

Subject:	Asset Management Fund 2011-12		
Date of Meeting:	17 April 2011		
Report of:	Strategic Director, Resources		
Contact Officer:	Name:	Angela Dymott	Tel: 29-1450
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Key Decision:	Yes	Forward Plan No: CAB21502	
Wards Affected:	All		

FOR GENERAL RELEASE**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 The Asset Management Fund (AMF) 2011/12 is a capital fund to support property improvements, property related Health & Safety requirements and access improvements under the Disability Discrimination Act 1995. It forms part of the Capital Strategy 2011/12 along with the Strategic Investment Fund (SIF) of £0.5 million and the ICT Strategy Fund of £0.5 million. The AMF 2011/12 consists of a budget of £1.0 million funded from capital receipts
- 1.2 This report should be read in conjunction with the previously agreed Accommodation Strategy – implementation update Cabinet Report of 9th December 2010 and seeks approval for the £0.5 million balance of the 2011/12 allocation.

2. RECOMMENDATIONS:

- 2.1 That Cabinet approves the recommended remaining allocation of AMF bids totalling £0.5 million, as detailed in paragraph 3.3 of this report.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The AMF is managed and administered by Property & Design and relates to property related works or improvements to council properties that address three key areas:
- 1) General property improvements (not covered by planned maintenance or other funding streams)
 - 2) Equalities Act 2010
 - 3) Health & Safety Property related legislation
- 3.2 Bids are normally sought annually from commissioners/delivery/support units, that are then evaluated and recommendations made for the ones to be implemented. However, £0.50 million of the 2011/12 AMF allocation has already

been approved in the Cabinet report of 9th December 2010, to part fund the Corporate Accommodation Strategy relating to the relinquishing of the lease on Priory House in 2011 and the re-location of services and staff to Bartholomew House.

3.3 The proposed overall AMF allocation is as follows:

Description	Cost £
1. Property Improvements	
Corporate Accommodation Strategy: Priory House/ Bartholomew House (<i>agreed 9th December Cabinet 2010</i>)	500,000
Brighton Town Hall New Fire Evacuation lift	250,000
2. Equalities Act Improvements	
Rolling programme of access improvements to corporate buildings	115,000
3. Health & Safety Property Related Legislation	
Asbestos Management	25,000
Legionella Management	40,000
Fire Risk Assessment Works – on going programme	70,000
TOTAL	1,000,000

3.4 Details of the individual recommendations are as follows:

1) Property Improvements

Corporate Accommodation Strategy: Priory House/Bartholomew House

The Cabinet reports of 14th January 2010 and 9th December 2010 detailed proposals to relinquish the lease of Priory House in 2011 and re-locate services and staff to Bartholomew House. In order to do this property improvements are being carried out to Bartholomew House to create a new ground floor customer service centre, combining customer facilities currently provided in Priory House and around Bartholomew Square, plus the refurbishment of the first and fourth floors to re-locate staff.

Provision of Fire Evacuation Lift at Brighton Town Hall

The existing lift at Brighton Town Hall is in need of replacement and cannot be used in the event of a fire. This restricts occupancy and in particular prevents disabled users from using the Council Chamber. It is therefore proposed to install a fire evacuation lift which will mean that disabled occupants can safely be evacuated in the event of fire.

2) Equalities Act (2010) Improvements

Rolling programme of access improvement works

This bid will contribute towards a rolling programme of access works being carried under the previous Disability Discrimination Act (DDA)1995, now covered under the Equalities Act 2010, as required by the council's prioritised access surveys.

Work is proposed to the following buildings:

- Mile Oak Football Ground – access and perimeter path
- Bartholomew House new accessible WC
- Buildings used as polling stations eg portable ramps

3) Health & Safety Property Related Legislation

Asbestos requirements

On going surveys and asbestos re-inspections are required to update the corporate Asbestos Register and fund the annual cost of the asbestos section of the corporate 'Safety Online' which is the council's software system for managing all health and safety building related issues.

Legionella Works (L8)

On going works are required to council properties to ensure the water management of the council's property portfolio is meeting the requirements of the Approved Code of Practice – HES-L8 to prevent the occurrence of legionella in installed equipment and water systems.

