to these legal duties, there is a clear moral obligation to ensure that buildings are maintained in a safe and compliant condition, reducing risks to the health, safety and welfare of anyone who may be affected by the condition or use of those premises. Planned and preventative maintenance can also reduce future financial pressures by identifying and addressing defects before they develop into more significant building failures.

Completed by: Philip Swinton Head of Health and Safety, Compliance & Emergency Planning.

2. Background to the Report

- 2.1 In recognition of a significant amount of backlog maintenance relating to the Council's General Fund assets, a Maintenance Strategy was developed - See background papers – Maintenance Strategy (Corporate Property Assets) and adopted that set out criteria which is now being used to prioritise and allocate financial resources.
- 2.2 The criteria that is being used can be summarised as follows:
- Operational and strategic fit to Corporate Plan priorities
 - Health and Safety and other statutory responsibilities
 - Condition Rating
- 2.3 Based upon the analysis of the property condition surveys there was an anticipated backlog maintenance cost of £5,962,698 across the whole portfolio, with £3,290,612 attributable to leisure properties and £2,672,086 to the remaining corporate property portfolio. This was identified previously as outlined in the below table.

Condition Rating	Corporate Property	Leisure Property	Overall
Category D	£63,860	£162,270	£226,130
Category C	£2,356,492	£2,999,505	£5,355,997

The condition rating is a simple but comprehensive description of the overall condition of the element expressed as complying with one of four categories:

Grade	Expression	Description
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently.
B	Satisfactory	Performing as intended but exhibiting minor deterioration.
C	Poor	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Bad	Life expired and/or serious risk of imminent failure.

As outlined in SKDC Maintenance Strategy, the Council is currently prioritising category D and C repairs.

- 2.5 Works are ongoing to reduce this backlog, and each asset is now subject to an updated condition survey to assess the short, medium and long-term maintenance requirements.
- 2.6 From 2026/27 condition surveys are being undertaken on a 20% rolling basis in order to ensure the most accurate information is recorded to enable more accurate maintenance planning. This is in line with the industry frequency of between 3 – 5 years.
- 2.7 Alongside this, each asset is being categorised to identify how it supports service delivery and the achievement of Council's Corporate Plan ambitions. This assessment could demonstrate that the asset is no longer required and can be declared surplus to avoid the Council incurring unnecessary costs. This was the situation that has led to the disposal of Mowbeck Way Grantham. For those assets that demonstrate alignment to delivery Council objectives, then the maintenance budget will be allocated accordingly.
- 2.8 Since the approval of the Strategy the maintenance programme has been adapted to meet the objectives. The following is a summary of the maintenance works that have been undertaken during 2025/26.

2025/26 Summary of Maintenance works

Asset	Maintenance Spend	2025/26 Summary of works
Bus Stations		
Grantham Bus station	£48,000	Bus station refurbishment – external decoration and enhancement of grounds, emergency lighting upgrade, upgrade of heating and hot water.
Arts Centres & Community Centres		
Deeping Community Centre Roof	£150,000	Completion of full roof replacement. additional grant funding works completed in previous year.

Guildhall Art Centre	£613,000 (Tower / Roof – £557,000)	Decoration of clock tower, replacement of Theatre carpets, automatic door replacement, lift room extraction, Air Conditioning chiller replacement, fire alarm upgrades Roof and clocktower refurbishment.
Stamford Art Centre	£31,000	Air Handling Unit (AHU) upgrade works, safe access works
Leisure Centres		
Bourne Leisure Centre	£188,000	Replacement of fire escape staircase, Fire door replacement, foul drain works, replacement of gym ceiling, solar PV cleaning and servicing, balance tank cleaning.
Meres Leisure Centre	£100,000	Footpath repairs, emergency lighting upgrade, seating replacement and floor repairs, Calorax unit replacement x2, fire alarm upgrade, solar PV cleaning and servicing, balance tank cleaning,
South Kesteven Stadium	£152,000	External steel work/cladding decoration, cut edge treatment roof repair, gutter repairs/relining, automatic door replacement, fire alarm replacement, emergency lighting upgrade.
Stamford Leisure Centre	£52,000	AHU replacement works, replacement of cold-water boost pumps, solar PV cleaning and servicing, balance tank cleaning
Municipal Buildings		
South Kesteven House	£38,000	Kitchen refurbishment, replacement of carpets, Emergency lighting upgrades, AHU duct cleaning.
South Kesteven (Bourne) Community Access Point	£2,500	Investigations of wall movement/cracking, fire alarm upgrade, solar PV cleaning and servicing
Uffington Road Store	£1,650	Fire Risk Assessment works
Parks, Cemetery and Open spaces		
Dysart Park	£12,000	Footpath repairs, decoration of office and toilet block
Grantham Canal	£46,000	Clearance works and feasibility
Grantham Cemetery	£10,400	Footpath and drainage repairs
Langtoft Playing field	£13,400	Surfacing works - footpath
Queen Elizabeth Park	£4,785	Surfacing works
Car Parks		
North Street, Stamford	£51,000	Car park resurfacing works
South Street, Bourne	£43,000	Car park resurfacing works

Watergate, Grantham	£50,000	Resurfacing works to Watergate car park surface following Swinegate development.
Welham Street Multi Storey, Grantham	£17,500	Lighting and emergency lighting systems upgrades
Wharf Road Multi Storey, Grantham	£350,000	Resurfacing of Level 3, fire door replacement

- 2.9 The programme of works for the financial year 2026/27 continues to be developed, but the following is a summary of the works that are anticipated to be undertaken during the year. The works programme has been developed from the condition surveys and prioritised in accordance with the Asset Management Strategy.

