

**Subject:** Asset Management Fund 2009-10  
**Date of Meeting:** 23 April 2009  
**Report of:** Interim Director Of Finance & Resources  
**Contact Officer:** Name: Angela Dymott Tel: 29-1450  
Nigel McCutcheon 29-1453  
E-mail: angela.dymott@brighton-hove.gov.uk  
nigel.mccutcheon@brighton-hove.gov.uk  
**Key Decision:** Yes Forward Plan No: CAB7654  
**Wards Affected:** All

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

- 1.1 The Asset Management Fund (AMF) 2009-10 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 2009/10 along with the Strategic Investment Fund (SIF) of £0.65million and the ICT Strategy Fund of £0.68m. The AMF 2009-10 consists of a budget of £1.0 million funded from capital receipts.
- 1.2 This report seeks approval to the recommended AMF bids for the full £1.0m of the 2009-10 allocation

**2. RECOMMENDATIONS:**

- 2.1 That Cabinet approves the recommended AMF bids totalling £1.0m, as detailed in paragraph 3.3 of this report and set out in the attached Appendix A.

**3. RELEVANT BACKGROUND INFORMATION:**

- 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
  - 2) Disability Discrimination Act (1995) (DDA) Improvements
  - 3) Health & Safety property related legislation
- 3.2 Seventeen bids totalling £1.71m were received from departments across the council and these have been evaluated according to the following criteria:
- The strength of the justification for the need for the improvement and the economic evaluation
  - Fulfilling statutory obligations – the requirement and prioritised need under statutory legislation

- Benefits and strategic priorities to the council
- The overall impact of the project on the public and the outcome if the improvement was not made
- The level of risk including legal and financial implications and the robustness of arrangements for managing the project
- Cross-departmental and multi Agency / partnership working including match funding
- Revenue costs projections
- Availability of external funding

3.3 Eleven bids are recommended for approval as listed below :

Description	Cost £
<b>Property Improvements</b>	
1. Main offices – Accommodation improvements	320,000
2. Hove Town Hall – improvements	
• storage to Council Chamber Foyer	5,000
• shower facilities	75,000
3. Royal Pavilion - Visitor toilet facilities, phase 2	20,000
4. Longhill School - renewable energy to new extensions	87,500
5. Energy Efficiency measures in Civic buildings	74,000
<b>DDA Improvements</b>	
6. Rolling programme of access improvements as required by corporate DDA surveys	165,000
<b>Health &amp; Safety Property Related Legislation</b>	
7. Volks Railway - Fire Safety Improvements	28,000
8. Legionella Works	90,000
9. School Kitchens - Legislative Ventilation Works	25,500
10. Asbestos Management	20,000
11. Fire Risk Assessment Works – on-going programme	90,000
<b>TOTAL</b>	<b>1,000,000</b>

3.4 Details of the recommendations are as follows:

### **Property Improvements**

#### **1) Main Offices – accommodation improvements**

Improvements will form part of the Accommodation Strategy enabling works to move all ICT services to Hove Town Hall and to prepare for the relocation from Priory House. They will include a refurbishment of first floor offices at Hove Town Hall for ICT and the refurbishment of Brighton Town Hall in the parts vacated by ICT staff allowing access services and part of business support to re-locate from Priory House.

#### **2) Hove Town Hall improvements**

- Partitions in the foyer to the Council Chamber to screen the surplus tables and chairs which are required to give flexibility of layouts in the Chamber

- Provision of showers on ground floor for staff who wish to cycle to work as part of the staff travel plan.

**3) Royal Pavilion – Visitors Toilets**

Phase two of the works to improve visitor toilet facilities to bring them in line with modern standards.

**4) Longhill School Extension: Renewable energy project**

Longhill school is proposed to be increased in size by a form of entry in 2010/11 which will require major building works in the 2009/10 period, funded from Central Government Targeted Capital Fund (TCF). This bid will match fund grants received from the Low Carbon Building Programme to provide a ground source heat pump to heat the new five storey extension and solar thermal panels to heat hot water for existing school toilets.

