

CLACKMANNANSHIRE COUNCIL

Report to: Council

Date of Meeting: 12 December 2017

Subject: Urgent Capital Works

Report by: Head of Housing & Community Safety

1.0 Purpose

1.1. This report requests funding for proposals to deal with problems identified at the Speirs Centre, and ABC Nursery.

2.0 Recommendations

2.1. It is recommended that the Council agrees:-

2.1.1. To approve an additional £20K of capital funding for additional heating in the Speirs Centre.

2.1.2. To bring forward from 2020-21 to this year, the £102K of capital funding previously identified for works to ABC nursery.

2.2. And to note the remainder of the report, commenting and challenging as appropriate.

3.0 Speirs Centre

3.1. Since the building opened it has been clear that the heating in the lower library hall area (the former pool area) is insufficient. The area is very cold in winter and not a suitable environment for the staff and public.

3.2. A cost of £20,000 has been provided by the original contractor to add additional radiators to this part of the building. Additional quotations are being obtained. The work is supported by the Head of Strategy and Customer Services, and was requested last year. However, it appears that due to an oversight this was not included in the capital plan. Members are asked to approve an additional £20K borrowing to extend the heating system.

4.0 ABC Nursery

- 4.1. A potentially serious issue was identified with the roof at the ABC Nursery School in Alloa.
- 4.2. Following concerns raised with regards to deterioration to the gable ends, a visual inspection was carried out on 14th September 2017, followed by internal inspection of the main roof space on 23rd November 2017. This found that the roof generally is in poor condition and requires immediate attention.
- 4.3. Works are being undertaken to remove immediate danger. More extensive works required include repair, replacements and strengthening of the blind gables and structure of the roof, and likely removal of the bell tower, as opposed to repair and re-cladding.
- 4.4. Other works include re-slating, replacement flashings, lead work, sarking and possible rafter end replacements. In order to progress the identified works full safe access is also required to the rear roof space, along with the two wings to either side. A full assessment can then determine appropriate strengthening recommendations.
- 4.5. The capital plan included £31K worth of roof work in 2020/21, within a total budget of £102,000. However, it is estimated that roof replacement will be at least £80K (costs are awaited). It is recommended that the fully £102K be brought forward to this year and specifically identified for the roof works. This will allow the work to be tendered now with a view to commencing as soon as possible. The additional works required will then be subject to a later capital bid.

5.0 Sustainability Implications

- 5.1. None

6.0 Resource Implications

6.1. Financial Details

- 6.1.1. The £20k for Speirs can be absorbed within the underspend with no impact on borrowing.
- 6.1.2. The works to the ABC roof will add value to the building and/or extend the useful life of the building so can be capitalised. Bringing forward the £102k from later years would not impact on the budgeted level of borrowing in the current year due to the projected slippage in the programme. However if this was to overlap into 18/19 or if additional funding was required this would need to be considered within the overall programme for 18/19 and would put more pressure on the programme and the borrowing required in that year.

Finance has been consulted and has agreed the financial implications as set out in the report. Yes ✓

6.2. Staffing

There are no additional staffing implications associated with this report.

7.0 Exempt Reports

7.1. Is this report exempt? No ✓
(please detail the reasons for exemption below)

8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

9.0 Equalities Impact

9.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations? No ✓

10.0 Legality

The Capital programme for 17-18 is currently projecting an underspend of £4.399m per the last reported Outturn in November. Due to this slippage, bringing forward the £102k would have no impact on the budgeted level of borrowing as the overall projected spend would be less than budgeted. If the work could not be completed within the 17-18 financial year this would need to be reflected in the 18-19 programme and would put more pressure on the programme and the borrowing required in that year.

10.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers.

Yes ✓

11.0 Appendices

11.1. Please list any appendices attached to this report. If there are no appendices, please state "none".

None.

Background Papers

11.2. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below)

No ✓

As referenced in the report.

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Ahsan Khan	Head of Service	2473

Approved by

NAME	DESIGNATION	SIGNATURE
Ahsan Khan	Head of Housing & Community Safety	Signed: A Khan
Nikki Bridle	Depute Chief Executive	Signed: N Bridle