

COUNCIL MEETING

8th DECEMBER 2014

QUESTION FROM A MEMBER OF THE PUBLIC FOR WRITTEN REPLY

(1) From Patricia Trembath, Chair, Crystal Palace Community Development Trust, to the Portfolio Holder for Resources

What are the statutory and other duties and responsibilities placed on a local authority to maintain properties which it owns and manages on behalf of local council tax payers?

Reply:

All organisations that own property irrespective of whether they are a Local Authority, have a number of maintenance responsibilities.

Many of our Buildings in addition to them being places of work, are also open to the public, we have then a range of statutory duties to fulfil which for example we undertake through Cyclical maintenance.

Cyclical Maintenance involves Statutory inspection and testing 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.

We also identify a programme of Planned Maintenance Works for major refurbishment/replacement works.

Our Reactive Maintenance Works then address minor day to day repairs which fall outside the Cyclical and Planned Maintenance programmes.