

## Report to the Cabinet

Meeting to be held on Thursday, 5 September 2019

### Report of the Head of Service - Asset Management

#### Part I

Electoral Divisions affected:  
Lancaster East; Preston City;  
Lostock Hall and Bamber  
Bridge; Burnley South West.

### Works to Operational Premises

(Appendix 'A' (Part II) refers)

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#### Executive Summary

This report outlines the capital works required at three operational premises, in order to deliver remedial and repair works to address condition, and alteration works to address suitability. The report sets out the proposals for the works to be included in the capital programme during 2019/20. Appendix A, which sets out the details of the allocation of funding, is included in Part II of the agenda.

The report also sets out a proposal to declare the former Rosegrove Library, Burnley surplus to the county council's requirements.

#### Recommendation

Cabinet is asked to agree:

- (i) Capital expenditure as detailed in Appendix 'A' to meet the county council's negotiated share of the costs to replace the boiler in Lancaster Central Library Market Square, Lancaster, LA1 1HY;
- (ii) Capital expenditure as detailed in Appendix 'A' to replace the auto transfer switch for the data suite in County Hall, Preston;
- (iii) Capital expenditure as detailed in Appendix 'A' to address health and safety and condition issues at Cuerden Mill Highways Depot, Holme Road, Bamber Bridge, Preston, PR5 6BS;
- (iv) That the funding is allocated from the unallocated balance of the building condition programme within the corporate block ; and

(v) That the former Rosegrove Library, Lowerhouse Lane, Burnley, BB12 6HU is declared surplus to the county council's requirements.

## **Background and Advice**

### **Renewal of the boiler plant to serving Lancaster Central Library, Market Square, Lancaster, LA1 1HY.**

Lancaster Central Library is owned and run by the county council and Lancaster City Museum is owned and run by Lancaster City Council. The heating plant for the two buildings is currently a shared facility housed in the basement of the museum building. This shared boiler has been patch repaired repeatedly over many years and the Design and Construction Service have advised both councils that the boiler requires replacement prior to the next heating season.

Options have been explored to either provide separate boilers for each building or renew the existing shared boiler. Due to the complicated layouts of both the listed buildings, the most cost effective option for both buildings is to renew the existing boiler plant. The proposed new boiler plant will include heat meters which will identify the fuel usage of the individual building going forward.

The Estates Service have negotiated the percentage split regarding the capital cost of replacing the existing plant, based on area, opening hours, etc. This has resulted in a percentage split in the capital costs being agreed as Lancashire County Council 58% and Lancaster City Council 42%. It is proposed that as the boiler is within the museum building, Lancaster City Council will commission the work to be delivered by the county council's Design and Construction Service, and that the county council will reimburse the city council for 58% of the work.

The estimated capital costs of the work are identified in Appendix 'A', which is to be considered within Part II of this Cabinet meeting.

### **Replacement of auto transfer switch for the data suite in County Hall, Preston.**

Recent testing of backup power supplies to the data suite in County Hall has revealed a fault with the load transfer test switch. This unit is used to simulate a power loss event and to ensure that the generator and associated infrastructure carries out a seamless transfer from mains power to generator power without any loss of IT service. As a result of the fault it is no longer possible to confirm by regular controlled testing the resilience of the power supplies in the event of a local supply network failure. Whilst the likelihood of a power failure may be low, the impact to stakeholders is very high as a power loss could result in an inability to access essential systems and data.

In order to safely replace the switch without loss of county wide IT services, a program of works is required involving the installation of temporary power supply network. The estimated capital costs of the work are identified in Appendix 'A', which is to be considered within Part II of this Cabinet meeting.

## **Cuerden Mill Highways Depot, Holme Road, Bamber Bridge, Preston, PR5 6BS – Replacement doors to workshops, stores and garages, and repairs to the Sign Shop roof**

The nine large steel concertina doors to the workshops, stores and garages on the Cuerden Highways depot site have become corroded and are very difficult to open. All of the doors are used on a daily basis for the access and egress of vehicles and equipment. All of the nine doors are past their useful life and are in an equally poor condition. The difficulty of opening the doors is a concern for health and safety of the operatives.

Also on the Cuerden Mill Highways Depot site is the county council's sign shop which produces a variety of signage including those for roads and buildings. The condition of the roof of the sign shop has deteriorated and there is water ingress as a result.

It is proposed that the concertina doors are replaced with roller shutters and that repairs are undertaken to the damaged roof. This work is not included in the current condition programme.

The estimated capital costs of the work are identified in Appendix 'A', which is to be considered within Part II of this Cabinet meeting.

## **The Former Rosegrove Library, Lowerhouse Lane, Burnley, BB12 6HU**

Prior to its closure in 2016 the library provision in Rosegrove was delivered from a former chapel building on Lowerhouse Lane. In terms of library service delivery accommodation requirements the building is not fit for purpose, primarily due to the lack of disabled access and facilities. The building is also too large for the agreed appropriate level of library provision for the area, which has been identified as Band D (1 member of staff, 18 hours p/w).

The Rosegrove area is currently being served by mobile library provision, and there are 4 libraries within a 2 mile radius of the former library.

The possibility of making the building compliant with the Disability Discrimination Act requirements has been explored. However, an acceptable solution has not been identified. This is primarily due to the fact that the main entrance to the building is significantly higher than street level, negating the possibility of installing a DDA compliant ramp. Internally the building is also on different levels making it extremely difficult to provide level access from the side or rear without the installation of a number of platform lifts within the building. As it is impracticable to provide an accessible library service from the building, the building has been considered for alternative use by the county council; however, no requirement has been identified. As a result, it is considered that the former Rosegrove Library is surplus to the requirements of the county council.

## **Consultations**

N/A

## **Implications:**

This item has the following implications, as indicated:

## **Risk management**

If the works to provide a new boiler for Lancaster Library do not proceed, it is highly likely that the existing boiler will fail, the building will be without heating and hot water, and as a result the library may have to close.

If the auto transfer switch for the data suite in County Hall is not replaced, the resilience of the power supplies in the event of a local supply network failure cannot be tested. The impact of a power failure on the resilience of the county council would be very high, as a power loss could result in an inability to access essential systems and data. Therefore, the ability to test the system regularly is business critical.

The replacement of the concertina doors at Cuerden Depot is a health and safety issue and if the replacement were not to go ahead, the condition of the existing doors would continue to deteriorate, interfering with safe and efficient working practices.

If the works to the paint shop roof were not to go ahead, the condition of the building will continue to deteriorate, and this may result in additional costs in terms of rectification, or the requirement to provide an alternative facility.

As the former Rosegrove Library has been closed since September 2016, with the area served by mobile provision since, declaring the building surplus to the county council's operational requirements will have no impact on library service delivery in the area.

## **Financial**

The approval of these schemes is requested as part of a programme of works within the property element of the Capital Programme and the approved borrowing therein. As such, there are no additional costs to the approval of this funding.

The financial implications are detailed within Appendix 'A' of this report, to be considered as within Part II of the Cabinet meeting.

## **Property Asset Management**

The Estates Service have undertaken a search for alternative premises suitable for Library Service delivery in the Rosegrove area. No suitable premises have been identified.

## **Procurement**

The selection of contractors to undertake the capital works will be carried out in full compliance with the Public Contract Regulations 2015, either through the use of an established framework such as the rotational list for building works, the Partnering Framework, or through undertaking a compliant procurement exercise where appropriate.

## **List of Background Papers**

Paper	Date	Contact/Tel
None		

Reason for the inclusion of Appendix 'A' to this report in Part II:

Exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972. The appendix contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.