

Stock Condition Surveys

1. Contacts

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2. Recommendation

- 2.1 That Cabinet recommend to Council that it approves the release of £150,000 from reserves to cover the cost of engaging a specialist company to carry out stock condition surveys for all Council built assets.**

3. Background

- 3.1 The Council's Repair & Maintenance and Asset Replacement programmes rely on information on the condition of the Council's built assets. Condition surveys of the Council's portfolio were last carried out over ten years ago, using in-house resource.
- 3.2 Ad hoc condition surveys have been undertaken in the intervening time but this is not the most efficient or effective way to plan for future works or inform strategic decisions about assets. The value of the Council's assets is significant and it is important that an overall picture of their condition is understood. A full and up to date round of condition surveys is therefore now required to support this.
- 3.2 A survey of each and every one of the Council's assets is a large and intensive piece of work, with over 180 surveys needed in total, covering all geographical areas of the District. The assets range from those occupied and used by CDC to commercially let premises, and from public conveniences to sports pavilions and listed buildings.

4. Outcomes to be achieved

- 4.1 To deliver up to date condition surveys for the Council's built assets, which will provide a set of baseline data for further analysis to help inform future decisions about our assets.

- 4.2 The condition surveys will also enable ongoing consideration of the data to inform future repair, maintenance and asset replacement programme plans.
- 4.2 The surveys would be presented as a summary report for each asset, identifying the following and accompanied by a photographic schedule: -
- Most severe – any issues present that could pose a health and safety risk or require remedying to protect the asset.
 - Significant – notable building, services or statutory issues that need to be rectified.
 - Maintenance issues – any issues that require repairs or maintenance over and above a general property management or maintenance programme.

5. Proposal

- 5.1 It is proposed that £150,000 is released from reserves to engage a third-party company to carry out stock condition surveys for all the Council's built assets, with subsequent reporting of the outputs.
- 5.2 A full procurement exercise will be undertaken to appoint a suitable company, in accordance with standing orders, overseen by the Divisional Manager for Property & Growth.

6. Alternatives Considered

- 6.1 Resourcing internally – the post of Building Services Manager remains vacant and ongoing workload for the remaining officer is higher as a result, with no capacity for this large piece of work. It is therefore not possible to resource this additional work through internal resources without forgoing other essential work.
- 6.2 Short term contract – this was the route pursued by officers, with significant work undertaken to secure an agency resource to carry out this work. Highly competitive market conditions have meant that contract staff are not readily available, with arrangements falling through in favour of other contract offers elsewhere.

7. Resource and Legal Implications

- 7.1 There are no further resource or legal implications, beyond that set out in this report. Internal resource will be required for the procurement exercise and subsequent contract management; this will be sourced from the Property & Growth division with support from building managers as required to inform individual surveys.
- 7.2 On completion of the surveys there will be a need for resource to evaluate and report on the survey data, with the likelihood of further work stemming

from that. At this point, the level of resource cannot be quantified but this is being considered as part of wider work planning throughout the coming year.

8. Consultation

8.1 No consultation has taken place at this stage.

9. Community Impact and Corporate Risks

9.1 Ensuring the Council's assets are in good and serviceable condition helps mitigate any risk of any incident or accident arising from disrepair or obsolete building elements.

10. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		x
Biodiversity and Climate Change Mitigation		x
Human Rights and Equality Impact		x
Safeguarding and Early Help		x
General Data Protection Regulations (GDPR)		x
Health and Wellbeing		x

11. Appendices

11.1 None

12. Background Papers

12.1 None