

Appendix A - Details of projects included in the Building Improvement Works 2023/25

BUILDING IMPROVEMENT WORKS PROGRAMME	2023/25	Rationale	Reasons	Ward
	£k	Health and Safety, Business Continuity, Asset Deterioration, Landlords Responsibility		
Improving the power distribution at Gypsy and Traveller sites	65	Health and Safety, Business Continuity	A requirement has been identified to resolve an operational risk across the Gypsy and Travellers sites. These works are to address electrical power outages on sites by improving and upgrading the electrical infrastructure.	Arrow, Bromyard Bringsty, Red Hill, Hope End, Bircher, Dinedor Hill
Fire precautions and improvement works	250	Health and Safety, Business Continuity	Fire Doors - The condition and effectiveness of the fire doors throughout the corporate estate are audited on a 6 monthly basis to ensure compliance with fire safety legislation. FRA's have highlighted issues with fire doors that require attention. Fire Stopping - FRA's have highlighted area where fire stopping in compartment walls/floors has been breached or is missing. Fire strategy/ Fire Compartmentation surveys to be carried out as part of the fire precaution improvement works.	Various
Replacement of hot water cylinders at Gypsy & Travellers sites from vented to unvented	100	Health and Safety, Asset Deterioration	The existing vented hot water cylinders across four sites are reaching the end of their serviceable life and therefore need to be replaced. By utilising unvented rather than vented systems the cold water storage tanks will no longer be needed and can therefore be decommissioned and removed which will also reduce risk from Legionella.	Arrow, Bromyard Bringsty, Red Hill, Hope End, Bircher, Dinedor Hill
Public Toilets emergency assist alarms and lighting	60	Health and Safety	FRA and H&S audits have highlighted a need for emergency lighting and disabled call alarm assist for public toilets to mitigate risk to the public using the facilities	Various
Ross Leisure Centre - Flood defences	50	Health and Safety, Business Continuity	The building has sustained flood damage in recent years increasing the insurance policy excess and any future claims for ingress of water are likely to be met by the Council. Flood precaution works are required to mitigate against further flood events to a council asset, to demonstrate to insurers that we are taking measures to prevent/mitigate future losses and safeguard the building for business continuity. A report on flood defence options has been obtained and this bid is for additional capital to top up insurance funding.	Ross West
St Katherine Master's House Roofing works (ridge tiles)	50	Health and Safety	The ridge tiles at the masters house which is a grade II listed building are debonding allowing water ingress and internal damage to the building fabric. Unless attended to the tiles will completely debond and be a hazard and continue to allow deterioration of the building fabric.	Ledbury North

Tarsmill Court Inds Unit 16-22 Roof replacements	375	Asset Deterioration, Landlords Responsibility	The asbestos cement roofing is deteriorating allowing water ingress and internal damage to the building fabric affecting business continuity. This is Landlords Responsibility and the Tenant is threatening legal action.	Dinedor Hill
Leominster MAO car parking	60	Business Continuity	Provision of forming new car parking area and cycle shelter on council owned land near the Multi Agency Offices.	Leominster East
Bromyard Linton Quarry and adjacent wooded area - provision of CCTV Installation	40	Health and Safety	Provision of CCTV to monitor site that contains a deep water filled clay quarry to the west side and a wooded area to the east side. Site is adjacent to Council owned Gypsy & Traveller site where there is continued breaches of the security fencing between the premises. There has in the past been a fatality due to drowning in the quarry which is now filled with water. CCTV installation will help support further security measures.	Bromyard Bringsty
Plough Lane Air Conditioning	35	Business Continuity, Asset Deterioration	The air conditioning systems serving the 1st and 2nd floor Comms Rooms and UPS room at Plough Lane are coming to the end of their serviceable life and therefore need to be replaced. Replacement of these systems will ensure that the rooms in question can continue to be sufficiently cooled. This will prevent ICT/UPS equipment from overheating which could shorten the lifespan of the equipment. It will also ensure that important resilience systems are available when needed and important HC data is not lost.	Widemarsh
Plough Lane and HARC Gas Suppression	50	Business Continuity	The current gas suppression cylinders are due for replacement in 2024. Replacement of these cylinders will ensure that the gas suppression systems remain operational and are available to use in the event of a fire, allowing important ICT data equipment and artefacts to be protected.	Dinedor Hill
Crematorium Mechanical Works	30	Health and Safety Business Continuity	The current extract fan used to remove heat during the cremation process is located internally above the cremators at high level. Recently the fan failed and H&S advised that the cremators needed to be shut down due to the elevated temperature in the room. Relocating the extract fan externally will make access much easier if and when future failures occur and reduce H&S implications of working above the cremators.	Greyfriars
Upgrade Building Monitoring System	65	Business Continuity	The software currently used to monitor the Trend BMS system is coming to the end of its lifecycle and is being phased out and replaced with a new bespoke software package. Upgrading this software will ensure that HC can continue to effectively monitor vital building services such as heating, ventilation and ICT server room air conditioning across various corporate sites and thus optimise energy efficiency and reduce carbon emissions.	Widemarsh