2026/27 Summary of Maintenance works

Asset	Condition Category	Description of works	Forecast Expenditure
Bus Stations			
Wharf Road Grantham - Bus Station	C	Door and window repairs, floor coverings, brickwork repairs, cyclical internal decoration, Intruder Alarm	£ 40,500
Arts Centres & Community Centres			
Deeping Community Centre	C	Re-sealing around windows	£ 1,000
Guildhall Arts Centre	C	Gutter works, fire door works, tiling works, emergency lighting upgrade, AHU fan upgrade, intruder alarm, chiller relocation	£ 166,000
Stamford Arts Centre	C	Gallery roof repairs, cyclical external decoration, stone repairs, emergency & track lighting upgrade	£ 47,000
Leisure Centres			
Bourne Leisure Centre	C	Wall repairs, roof drainage and cladding repairs, emergency lighting upgrade, water calorifiers replacement, solenoid shut off valve replacement, fire alarm upgrade, solar PV cleaning, pool pump upgrade	£ 190,475
Bourne Leisure Centre	C	Refurbishment of changing rooms	£ 111,517*
Meres Leisure Centre, Trent Road	C	Roof repairs and drainage, wall cladding redecoration repairs, cyclical external decoration, wall cracking repairs, decoration, floor finish repairs, AHU refurbishment of Mallard units, replacement of cold-water boost pumps, AHU inverter	£ 403,000

		replacement, solar PV cleaning, BMS upgrade following PSDS works, pool plant upgrades, pool side lighting upgrades	
Meres Leisure Centre, Trent Road	C	Refurbishment of changing rooms	£ 186,547 *
South Kesteven Sports Stadium	C	Redecoration of bar roof, balcony slabs repair, replacement of bar roof felt, brickwork repairs, cyclical internal decoration, floor coverings / ceiling repairs, external step / ramp repair, fire alarm upgrades	£ 52,000
South Kesteven Sports Stadium	C	Refurbishment of changing rooms	£ 107,513*
Stamford Leisure Centre		Replacement entrance doors, shower room conversion, changing room AHU/AC upgrade, water calorifiers replacement, solar PV cleaning, pool pump upgrade, electrical mains upgrade	£ 255,000
Stamford Leisure Centre	C	Refurbishment of changing rooms	£ 111,745*
Municipal Buildings			
Bourne Community Access Point, Bourne	C	Cyclical internal decoration, roof repairs, emergency lighting upgrade, solar PV cleaning	£ 24,250
Market Store, Broad Street Stamford	C	Wall repairs, electrical works	£ 2,000
South Kesteven House Grantham	C	Toilet refurbishment, gutter works	£ 20,000
The Picture House, St Catherines Road Grantham	C	Paving repairs	£ 1,000
Public Convinces, Parks, Cemeteries Car Parks & Open spaces			
Dysart Park Public toilets Grantham	C	External wall repairs, decoration works, roofing repairs, render works	£ 19,350
Grantham Crematorium	C	Gutter works, cyclical external decoration, fencing works	£ 5,000
Rainbow Centre Toilets, Market Deeping	C	Brickwork repairs / LMS joints	£ 1,000
Arnoldfield Toilets, Gonerby Hill Foot Grantham	C	External wall repairs, cyclical external decoration	£ 2,000
Wyndham Park, Hill Avenue Grantham	C	Cyclical internal decoration, gutter works, cyclical external decoration	£ 4,500
Wharf Road Multi Story Car Park Grantham	C	Resurfacing of level 4 and remedial works to all other levels (Capital budget)	£ 650,000*

(* Not included in maintenance total as this is a Capital budget)

- 2.10 The programme of works outlined above is indicative at this time and completion of these works will be dependent on a variety of factors, such as fluctuations in market costs, resources to deliver the works, weather conditions and financial availability.
- 2.11 It is a stated aim of the Strategy to reduce the spend on reactive maintenance and increase the spend on planned maintenance. Prior to the implementation of the maintenance Strategy the baseline split between reactive and planned maintenance was 70% reactive and 30% planned. Progress is being made to improve this ratio and during 2026/27 this is expected to improve to 50/50.
- 2.12 As progress continues to be made on clearing the backlog maintenance works towards a more structured planned maintenance programme, the General Fund portfolio will benefit from an overall improvement in the condition of the stock which will require a significant reduction in reactive maintenance costs. This ratio of planned to reactive spend will need to be monitored and maintained by regular surveys, continuing investment and ongoing review and rationalisation of the General Fund assets.

3. Key Considerations

- 3.1 This report provides an update on the implementation of SKDC's Maintenance Programme for General Fund Corporate Property Assets.

4. Other Options Considered

- 4.1 N/A

5. Reasons for the Recommendations

- 5.1 This report is for Committee to note the progress being made in respect of reducing the backlog maintenance across the Council's General Fund portfolio and to support the continuation of the planned maintenance programme.

6. Background Papers

- 6.1 Cabinet - 10/09/2024 - Maintenance Strategy (Corporate Property Assets) - <https://moderngov.southkesteven.gov.uk/documents/s43307/Maintenance%20Strategy%20Corporate%20Property%20Assets.pdf>
- 6.2 Finance and Economic Overview and Scrutiny Committee – 18/02/2025 - <https://moderngov.southkesteven.gov.uk/documents/s45456/Maintenance%20Strategy%20Action%20Plan%20Update.pdf>

- 6.3 Finance and Economic Overview and Scrutiny Committee - 23/09/2025 -
<https://moderngov.southkesteven.gov.uk/documents/s47927/Corporate%20Property%20Maintenance%20Strategy%20Progress%20Update.pdf>