

ESTATES AND BUILDING MAINTENANCE INSPECTIONS

To: **AUDIT & ACCOUNTS COMMITTEE**

Meeting Date: **24th January 2019**

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

Electoral division(s) **All**

Forward Plan ref: **Not applicable** ***Key Decision:***
No

Purpose: **Update Members on estates and building maintenance inspections.**

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

Members note the inspection programme.

<i>Officer contact:</i>		<i>Member contacts:</i>	
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1. BACKGROUND

- 1.1 Commercial & Investments 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 leases are inspected regularly but schools, properties let on long leases (>25 years), including schools let to Academy Trusts, were not.
- 1.2 On a request from one of its Members, the Chairman of Audit & Accounts Committee has agreed to receive a report which would consider how all property assets were inspected together with a summary of the inspection. In addition further details of leased properties was requested.

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 2017.
- 2.2 Property services are responsible for carrying out building maintenance checks and inspections. This work is outsourced to term contractors or specialist surveyors although in-house staff will carry out ad hoc inspections as well. The current programme is shown at Appendix 1 together with a sample condition survey report at Appendix 2. The condition survey provides a cost estimate and this is included in the inspection program table. That work is prioritised and carried out over a number of years.
- 2.3 Academy and other schools are not inspected by Property Services. There are 115 Academy schools let on 125 year leases with the school responsible for repairs and maintenance. There are 140 Non- Academy schools who have devolved budgets and are also responsible for their own repairs and maintenance. The Council produced a Good Stewardship guide for schools which assists them to look after their schools. (Appendix 3). C&I requested that schools are inspected and the best approach and identification of resource is being considered by Education and Property teams.
- 2.4 Compliance outsource health and safety related inspections covering for example asbestos, fire and water checks. Corporate offices and libraries are inspected annually. 10% of schools are inspected annually.
- 2.5 Strategic Assets are responsible for Landlord and Tenant matters with inspections carried out by contractors as part of the asset valuation programme every 5 years and ad hoc inspections between. On the County Farms estate in-house surveyors carry out a programme of 5 yearly building inspections with ad hoc visits in between. Asbestos surveys are carried out by contractors.
- 2.6 Lease information on rents and tenancy terms was requested by Audit and Accounts Committee and will be provided for a future meeting.

Background / source Documents: None