

Question for written reply from Councillor Angela Wilkins

During a recent conversation with a council officer, it was implied that the Council has adopted and implements a policy of not maintaining buildings and properties which it owns.

For clarity, please could you therefore give me details of the Council's policy on maintaining those buildings which it owns, particularly those that are used as a public amenity, when was this policy approved by Council and when is it due for review?

Reply

Maintenance of the Council's owned properties is undertaken in three ways: the Planned Programme for Major Works; Reactive Maintenance on Minor Repairs; and Cyclical Maintenance on Statutory Servicing. A brief overview of these processes follows below:

Planned Programme

- The Council operates an Asset Management Programme which is a database of the Council's owned property;
- Each property is broken down in the database to its constitute elements;
- Each element then has a condition, remaining life, and cost associated for its replacement;
- Details are updated through the provision of Condition Surveys, in addition to specific calls to sites on specific matters;
- Each year this is the system which then generates a listing of the most urgent works by condition;
- These are evaluated against the available budget which then informs the annual report to Members on a proposed programme of major maintenance project works;
- This would include re-roofing works, replacement window and door programmes, replacement heating boilers /systems and electrical re-wiring lighting schemes; and
- These projects are then competitively tendered to LBB approved construction line contractors.

Reactive Maintenance

Daily requests for responsive or day to day minor repairs are processed by the Property Helpdesk. These are delivered by means of a suite of

Maintenance Term Contractors, which include Roofers, General Builders, Heating Engineers, Electricians, Plumbers and Drain Specialists.

Cyclical Maintenance

Statutory inspection and testing is undertaken to mandatory schedules, as deemed by statute, on a range of areas which include Asbestos Management, Electrical Wiring, Gas Appliances and Pipework, Water Hygiene, Air Conditioning Systems, Fire Alarm Installations and Emergency Lighting. These services are delivered by a suite of Specialist Term Contractors.