

Appendix A - Schedule of estates capital works 2021/22

Property	Description	2021/22	Comment	Rationale/Benefits
Shire hall	Roofing works	£400k	Identified through inspections. To ensure building integrity is protected and the property is watertight	Risk of failure
Plough Lane	Replace air conditioning units to data centre	£100k	Required to ensure essential ICT systems are protected against failure	Risk of failure
Various sites	Upgrade resilience within the Estates portfolio of buildings – Undertake actions as identified from surveys and audits	£20k	Improvements to ensure sure buildings are protected in respect of recognised risks e.g. replacement of fire doors; improving energy monitoring equipment and sensors before they become obsolete	Risk of failure
Investment portfolio	EPC's to enable lease renewal & letting	£150k	The council have a legal obligation to obtain a minimum band 'e' EPC certification (improve energy efficacies) for properties as and when leases are	To address compliance and legacy issues, increase revenue and enhance investment value

			<p>renewable or new incoming tenants</p> <p>From 2023 if a tenanted building has an epc below band 'e' the tenant will have to leave unless works are carried out to improve the energy efficiency of the building</p>	
Unadopted Roads (that do not fall within the Public realm Highways)	Remedial work	£100k	Road works - To improve the access roads, path, tracks and structures off them that do not form part of the Highway, to reduce the number of insurance claims against the council and to bring them up to an acceptable standard	Invest to Save (reduce liability/claims)
Kington Library	External windows and decoration	£20k	Works identified through inspections to address deterioration.	To protect future use and address deterioration
Property Estates Enhancement Works- Emergency	Emergency budget is allocated to be spent on small works projects necessary that arise from	£200k	Necessary to ensure sites are fit for purpose.	Risk of failure of building fabric and mechanical and electrical installations

	incidents for which are not predicted and are unknown and may occur without warning and or improvement works arising from building condition surveys.			
Total		£990k		