



COUNCIL CABINET
13 July 2016

ITEM 14

Report of the Cabinet Member for Communities
and City Centre Regeneration

**Property Improvement Capital Works Programme 2016/17 and
2017/18 – Additional Schemes not Previously Approved**

SUMMARY

- 1.1 Council Cabinet considered and approved, at its meeting on 16 March 2016, the Property Improvement capital works programme for 2016/17 and 2017/18 with the exception of the following schemes:
- £200,000 funding in relation to a tarmacked surface at Markeaton Park car park
 - £500,000 funding for security measures at the Chapel Street and Assembly Rooms Car Parks
 - £895,000 funding for elements of the Leisure Strategy which are proposed to be funded through the capital programme for both 2016/17 (£50,000) and 2017/18 (£845,000)
 - £650,000 (£250,000 in 2016/17 and £400,000 in 2017/18) funding for replacement and repair of high level glazing to the domed roof of the Market Hall
- 1.2 The Corporate Scrutiny and Governance Board had asked for more information and clarification on these elements of the programme. This report aims to address the points raised by the Board and seeks approval for these remaining elements of the Property Improvement programme to enable works to progress.

RECOMMENDATION

- 2.1 To approve the individual schemes below for inclusion in the Property Improvement Work Programme for 2016/17 and 2017/18:
- £200,000 funding in relation to a tarmacked surface at Markeaton Park car park
 - £500,000 funding for security measures at Chapel Street and Assembly Rooms Car Parks
 - £895,000 funding for elements of the Leisure Strategy which are proposed to be funded through the capital programme for both 2016/17 (£50,000) and 2017/18 (£845,000)

- 2.2 To note the update on the Market Hall roof scheme, and agree to receive a report at a future meeting with Building Surveyor recommendations following analysis and assessment of the drone survey and further structural surveys. The report will request approval to include the scheme on the Property Improvement Capital Programme,

REASONS FOR RECOMMENDATION

- 3.1 Approval is required to allow for sufficient time to plan and procure these projects so that they are likely to be completed on schedule.



Derby City Council

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Report of the Strategic Director for Communities and Place

SUPPORTING INFORMATION

- 4.1 Council Cabinet considered and approved, at its meeting on 16 March 2016, the Property Improvement capital works programme for 2016/17 and 2017/18 with the exception of the following schemes:
- £200,000 funding in relation to a tarmacked surface at Markeaton Park car park
 - £500,000 funding for security measures at Chapel Street and Assembly Rooms Car Parks
 - £895,000 funding for elements of the Leisure Strategy which are proposed to be funded through the capital programme for both 2016/17 (£50,000) and 2017/18 (£845,000)
 - £650,000 (£250,000 in 2016/17 and £400,000 in 2017/18) funding for replacement and repair of high level glazing to the domed roof of the Market Hall.
- 4.2 The Corporate Scrutiny and Governance Board had asked for more information and clarification on these elements of the programme. This report aims to address the points raised by the Board and seeks approval for these remaining elements of the Property Improvement programme to enable works to progress.
- 4.3 **Markeaton Park – Resurfacing a section of the car park - £200,000**
Following the Cabinet meeting the Project Manager and a representative from Parks attended the site with a member of the Corporate Scrutiny and Governance Board to review the plans and discuss the proposed scheme. They were happy with the plans to resurface a section of the car park but questioned why no provision was being made for adequate disabled parking on the village car park. A scheme to provide 4 spaces has been prepared by Parks and this has been incorporated into the overall scheme.
- 4.4 **Assembly Rooms and Chapel Street Car Parks – Security Measures - £500,000**
For a number of years both car parks have suffered from varying levels of anti-social behaviour. The problems include people urinating in stairwells and lifts; taking drugs and leaving associated paraphernalia such as used needles and, principally at the Assembly Rooms, homeless people choosing to sleep on the upper floors and in the stairwells. Not only do these issues have a negative effect on car park customers experience and impression of the City but they also impinge particularly upon the working environment for staff who are required to clean the car parks and on other staff and contractors who are required to undertake other, routine maintenance operations.

- 4.5 It is considered that the most appropriate and long-term solution to the anti-social behaviour and associated health and safety issues experienced at both car parks is to introduce a secure access system similar to that at Bold Lane car park.
- 4.6 In addition to the above, Parking Services have agreements with Jury's Inn for Chapel Street and Premier Inn for Full Street allowing the hotel customers to enjoy a discount if they use these car parks. These agreements generate approximately £30,000 income per annum. The management of the Premier Inn have expressed concern about the anti-social behaviour issues and the effect this could have on their customers and their customer's experience.
- 4.7 Funding for these schemes has been allocated as follows: £470,000 from Parking Services income budget from 2015/16 which has been transferred into the Trading Services Reserve to enable the work to be carried out in 2016/17. In addition to this funding £30,000 has been allocated from the Property Improvement capital works programme.
- 4.8 The works required are considered capital in nature as they will enhance the existing assets, and will involve the purchase of property, plant & equipment. The works to be carried out include:
- Fabrication and installation of bi-folding access gates.
 - Doors and entry/exit system modules incorporating smartcard access and CCTV.
 - Integrated hardware, software and recording equipment.
 - Mesh security panels to inhibit access to exposed areas.
- 4.9 **Leisure Strategy - £895,000 (£50,000 in 2016/17 and £845,000 in 2017/18)**
£20,000 of the 2016/17 allocation is to be used for security bollards and other additional security measures at the Arena. £30,000 is to be used to resolve on going IT issues.
- £845,000 allocated in 2017/18 is for an external cycle track, this funding has been secured from British Cycling for this purpose. Currently investigating various sites for the proposed cycle track and a further report will be provided by officers once suitable options have been identified.