**5) Energy Efficiency Measures**

Improvements to lighting, control gear and switching to improve energy efficiency in civic buildings contributing to the reduction of the council's carbon footprint.

**Disabled Discrimination Act (DDA) Improvements**

**6) Rolling programme of access improvement works**

This bid will contribute towards a rolling programme of access works being carried under the Disability Discrimination Act (DDA)1995, as required by the prioritised access surveys.

**Health & Safety Property Related Legislation**

**7) Volks railway – Fire Safety improvements**

Fire safety improvements under the Regulatory Reform (Fire Safety) Order 2005 which will provide a physical link between arches 285 and 296 to improve fire safety and allow greater access for schools and public alike, increasing revenue generation for the Council.

**8) Legionella Works (L8)**

On going works are required to council properties to ensure 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.

**9) School Kitchens - Legislative ventilation improvements**

To improve prioritised school kitchens with inadequate ventilation systems required by current food safety legislation under the Environmental Health Regulations.

**10)Asbestos requirements**

During 2009 new Type 2 asbestos surveys were carried out on the majority of Council premises in order to bring the asbestos register in line with current legislation under the Control of Asbestos Regulations 2006. This bid will allow for any outstanding properties not covered under the 2009 surveys to be surveyed.

## 11) Fire Risk Assessment Works

Following recent Fire Risk Assessments of council properties various works have been identified and this bid will allow the highest priority works in the more vulnerable portfolios (Social Care and CYPT) to be completed in accordance with the Regulatory Reform (Fire Safety) Order 2005.

### 4. CONSULTATION

- 4.1 Consultations have occurred during the bidding process with the relevant parties.

### 5. FINANCIAL & OTHER IMPLICATIONS:

#### Financial Implications:

- 5.1 The Capital resources and Capital Investment Programme 2009/10, approved at Council on the 26 February 2009 included the allocation for £1m for the Asset management Fund (AMF). If the allocations from the AMF are approved they will be incorporated into the 2009/10 capital programme.
- 5.2 It should be noted that there is no provision to meet additional revenue costs arising from any schemes and departments should plan to meet any such cost from within their own budgets

*Finance Officer Consulted: James Hengeveld Date: 20/03/09*

#### Legal Implications:

- 5.3 The bids fulfil legal requirements under Health & Safety Legislation Those bids under the heading of DDA improvements assist the council to meet its obligations under the Disability Discrimination Act 1995.
- 5.4 Human Rights Act considerations have been taken into account in the preparation of this report and it does not include proposals that would contravene convention rights.

*Lawyer Consulted: Elizabeth Culbert Date: 20/03/09*

#### Equalities Implications:

- 5.5 The provision of on going access works under the rolling programme will assist in the Council meeting requirements under the Disability Discrimination Act 1995

#### Sustainability Implications:

- 5.6 Provision of staff showers at hove Town Hall will encourage staff cycle use, whilst the use of ground source heat pumps and solar thermal panels at Longhill school will reduce carbon emissions and increase renewable energy generation. Further reductions in carbon emissions will be gained by using low energy fittings in accommodation improvements and in the replacement

of heating controls. All these measures will also assist in improving Display Energy Certificate ratings.

Crime & Disorder Implications:

5.7 None

Risk & Opportunity Management Implications:

5.8 Where works are to be carried out, each department responsible will undertake risk assessments and apply CDM (Construction & Design Management) Regulations where applicable

Corporate / Citywide Implications:

5.9 A number of bids support corporate objectives by making better use of public money, improving civic accommodation in line with the corporate Accommodation Strategy and reducing carbon emissions with further energy efficiency measures

**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 DDA 2005 and Health & Safety legislation would increase 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 financial allocation and the recommended bids at paragraph 3.3 (also set out in Appendix A) for property improvements, access requirements under the DDA 2005 and property related Health & Safety requirements for 2009-2010.

**SUPPORTING DOCUMENTATION**

**Appendices:**

1. Appendix A: AMF Bid Summary

**Documents In Members' Rooms**

None

**Background Documents**

None

