

WOKING BOROUGH COUNCIL
ASSET MANAGEMENT PLAN 2012 / 2013

1.0 Purpose

1.1 To obtain approval from CMG for the projects outlined in the Asset Management Plan 2012 / 2013 prior to meeting the Leader of the Executive and Portfolio Holder for approval inline with the Executive decision dated 18th March 2010.

2.0 Funding Requests

2.1 Attached is a detailed schedule of funding requests for the financial year 2012 / 2013.

2.2 Below is a breakdown of proposed expenditure on a property by property basis:

| Property Name | Priority 1 (£) | Priority 2 (£) | Priority 3 (£) | Total Budget Estimate (£) |
|--------------------------|-------------------|-------------------|------------------|---------------------------|
| Pool in the Park | 145,000.00 | 0.00 | 0.00 | 145,000.00 |
| Leisure Centre | 246,500.00 | 70,000.00 | 0.00 | 316,500.00 |
| HG Wells | 0.00 | 95,000.00 | 7,000.00 | 102,000.00 |
| Civic Offices | 52,000.00 | 0.00 | 0.00 | 52,000.00 |
| Car Parks | 39,000.00 | 0.00 | 25,000.00 | 64,000.00 |
| Brockhill | 0.00 | 45,000.00 | 0.00 | 45,000.00 |
| 9A MWE Depot | 0.00 | 15,000.00 | 0.00 | 15,000.00 |
| Leisure Properties | 0.00 | 25,000.00 | 0.00 | 85,000.00 |
| York Road Project Grant. | 5,000.00 | 0.00 | 0.00 | 5,000.00 |
| Breakdowns Allowance | 120,000.00 | n/a | n/a | 90,000.00 |
| Contingency | 110,500.00 | n/a | n/a | 90,500.00 |
| Total Request | 723,000.00 | 245,000.00 | 32,000.00 | 1,000,000.00 |

3.0 Approvals

3.1 Once the above approvals have been obtained, standalone funding requests or project management authorisation via the "Work Together" system, for each element of work will be submitted in accordance with the council's procedures.

3.2 A spreadsheet of expenditure of the "contingency sum" will be maintained and submitted with any request (through either Worktogether or Standalone Funding depending on the nature of the work) to expend the AMP contingency.

3.3 The breakdown allowance will be realised in full on the 1st April 2012 via a Standalone Request. A spreadsheet detailing expenditure will be submitted to the Budget Holder on a monthly basis.

4.0 Staff Implications

4.1 There is a need for professional management, technical supervision and engineering support for the proposed works, this requirement will be met using existing resources within Asset Management and external consultants as required. The attached schedule highlights the extent of consultant support.

5.0 Completion of Asset Management Plan 2011 - 2012

5.1 The Council's Finance Department confirmed on the 21 December 2011, that slippage of funds between finance years would be permitted. Therefore any projects which obtained funding approval in the year 2011 – 2012, but not completed in that period, will be completed using 2011 – 2012 funds and not the 2012 – 2013 allocation.

PREPARED BY

David Loveless
Corporate Building Services and Design Team Leader

Date: 5th April 2012.

| Item | Site | Element | Problem | Solution | Budget Estimate (£) | Consultant Support | Comments | Priority 1-3 (1 Highest) | Money Realise Process |
|-------|------------------|---|---|---|---------------------|---|---|--------------------------|-----------------------|
| PinP1 | Pool in the Park | Roof (Reception) | Roof coverings over reception area failed. Significant blistering and splitting of felt finish. | Replacement of coverings and upgrading of insulation. Provision of safety railing to unprotected areas. | 105,000.00 | Structural engineer to check existing roof structure has sufficient capacity to support replacement roof finish and mechanical equipment. | Two existing air handling units will need to be removed to allow the works to be completed. One unit can be reinstated the other will have to be replaced. (Replacement included within budget estimate, however may try to recover costs under Honeywell EPC) | 1 | Worktogether |
| PinP2 | Pool in the Park | Steelwork and glulam beams | Implementation of recommendations within 2011 Structural Engineers Report. | Repairs and decoration. | 10,000.00 | Structural Engineer. Will consult / obtain V4 approval. | Further investigation works may be required. | 1 | Standalone |
| PinP3 | Pool in the Park | Flume Tower - External | Rotten / collapsing soffits and fascias. Failed double glazed unites. | Replacement. | 30,000.00 | None. | None. | 1 | Worktogether |
| | | | | Sub-Total | 145,000.00 | | | | |
| LC1 | Leisure Centre | Windows / Doors - Current Restaurant. | Window / doors system beyond economic repair. Upgrade windows will provide improve thermal performance and environment for new fitness suite. | Replace. | 50,000.00 | Architect. Will consult / obtain V4 approval. | Will need to be co-ordinated with Leisure Centre Refurbishment to allow sufficient access for works and position of fire doors. | 1 | Worktogether |
| LC2 | Leisure Centre | Roof (Over Reception / current restaurant). | Roof coverings over reception area failed. Significant blistering and splitting of felt finish. | Replace. | 195,000.00 | Structural engineer to check existing roof structure has sufficient capacity to support replacement roof finish. | Will need to be co-ordinated with Leisure Centre Refurbishment to allow sufficient access. | 1 | Worktogether |
| LC3 | Leisure Centre | External Cladding - Lower Front Elevation only. | Dated Appearance. | Replace. | 70,000.00 | Architect. Will consult / obtain V4 approval. | Will need to be co-ordinated with Leisure Centre Refurbishment to allow sufficient access. | 2 | Worktogether |
| LC4 | Leisure Centre | Main Hall - Pitch Markings | Replacement to suit new layout / use. | Redecorate. | 1,500.00 | None. | Works to be completed by Freedom Leisure. | 1 | Standalone |

