

**ESTATES AND BUILDING MAINTENANCE INSPECTIONS**

*To:* **Commercial and Investment Committee**

*Meeting Date:* **26 April 2019**

*From:* **Chris Malyon, Deputy Chief Executive & Chief Finance Officer**

*Electoral division(s)* **All**

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

*Purpose:* **To provide background information in respect of the Council's approach to the inspection, and maintenance, of buildings within its asset portfolio.**

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

(1) **Notes the contents of this report first presented to Audit and Accounts Committee on 28<sup>th</sup> March 2019.**

<b><i>Officer contact:</i></b>		<b><i>Member contact:</i></b>	
Name:	John Macmillan	Name:	Cllr J Schumann
Post:	Group Asset Manager	Post:	Chair of Commercial & Investments
Email:	<a href="mailto:John.macmillan@cambridgeshire.gov.uk">John.macmillan@cambridgeshire.gov.uk</a>	Email:	Committee
Tel:	07808 861360	Tel:	<a href="mailto:joshua.schumann@cambridgeshire.gov.uk">joshua.schumann@cambridgeshire.gov.uk</a>
			07841 524007

## **1. BACKGROUND**

- 1.1 Commercial & Investment Committee in September 2018 considered a report which looked at the inspection programme for buildings occupied or leased by the County Council. Buildings owned by the Council or let out on short term leases are inspected regularly but schools, and properties let on long leases (>25 years), including school sites let to Academy Trusts, are not. This had followed an earlier report to Commercial & Investment Committee on 25<sup>th</sup> May 2018 about the Former Mill Road Library where a backlog of repairs which were the responsibility of the tenant had been allowed to accumulate.
- 1.2 Audit & Accounts committee requested a report to their 28<sup>th</sup> January 2019 meeting to include:
- A list all property assets.
  - A list of all property inspections, with a summary of findings.
  - A list of leased properties to include lease length, lease terms, repairing obligations and rent collection.
- 1.3 Not all the information required was available in time for the January report (Appendix 1) and as a consequence a revised report was prepared for the March Committee. (Appendix 2.) This revised report contains more detail on Education and fuller information on inspections and leases.

## **2 AUDIT & ACCOUNTS COMMITTEE CHANGES**

- 2.1 The Audit & Accounts committee accepted the report but amended recommendation 3 as follows:
- “Requests that this survey become baselined as an operational activity and be commissioned so that all schools are reviewed on a rolling basis of 5 years in addition to Cambridgeshire County Council’s non-school property assets, which are already inspected on a rolling five year basis and that annual reports are made to inform Audit and Accounts Committee.”

## **3 ALIGNMENT WITH CORPORATE PRIORITIES**

- 3.1 **A good quality of life for everyone**  
There are no significant implications for this priority.
- 3.2 **Thriving places for people to live**  
There are no significant implications for this priority.
- 3.3 **The best start for Cambridgeshire’s children**  
There are no significant implications for this priority.

## **4 SIGNIFICANT IMPLICATIONS**

### **4.1 Resource Implications**

The costs associated with undertaking non-intrusive condition surveys for all Cambridgeshire schools are set out in the report. Further reports will be presented to C&I and CYP Committees setting out the resource implications for bringing the responsibilities for property management in to a single service.

### **4.2 Procurement/Contractual/Council Contract Procedure Rules Implications**

There are no significant implications within this category.

### **4.3 Statutory, Legal and Risk Implications**

There are no significant implications within this category.

### **4.4 Equality and Diversity Implications**

There are no significant implications within this category.

### **4.5 Engagement and Communications Implications**

There are no significant implications within this category.

### **4.6 Localism and Local Member Involvement**

There are no significant implications within this category.

### **4.7 Public Health Implications**

The undertaking of regular surveys of council property will assist the Council in discharging its statutory, health and safety, and safeguarding responsibilities.

<b>Implications</b>	<b>Officer Clearance</b>
<b>Have the resource implications been cleared by Finance?</b>	Name of Financial Officer: Chris Malyon
<b>Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?</b>	No
<b>Has the impact on statutory, legal and risk implications been cleared by LGSS Law?</b>	No
<b>Have the equality and diversity implications been cleared by your Service Contact?</b>	No
<b>Have any engagement and communication implications been cleared by Communications?</b>	No
<b>Have any localism and Local Member involvement issues been cleared by your Service Contact?</b>	No
<b>Have any Public Health implications been cleared by Public Health</b>	No

## 5.0 SOURCE DOCUMENTS

<b>Source Documents</b>	<b>Location</b>
<b>APPENDIX 1</b>	<a href="https://cambridgeshire.cmis.uk.com/ccclive/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/814/Committee/9/Default.aspx">https://cambridgeshire.cmis.uk.com/ccclive/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/814/Committee/9/Default.aspx</a>
<b>APPENDIX 2</b>	<a href="https://cambridgeshire.cmis.uk.com/ccclive/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/815/Committee/9/Default.aspx">https://cambridgeshire.cmis.uk.com/ccclive/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/815/Committee/9/Default.aspx</a>