4.10 Market Hall – Replacement of high level glazing £650,000 (£250,000 in 2016/17 and £400,000 in 2017/18)

Following the request for further information it was agreed to carry out a drone survey to establish the full extent of the issues to the domed roof. This method of inspection was deemed most suitable due to the difficulty in accessing the area without erecting extensive scaffold which would be expensive. The results of the drone survey of the roof are not yet available it is expected that these will be available within the next two weeks and any urgent works identified will need to be addressed. Following receipt of the report we will be undertaking further structural inspections. Results of the survey and further structural reports will inform options to address any urgent works and identify timescales in which they are required. Building surveyor recommendations will be reported to a future meeting with request for approval to include on the Property Improvement capital programme at that time.

OTHER OPTIONS CONSIDERED

- 5.1 The development of the Property Improvement programme has involved consideration of various options for the inclusion of projects. The schemes in this report are recommended for inclusion in the Property Improvement Programme as it is considered to be the best way to make essential improvements, meet statutory obligations and ensure building compliance, whilst the outcomes of the property rationalisation project are awaited.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer PD&M Manager Service Director(s) Other(s)	Olu Idowu – Head of Legal Amanda Fletcher – Head of Finance Communities and Place Philip Derbyshire – Head of Property Design and Maintenance Christine Durrant – Strategic Director Communities and Place Jayne Sowerby-Warrington – Head of Strategic Asset Management and Estates Nick O'Reilly – Director of Digital Services David Gartside – Head of Traffic and Transportation Ann Webster – Equalities Lead
For more information contact: Background papers: List of appendices:	Sarah Turner 01332 641668 sarah.turner@derby.gov.uk None Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

- 1.1 Funding for the schemes in this report comes from the Property Improvement programme budget, approved by a meeting of the full Council on 16 March 2016. The schemes themselves were subject to scrutiny.
- 1.2 All project changes are reported to the Property Programme Board and will be recorded appropriately, identifying the details and reasons for the project variation, and are managed in consultation with the respective technical and financial officers.
- 1.3 All delegated approvals will be in line with financial procedure rules and approved by the Property Board.

Legal

- 2.1 When determining the property improvement work programme, regard must be given to health and safety, the Equalities Act and Public Sector Equality Duty other relevant statutory and regulatory requirements which impact on the Council's responsibility as an employer or landlord.

Personnel

- 3.1 There are no personnel implications arising from the content of this report.

IT

- 4.1 There are no IT implications arising from the content of this report.

Equalities Impact

- 5.1 The Council aims to make reasonable adjustments to remove physical barriers that make it impossible or unreasonably difficult for disabled people. All projects undertaken as part of the Property Improvement Programme will take into account the Equalities Act and Public Sector Equality Duty and Building Regulations relating to disabled people regulations.

Health and Safety

- 6.1 The priority projects in the main address property related Health and Safety implications and conform to Building regulations, Workplace (Health, Safety and Welfare) Regulations 1992, Regulatory Reform (Fire Safety) Order 2005 and other key legislative requirements.

Environmental Sustainability

- 7.1 All projects are designed to comply with the latest edition of the Building Regulations approved documents. Consideration is given to bring in additional funding where possible to improve the thermal efficiency of the building portfolio, balanced against budgetary constraints.

Property and Asset Management

- 8.1 The proposed Property Improvement programme has been reviewed and is supported by the Property Programme Board. Any changes to the programme will be reported and minuted through this board.

Risk Management

- 9.1 The implementation of the proposed projects will reduce risk to the Council associated with structural, mechanical or electrical failure. A risk register will be produced and updated throughout the life of each project. Identified risks will be reported to the Property Board and will be eliminated or mitigated where possible.
- 9.2 The range of improvement works required to ensure that the Council's properties are safe for their designated uses are extensive, with priority being given to health and safety and legislative requirements. The property maintenance team, facilities management and the building managers, work together to manage the wide range of risks associated with the safe operation of the buildings.

Corporate objectives and priorities for change

- 10.1 The process set out for approval is intended to deliver a capital programme that is consistent with and supports the corporate objectives and priorities.