Car Park Lining	45	Health and Safety Business Continuity	Car parks provide for essential city and town centre parking for visitors, employees and residents, marked out to achieve maximum safe capacity at each location. Car park inspection reports highlight the poor condition of car park lining and signage including a lack of disabled parking spaces and safety issues arising from incorrect separation of pedestrians and vehicles and their movements. Improvements are required to ensure car parks are operated at their maximum safe capacity (loss of visitor space, and income) and to maintain enforcement.	Various
Lady Hawkins Roofing works and rainwater goods improvement works	110	Business Continuity, Asset Deterioration	Improvements to metal sheet roofing and defective metal gutters, rainwater goods and surface water drainage to mitigate blocking and water ingress into the building causing external and internal deterioration of the fabric of the building.	Kington
Plough Lane and Hereford Crematorium UPS replacements	45	Business Continuity, Asset Deterioration	UPS system 1 at Plough Lane and the UPS system at Hereford Crematorium are reaching the end of their useful lives and therefore will need to be replaced. If the UPS system at Plough Lane were to fail then this would prevent the mains power switching seamlessly to generator power in the event of a mains power failure. This will cause the A/C in the data centre to go into fault and cause a loss of cooling, that in turn will result in the ICT equipment overheating and risking catastrophic data loss. If the UPS system at Hereford Crematorium were to fail then this would interrupt the operation of the cremators in the event of a mains power failure which would cause damage to the cremator equipment.	Widemarsh, Greyfriars
Merchant House Cycle Storage	10	Sustainable Travel	A service requirement has been identified for bicycle shelter facilities.	Widemarsh
HARC Data Centre Air Conditioning	15	Business Continuity	Installation of additional wall mounted A/C system in the second floor data centre at HARC to provide additional resilience in the event of a failure to one of the existing A/C systems. This will reduce the risk of vital ICT equipment from overheating which would lead to ICT equipment failure and catastrophic loss of HC data.	Dinedor Hill
Merton Meadow Pump House Rationalisation	125	Health and Safety, Asset Deterioration	The storm water pumping facility on Merton Meadow car park is currently non-functional and the pump house building is in a poor state of repair. Improvement works are needed to reinstate surface water drainage lines, remove redundant equipment, demolish current pump house and water storage tank and construct smaller building in its place to house storm water pumping equipment and associated mechanical and electrical installations to ensure transfer of storm water away from the car park to prevent flooding in inclement weather. This should not interfere with any future plans for the site.	Widemarsh

Ross-on-Wye Library Cold Water Storage Tank Removal	12	Health and Safety	The existing cold water storage tank (CWST) at Ross-on-Wye Library only provides cold water to the wash hand basins and WCs in the staff toilets. This tank has tested positive for Legionella previously because there is an insufficient turnover of water to prevent Legionella proliferation. By removing this CWST and reconfiguring the pipework so that the staff toilets are fed from the mains water supply this will reduce the risk from Legionella within the building.	Ross East
Maylord Orchard Public Toilets Refurbishment	150	Health and Safety, Asset Deterioration	To refurbish the redundant public toilets that are accessed from the northern side of the Maylord Centre, close to the bus stop, and put them back into use so that they meet modern statutory requirements and have facilities that are available to use by all members of the community. This will support the library project given expected increased footfall and the removal of the escalators.	Central
Former Shopmobility Facilities	175	Health and Safety, Asset Deterioration	A service requirement has been identified for usable space to support the Corporate Asset Review by providing suitable accommodation for services.	Central
Demolish the tennis courts at Bishops Meadow Hereford and return them to amenity grass	475	Health and Safety, Asset Deterioration	The facilities are currently closed and remain a health and safety risk. The location of the courts and their proximity to the river and the damage inevitably caused by repeated winter flooding which without any new flood precautions as part of any improvement works would result in an ongoing maintenance repair cost. The proposal is to replace the tennis courts in their entirety at a cost of £475k but this will need the £180k from the Lawn Tennis Association that they have set aside for 2023/24 towards fencing, automated gate and resurfacing to these tennis courts but they have yet to give a formal decision whether they will provide this funding.	Hinton & Hunderton
Demolition Blackfriars St Football Stand	110	Health and Safety, Asset Deterioration	The condition survey has highlighted the poor general structural condition of the overall stand in its current state, it recommends that spectators/public should continue to be excluded from the site until it is either substantially refurbished or demolished and rebuilt/redeveloped.	Widemarsh
Decarbonisation Assessments	100	Business Continuity, Asset Deterioration, Tenants Obligation	Herefordshire Council has committed to becoming net zero carbon by 2030. With a move towards low carbon, it is therefore necessary to undertake building decarbonisation assessments which will allow the identification of suitable low carbon heating alternatives and also how to target other elements of a building's energy usage, thereby identifying further reductions in carbon.	Various

Total cost of works (inclusive of Construction, Contingencies and Fees) £k 2,602
