

To: Communities and Partnership Scrutiny Committee

Date: 30th January 2013

Note from Head of Corporate Property

Title: Community Centre Maintenance update

Purpose of the note:

To update Scrutiny Committee on the current position regarding maintenance backlog issues at community centres as identified through the recently carried out condition surveys and the resulting draft maintenance plan. This note was requested by Scrutiny Committee at their last meeting.

Recommendation:

Committee is RECOMMENDED to note the report.

1. Background

In 2011/12 the city council commissioned a complete review of the condition of all of our non-housing properties in order to update our information on their current condition and future maintenance liabilities. This was a very large piece of work and has resulted in a huge amount of valuable information, the detail of which is still being evaluated.

2. Part of the work of this review was to inspect all Community Centres. Notwithstanding the inspections that were carried out, there were a number of projects already in the programme which have been continued. Some examples of these are:~

- The installation of an accessible lift in East Oxford Community Centre to allow access for people with disabilities to the upper floors of the building,
- The extensive repair and upgrading to the exterior walls, windows, doors and roof of Risinghurst Community Centre,
- External repair and refurbishment to the windows and roof at Bullingdon Community Centre.

3. Outcome of the Condition Surveys

As indicated above, the condition surveys have resulted in a huge amount of detailed information on outstanding and future maintenance requirements over the coming 5 to 6 years. This information goes down to the level of specific building elements, fixtures and fittings (doors, walls, light fittings, floor coverings, ironmongery etc.) on a room by room basis for each building. Part of the evaluation and rationalisation that is still being carried out is to consider and consolidate how these individual elements can be grouped and programmed for each building so that similar elements of work are carried out at one time in order to achieve

best value and minimise disruption to the centres when work is carried out. It should be borne in mind that this information only relates to outstanding and future maintenance and does not include works of improvement.

4. The information from the condition surveys has been consolidated at high level and the draft outcome is shown on the attached appendix. The figures contained in this appendix should, at this stage, be treated with some caution as the works and costs may still be rescheduled in some cases to achieve a better work flow, achieve best value and/minimise disruption as indicated above. Additionally, the costs shown are not yet approved or included in the Council's budget. This will hopefully be done through the current budget setting process.
5. Assuming the costs and works are included into the Council's budget, full consultation will be carried out with individual community associations before works are implemented throughout the programme.
6. **Other issues**
It will be noted that there is only a very small budget against Rose Hill Community Centre. This is to allow for a limited number of health and safety improvements, particularly to toilet areas, that are required to keep the building operational until the recently approved plans for the redevelopment of the centre are completed. Other financial allocations for improvement works that are currently contained in the existing capital programme have been consolidated into the redevelopment budget.
7. Similarly, there is no specific financial allocation for any works at Northway Community Centre as plans have been approved for the redevelopment of this site.
8. Also shown on the spreadsheet is the previous and existing building condition classification. These classification bands are defined as follows:~

A	GOOD – Performing as intended and operating efficiently
B	SATISFACTORY – Performing as intended but showing minor deterioration
C	POOR – Showing major defects and / or not operating as intended
D	BAD – Life Expired and / or serious risk of imminent failure

It will be appreciated that the aim of the maintenance backlog improvement works will be to move the ratings for retained property towards an "A" grading over time as will be seen for Risinghurst Community Centre as a result of the work outlined above which has already been carried out.

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