



**FOR PUBLICATION**

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**16 June 2022**

**Report of the Director - Property**

**Planned Maintenance Programme 2022-23**

**1. Divisions Affected**

1.1 County-wide

**2. Key Decision**

2.1 This is a key decision because it is likely to result in the Council incurring expenditure which is, or savings which are significant having regard to the budget for the service or function concerned (this is currently defined as £500,000)

**3. Purpose**

3.1 To request Cabinet to:

- Approve the Planned Maintenance Programme 2022-2023.
- Approve all goods, works and services required to undertake the identified projects within the Planned Maintenance Programme 2022-2023 will be procured and awarded in accordance with the Council's Financial Regulations.
- Approve the procurement of the projects identified in appendix 2 which are included in the Councils forward plan in-line with the Council's Financial Regulations.
- Note that some contracts award will be approved in accordance with the Councils Departmental Scheme of Delegation.

## **4. Information and Analysis**

4.1 Further to the recent cabinet meeting approving Capital Programme approvals, Treasury Management and Capital Strategies report which included the approval of the capital programmes for 2022/2023 on 24 January 2022. This report seeks further approval to allocate projects from the Planned Maintenance Programme (PMP) budget for 2022/2023.

4.2 The draft PMP is formulated from all the maintenance schemes that the Council's professional Building Surveyors deem to be the highest priority. The draft PMP is then subject to an Asset Management Challenge process to ensure that the budget is spent in the most effective and efficient way, on premises that are essential to future Council activities. The Asset Management Challenge process asks the following questions about each of the premises where a scheme is proposed:

- Are the premises held freehold or leasehold? If leasehold, is the required maintenance the responsibility of the Council under the terms of the lease?
- What services are run from the premises?
- Are the premises classed as 'front line' or 'back office'?
- What would the consequence of not undertaking the planned maintenance be? Would it result in the premises closing?
- Is there a legislative or regulatory body (e.g. CQC or Ofsted) requirement to undertake the maintenance?
- Does the service(s) need to operate in this locality?
- Does the service(s) need to be run from these specific premises?
- Could a scheme be implemented to relocate the service(s) and rationalise the buildings in the locality in order to make the premises surplus?
- Would service(s) need relocating whilst the planned maintenance is undertaken and if so, could any other maintenance be undertaken at the same time?

The challenge process is undertaken in consultation with the service departments that occupy the premises.

The PMP is determined on an annual basis and the proposed allocation for the 2022-2023 Planned Maintenance Programme comprises 39 projects with a total estimated value of £4,400,000.

Details of the proposed PMP projects are contained in Appendix 2. Although each project will commence during the current financial year, not all works on the various sites will be completed during the current financial year. Any changes to proposed budget allocations or to the PMP will be approved in accordance with the Council's Financial Regulations.

- 4.3 The management of DCC Corporate Property portfolio regarding building maintenance has since 2019 become more focused on proactive preventative and planned maintenance programmes of works as budget allocations has increased. This approach in the long term will address long standing maintenance issues and enhance the property portfolio, ultimately resulting in cost savings on maintenance compared to the reactive maintenance ethos prior to 2019.
- 4.4 County Property whilst undertaking PMP works are looking at improving / upgrading building fabric installation etc to reflect such things as thermal installation upgrades to roofs along with consideration of potential Solar Photovoltaic scheme in conjunction with projects. All project materials / designs are considering how to reduce the Council's Carbon footprint.

## **5. Consultation**

- 5.1 Not required.

## **6. Alternative Options Considered**

- 6.1 Not to undertake Planned Maintenance Programme. However this would lead to the deterioration of the Council's Property Asset portfolio. This would also lead to increased backlog maintenance and increased demands on budgets, increase the risk to employees and public safety and potentially lead to claims against the authority.

## **7. Implications**

- 7.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

## **8. Background Papers**

8.1 Previous Management Report which included the approval of the capital programmes for 2022/2023 on 24 January 2022.

## **9. Appendices**

9.1 Appendix 1 – Implications

9.2 Appendix 2 - Planned maintenance (not for publication)

## **10. Recommendation(s)**

That Cabinet:

- Approves the Planned Maintenance Programme 2022-2023.
- Approves all goods, works and services required to undertake the identified projects within the Planned Maintenance Programme 2022-2023 which will be procured and awarded in accordance with the Council's Financial Regulations.
- Approves the procurement of the projects identified in appendix 2 which are included in the Councils forward plan in-line with the Council's Financial Regulations.
- Notes that some contracts award will be approved in accordance with the Councils Departmental Scheme of Delegation.

## **11. Reasons for Recommendation(s)**

11.1 Approval of the Planned Maintenance Programme 2022-2023 and approval for permission to procure the projects identified in appendix 2 will ensure future maintenance of the councils building and assets and ensure that assets and building will not deteriorate which would result in building closure / loss of service.

## **12. Is it necessary to waive the call-in period?**

12.1 No

Report Author: Robert Turner

Contact details: Robert.Turner@derbyshire.gov.uk