Works are planned to be carried out to Brighton Centre, Brighton Town Hall, Portslade Town Hall, Preston Manor, St Richards Church and Community Centre, Stanmer Park North and South Pavilions, Westdene Barn Pavilion Happy Valley Pavilion, Madeira Hall, Cornerstone Childrens Centre, East Park Pavilion, St Ann's Well Café

Fire Risk Assessment Works

This bid will contribute towards a prioritised rolling programme of works to council properties following Fire Risk Assessments of council properties. Various works have been identified and this bid will allow the highest priority works to be completed in accordance with the Regulatory Reform (Fire Safety) Order 2005.

Improvements are planned to be carried out to Brighton Town Hall, Wayfield Avenue Residential Home, Knoll House, Connaught & Albany Day Centres, 18 Talbot Crescent, Denmark Villas, Hillside School, Connaught School, Queens Park Primary School.

4. CONSULTATION

- 4.1 There have been detailed consultations with staff, unions and other parties relating to the proposals.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The Capital Resources and Capital Investment Programme 2011/12 approved at Council on 3 March 2011 included the allocation for the Asset Management Fund (AMF). If the allocations in this report are approved they will be incorporated into the 2011/12 capital programme and revenue budget.
- 5.2 The works to Bartholomew House as part of the Accommodation Strategy will enable the lease on Priory House to be surrendered with consequential revenue savings and these were detailed to Cabinet in the report dated 9th December 2010.
- 5.3 Under the International Financial Reporting Standards (IFRS) certain expenditure formerly treated as capital expenditure is now required to be treated as revenue expenditure. Costs associated with repairs and maintenance that do not add value to an existing asset should not be capitalised and will be incorporated into

the revenue budget. This will include elements within the AMF associated with Health and Safety Property Related Legislation costs detailed in Appendix A. The overall resources for the AMF remain the same but they will be accounted for within both the capital and revenue budgets.

- 5.4 It should be noted that there is no provision to meet additional revenue costs arising from any schemes and delivery/support units should plan to meet any such cost from within their own budgets

Finance Officer Consulted: Rob Allen

Date: 17/03/11

Legal Implications:

- 5.5 The proposed works fulfil legislative requirements under Health & Safety law, including the new Regulatory Reform (Fire Safety) Order 2005 and requirements in relation to the control of Legionella.
- 5.6 The works proposed under the Equalities Act 2010 improvements assist the council to meet its obligations under that Act."

Lawyer Consulted: Elizabeth Culbert

Date: 17/03/11

Equalities Implications:

- 5.7 The provision of on going access works under the rolling programme will assist in the council in meeting requirements under the Equalities Act 2010. Provision of the fire evacuation lift at Brighton Town Hall will make the building more accessible. The corporate Accommodation project has been subject to a full Equalities Impact Assessment.

Sustainability Implications:

- 5.8 There will be reductions in carbon emissions at Bartholomew House by using low energy fittings and additional insulation will be incorporated in the roof to reduce heat loss.

Crime & Disorder Implications:

- 5.9 The works at Bartholomew House will include Environmental Improvements to Bartholomew Square, including the removal of the existing colonnade, which in previous years has been the focus of anti social behaviour.

Risk and Opportunity Management Implications:

- 5.10 Where works are to be carried out, each commissioner/unit responsible will undertake risk assessments and apply CDM (Construction & Design Management) Regulations where applicable

Corporate / Citywide Implications:

- 5.11 The works at Bartholomew House make better use of civic accommodation in line with the Corporate Accommodation Strategy and will improve customer access to council Services.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 Failure to improve the council's main office accommodation, address property related access obligations under the Equalities Act 2010 and property related Health & Safety legislation would increase council risks and liabilities, inhibit service delivery, may lead to a negative perception of the council, reduce the value of our assets and prevent fulfilling the council's priorities, aims and objectives as stated in the Corporate Property Strategy and Asset Management Plan 2008-2011.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 To approve the remaining balance of the AMF financial allocation and the recommended bids as detailed at paragraph 3.3 and Appendix A for property improvements, access requirements under the Equalities Act 2010 and property related Health & Safety requirements for 2011-2012.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Summary of Bids

