



## Finance Sub-Committee 30 November 2015

### Land and Buildings Asset Management Plan

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#### Purpose of report:

The purpose of this report is to provide Councillors with an updated Land and Buildings Asset Management Plan.

#### Attachment(s)

Appendix A – Land and Buildings Asset Management Plan

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#### 1.0 Introduction

- 1.1 The Council's existing Land and Buildings Asset Management Plan (referred to throughout this report as "the Plan") was approved by the Finance Sub-Committee on 18 November 2013. Since then a number of actions have taken place including:
- Replacement of fire doors at the Pemberton Centre and Splash Leisure Centre.
  - A survey and maintenance of all lifts at ENC House and The Rushden Centre.
  - Boiler replacement at The Rushden Centre.
  - Electrical hardwire testing at all Council-owned buildings (this is done as part of a regular programme of work).
  - Refurbishment of the former caretaker's flat at ENC House.
  - Improvements to Splash Leisure Centre (replacement of the main air handling unit and refurbishment of the changing rooms).
- 1.2 Most recently, full building condition surveys and mechanical and electrical surveys have been undertaken at all of the Council's leisure buildings.

#### 2.0 Updated Land and Buildings Asset Management Plan

- 2.1 The updated Plan is contained in Appendix A. This is a living document which means that it continues to be updated as new information becomes available.
- 2.2 It includes some information that is contained in the recent surveys undertaken at the Council's leisure buildings, but Councillors should note that the surveys are currently in the process of being finalised. That means it is likely that Plan will require amendment.
- 2.3 Councillors should also note that the year of replacement scheduled for items within the Plan is, in the main, an indication of when the work will need to be done. In most cases the year is flexible. For example, a lift might have a lifespan of 20 years, but with regular servicing and maintenance could continue to be in use for 30 years.
- 2.4 Councillors are asked to consider the strategy it wishes to adopt for maintenance of its land and buildings:
- Replace all items at the end of their recommended lifespan regardless of their condition.
  - Have a flexible approach to replacement of items – decide when to replace based on regular reviews of each item taking into account its recommended lifespan and current condition.

### 3.0 Legal implications

3.1 There are no legal implications associated with this report.

### 4.0 Financial implications

4.1 The financial implications of this report are contained within the Plan in Appendix A.

### 5.0 Equality implications

5.1 Regular review of the Council's Asset Management Plan ensures that there is regular maintenance of council owned land and building assets. By undertaking regular maintenance, it takes into consideration relevant legislation relating to equalities and this ensure that disabled people have access to, and use of, council owned buildings.

### 6.0 Risk implications

6.1 There are significant risks associated with not undertaking regular maintenance of council-owned land and buildings. This includes health and safety risks to staff and customers and also reputational risk to the Council.

### 7.0 Recommendation

7.1 Councillors are asked to note the content of this report and:

- As raised in paragraph 2.4 of this report, decide on the maintenance strategy Councillors want to adopt:
  - 1) Replace all items at the end of their recommended lifespan regardless of their condition
  - 2) Have a flexible approach to replacement of items – decide when to replace based on regular reviews of each item taking into account its recommended lifespan and current condition

7.2 • If Councillors want to have a flexible approach, it is recommended that decision-making is delegated to the Head of Resources and Organisational Development in consultation with the Council's S151 Officer and Chairman of the Finance Sub-Committee.

*[Reason: to ensure the Council's land and building assets are kept in a good condition and Councillors are involved in determining the strategy adopted by the Council for maintenance of its land and buildings]*

<b>Legal</b>	Power: Local Government Act				
	Other considerations: None				
<b>Background Papers:</b> None					
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<b>Date:</b> 18 November 2015					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	