

UPDATE ON BUILDING INSPECTIONS

To: **Commercial and Investments Committee**

Meeting Date: **14 September 2018**

From: **Chris Malyon, Deputy Chief Executive**

Electoral division(s) **All**

Forward Plan ref: **N/a** *Key Decision:* **No**

Purpose: **Update Members on building inspection approach to included Listed Buildings and Leased Buildings**

Recommendation: **It is recommended that:-**

- (1) Members note proposed actions**

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1. BACKGROUND

- 1.1 Commercial & Investments Committee on the 25th May 2018 considered the lease of the former Mill Road Library, a Grade 2 listed building, which has a backlog of repairs that are the responsibility of the tenant, the Indian Community and Culture Association (ICCA). This highlighted that Listed Building liabilities could transfer to the Landlord if the tenant was not able to meet their responsibilities and the need to review the Council's building inspection programme.

2 CURRENT INSPECTION PROGRAMME

- 2.1 Compliance, Property Services and Strategic Assets are all part of the Resources Directorate which were part of LGSS until last year.
- 2.2 Property services are responsible for carrying out building repairs, maintenance checks and inspections. This work is outsourced to term contractors or specialist surveyors.
- 2.3 **Buildings occupied by the County Council or let on short leases** are inspected as part of a rolling programme of condition surveys every 5 years. Property staff also check buildings on an ad hoc basis, for example when they have to visit to check completed repairs. 50% of the buildings that Property Services are responsible for have been inspected with the intention to inspect all as part of a rolling programme 20% each year.
- 2.4 **Buildings let on long leases** (>25 years) are usually, but not always, let on Full Repairing and Insuring terms (FRI) with the tenant responsible for repairs and maintenance. These include a large number of schools let to Academy Trusts. There are 7 non schools long leases.
- 2.5 **Listed Buildings.** The Council has over 70 Listed Building listings, several on the same site. Over 40 of these are the responsibility of Highways who are investigating how they look after these. The remainder are the responsibility of Property. (See **Appendix 1**) These require statutory consent for alterations and repairs and put a statutory duty on the owners to maintain them. If let and the tenant is responsible for repairs and maintenance, but not able to meet their Listed Building repairing responsibilities these responsibilities would transfer to the Council as owner.
- 2.6 Seven of the Listed buildings are Academy schools let on average for 125 years. These are considered to be of less risk to the Council. A substantial repair liability that would be difficult for the school to fund would lead to an application for a Department of Education funding grant.
- 2.7 Five of the Listed buildings are let but the repairing liability is the responsibility of the tenant in only 2, the former Mill Rd Library and Wisbech Castle.
- 2.8 Listed buildings that are not let are included by Property in the rolling 5 year programme of condition surveys although inspections may not always have taken into account specific Listed Building liabilities.

- 2.9 The cost of inspecting buildings varies and is based on a lump sum for each report together with an area based charge. In 2016-17 the cost of inspecting 20% was £20,000 and in 2017 -2018 the cost was £44,000. The cost of inspecting Listed Buildings is approximately 20% more.

3 ACTIONS

- 3.1 With the exception of Academy schools it is proposed that Listed Buildings will be inspected by specialist surveyors every 5 years as part of the Council's rolling programme.
- 3.2 In between specialist surveys, in-house staff will inspect the Listed Buildings each year.
- 3.3 The 10 buildings let on long leases where repairs are the tenant's responsibility should be inspected by Property every 5 years to ensure that buildings are being maintained by the tenant.

5.0 ALIGNMENT WITH CORPORATE PRIORITIES

5.1 Developing the local economy for the benefit of all

There are no significant implications for this priority

5.2 Helping people live healthy and independent lives

There are no significant implications for this priority

5.3 Supporting and protecting vulnerable people

There are no significant implications for this priority

6. SIGNIFICANT IMPLICATIONS

6.1 Resource Implications

The report above sets out the implications for this priority in 2.9

6.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category.

6.3 Statutory, Legal and Risk Implications

The report above sets out details of significant implications above

6.4 Equality and Diversity Implications

There are no significant implications within this category.

6.5 Engagement and Communications Implications

There are no significant implications within this category.

6.6 Localism and Local Member Involvement

There are no significant implications within this category.

6.7 Public Health Implications

There are no significant implications within this category.

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Tom Kelly
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	N/A
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes Name of Legal Officer: LGSS Law
Have the equality and diversity implications been cleared by your Service Contact?	N/A
Have any engagement and communication implications been cleared by Communications?	N/A
Have any Public Health implications been cleared by Public Health	N/A