| Item | Site | Element | Problem | Solution | Budget Estimate (£) | Consultant Support | Comments | Priority 1 3 (1 Highest) | Money Realise Process |
|------|-------------------------|------------------------------|--|--|---------------------|--|---|--------------------------------|--------------------------|
| | | | | Sub-Total | 316,500.00 | | | | |
| HGW1 | HG Wells | WC's throughout the HG Suite | Dated / untidy appearance. Fitting defective or crazed resulting in poor hygiene standards | Refurbishment | 95,000.00 | Interior designer. Will consult / obtain V4 approval. | Works to be undertaken July / August 2012. | 2 | Worktogether |
| HGW2 | HG Wells | Floor finishes - Ogilvy Room | Dated / untidy appearance. Wells Room, uneven floor finish, presenting a trip hazard. | Replace | 5,000.00 | None. | Specialist floor fitter for Wells Room issue. | 3 | Standalone |
| HGW3 | HG Wells | Lift - Front Entrance Area. | No disabled access from Church Street. | Provide Stair Lift. | 2,000.00 | Fire Engineer to confirm width of escape on fire escape route can be reduced. Will consult / obtain V4 approval. | Access from Victoria Way Car Park via link bridge considered inadequate. Installation works to be completed financial year 2013/14. | 3 | Standalone |
| | | | | Sub-Total | 102,000.00 | | | | |
| CP1 | Car Park - Heathside | Repair of movements joints. | Water leaks causing significant damage to concrete structure. | Replace, | 24,000.00 | Structural Engineer. Will consult / obtain V4 approval. | Further investigation required. Structural drawings required. | 1 | Worktogether |
| CP2 | Car Park - Victoria Way | Link Bridge Supports. | Cracking / spalling concrete. | Repair, | 15,000.00 | Structural Engineer. Will consult / obtain V4 approval. | None. | 1 | Standalone |
| CP3 | Parkview Car Park | Lighting | Inadequate lighting levels, | Installation of recovered lighting columns and heads from Brewery Road Car Park. | 25,000.00 | None. | Planning Consent Required. | 3 | Worktogether |
| | | | | Sub-Total | 64,000.00 | | | | |
| CO1 | Civic Offices | Centre Core Stair Well | Inadequate fire protection. | Upgrade. | 40,000.00 | Specialist Fire Compartmentation engineer. Will consult / obtain V4 approval. | Discuss further fire engineer consultant. | 1 | Worktogether |

| Item | Site | Element | Problem | Solution | Budget Estimate (£) | Consultant Support | Comments | Priority 1-3 (1 Highest) | Money Realise Process |
|------|--------------------------------------|--|--|---|---------------------|---|-----------------|--------------------------|----------------------------------|
| CO2 | Civic Offices | Police Counter | No counter. | Replacement of ticket machine and remodelling of children's area. | 12,000.00 | Interior Designer. Will consult / obtain V4 approval. | None. | 1 | Worktogether |
| | | | | Sub-Total | 52,000.00 | | | | |
| B1 | Brockhill | Showers. | Aging and defective, with high failure rate. | Replacement. | 45,000.00 | Mechanical Engineer. Will consult / obtain V4 Approval. | Current defect. | 2 | Worktogether |
| | | | | Sub-total | 45,000.00 | | | | |
| MWE1 | Monument Way Depot | Internal Partitions. | High Business Rates Liability. | Provision of new partitions | 15,000.00 | None Required . | None. | 2 | Standalone |
| | | | | Sub-total | 15,000.00 | | | | |
| SP2 | Woking Park Store | Roof | Asbestos Roof failing | Replace. | 25,000.00 | None. | None. | 2 | Standalone |
| | | | | Sub-total | 25,000.00 | | | | |
| | York Road Project | Grant Application | N/A | N/A | 5,000.00 | None. | None. | 1 | Standalone |
| | | | | Sub-total | 5,000.00 | | | | |
| | Contingency | Contingency - (To cover issues which may arise during detailed design of the above). | N/A | N/A | 110,500.00 | N/A | N/A | n/a | See Attached Report For details. |
| | Breakdowns over twelve month period. | Contingency - (to cover unforeseen breakdowns over the twelve month period). | N/A | N/A | 120,000.00 | N/A | N/A | n/a | See Attached Report For details. |
| | Total | | | | 1,000,000.00 | | | | |