

CABINET MEMBER DECISION



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Decision:

That approval is granted to release funds in the sum of £80,000 from the property maintenance reserve, to maintain existing general fund Council stock as follows:

1. To instruct a building surveying firm to complete condition surveys on eight Council owned assets* and to put in place a planned maintenance programme for future building maintenance and budgeting purposes.
2. To undertake a non-intrusive structural survey, lift condition survey and drainage clearance on the Welham Street Car Park, Grantham in advance of any capital works.
3. To undertake essential upgrades to the lighting provision to the roof of the Grantham Cinema Complex.
4. To undertake algae treatment to the Council stretch of Grantham Canal.
5. To undertake an environmental clean to the roof space of Stamford Arts Centre.
6. To redecorate Stamford Arts Centre ballroom.

**Eight Council owned assets:*

- *St Peters Hill Council Offices, Grantham.*
- *South Kesteven House, Grantham.*
- *Mowbeck House, Grantham.*
- *Repairs/DWO building, Grantham.*
- *Depot, Grantham.*
- *Stamford Arts Centre, Stamford.*
- *Guildhall Arts Centre, Grantham.*
- *Bourne Cap and Corn Exchange, Bourne.*

(1) **Details of Decision**

To seek approval to release £80,000 from the property maintenance reserve in order to maintain existing General Fund Council stock.

(2) Considerations/Evidence

The release of £80,000 from the property maintenance reserve will enable the Council to:

1. Instruct a building surveying firm to complete up to date condition surveys on eight General Fund Assets and to put in place a planned maintenance programme for future building maintenance and budgeting purposes. This cost is estimated at £31,000
 - (1) The General Fund Asset base does not have a dedicated system to plan maintenance works to Council buildings, and each year manually reviews condition surveys and identified works from inspection to plan for the financial year ahead. It is proposed to upload all condition surveys onto the Apex system currently used by the Housing Revenue Account. This will save officer time and enable the Council to better manage its stock. As part of the exercise we plan to instruct a building surveying firm to complete up to date condition surveys on eight key General Fund assets with a view of setting up a planned maintenance programme on Apex. This will give the Council better sight of the condition of their stock, and a high level pricing structure for the necessary works.
2. Undertake a non-intrusive structural survey, lift condition survey and drainage clearance on the Welham Street Car Park, Grantham in advance of any capital spend at the site. The cost is estimated at £20,000.
 - (1) Welham Street Car Park, which is a multi-storey car park in Grantham, is owned freehold by the Council.
 - (2) The Council has a capital programme of works to (1) resurface levels 5 and 6 and (2) replace the lifts. Water damage has caused the upper floors to deteriorate, which is believed to be linked to a fault with the drainage system and the system not being able to cope with the water capacity passing through. Before the Council commits spend to resurface the upper floors, it is proposed that a structural survey is undertaken to give the Council confidence that there are no unforeseeable issues before instructing the works. This includes clearing the drainage system. We foresee as part of a separate request, that there may have to be adaptations to the drainage system if this continues to cause a problem.
3. To undertake essential upgraded to the lighting provision to the roof of the Grantham Cinema Complex. The cost is estimated at £2,000.
 - (1) The Grantham Cinema premise, which was completed in July 2019 was built to shell condition. As a result, the lighting provision at roof level, which is required to access the plant room, needs to

be upgraded/extended. There is currently restricted access to the roof after 5pm due to the health and safety concerns. The plant room is secured by an 8 ft fence and low level barrier. The lighting upgrades will help prevent any trips or falls.

4. To undertake algae treatment to the Grantham Canal as recommended by the Environment Agency. The cost is estimated at £9,000.
 - (1) The Council has freehold ownership of a stretch of Grantham Canal. Last year the treatment was carried out but requires a higher dosage of treatment this financial year. The canal requires this treatment to manage the weed bed and to support better water flow.
5. To undertake an environmental clean to the roof space of Stamford Arts Centre. The cost is estimated at £9,000.
 - (1) Pigeons have entered the roof space over recent years and although they have been appropriately removed, the roof space has been infested with droppings. The roof spaces will be cleared and cleaned by a reputable firm with the necessary experience in advance of the roof replacement and repair capital project starting in November 2020.
6. To instruct works to redecorate Stamford Arts Centres ballroom which is a popular wedding and hire venue. The costs are estimated at £9,000.
 - (1) Stamford Arts Centre ballroom was last painted 10 years ago. The ballroom is fit for purpose, however, is looking a bit tired and in need of redecoration. Whilst the building remains shut, it would be appropriate to undertake these works. Due to a number of wedding cancellations in 2020 due to Covid-19, we expect there to be an increase demand in 2021.

All costs above are based on quotations and have been appropriately procured in line with the Council's Procurement Procedures.

(3) **Reasons for Decision:**

The spend of the £80,000, on the required works, is fundamental for protecting the Council's position from a risk and management perspective and is in accordance with the proposed draft Asset Management Strategy 2020, which was considered by the Finance, Economic Development and Corporate Services Overview and Scrutiny Committee on 4 February 2020.

Conflicts of Interest

(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded).

None

Dispensations

(Any dispensation granted by the Monitoring Officer in respect of any declared conflict of interest to be noted).

None

Decision taken by:

Name: Councillor Kelham Cooke
The Leader and Cabinet Member for Corporate Services and Property

Date of Decision: 27 October 2020

Date of Publication of Record of Decision: 28 October 2020

Date decision effective (i.e. 5 days after the date of publication of record of decision unless subject to call-in by the Chairman of an Overview and Scrutiny Committee or any 5 members of the Council from any political groups):

5 November 2020