



## Access to Public Information Response

June 23<sup>rd</sup> 2017

### REQUEST UNDER THE CODE OF PRACTICE FOR ACCESS TO PUBLIC INFORMATION

Request sent on June 23<sup>rd</sup> 2017:

In each of 2015, 2016 and 2017 £1.5m has been earmarked for backlog property maintenance.

This has been described in the Budgets as a ring-fenced allocation to fund backlog maintenance of property assets, which say 'States Property Services section will, in consultation with Departments, prepare a prioritised plan for carrying out the works.'

Can we have a copy of the prioritised plan for each of those years?

If that is not available, why, and can you detail what is on the list, why, the costs of each element and what has been dealt with and for how much money?

The Accounts show that in 2015 £637,000 was spent, the question above should hopefully show us on what, but none of the £1.5m budget was spent in 2016? Why and what has the money been used for instead? Has it been used to help create the surplus? Is there any intention to spend the budget this year and on what?

How would you respond to those who argue that the States is neglecting the island's infrastructure and storming up more costly problems for the future?

States of Guernsey response sent July 24<sup>th</sup> 2017:

#### Request for information

In each of 2015, 2016 and 2017 £1.5m. has been earmarked for backlog property maintenance. This has been described in the Budgets as a ring-fenced allocation to fund backlog maintenance of property assets, which say 'States Property Services section will, in consultation with Departments, prepare a prioritised plan for carrying out the works.'

#### Response

Property Services carries out a rolling programme of condition surveys of States-owned buildings. Those have identified that in many instances, the routine funding available

under individual departmental budgets has been insufficient to meet the asset maintenance requirements. To address this, since 2014 additional funding of £1.5million per annum has been allocated for urgent items of essential maintenance and repairs, which is ring-fenced for this purpose. In 2015 an additional £936,000 was made available from the Budget Reserve.

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Can we have a copy of the prioritised plan for each of those years? If that is not available, why, and can you detail what is on the list, why, the costs of each element and what has been dealt with and for how much money?

### **Response**

Of nine projects earmarked as a priority in 2014, all but one has been completed. Total expenditure of £1,240,400 was incurred.

<b>Property</b>	<b>Project</b>	<b>Cost</b>	<b>Status</b>
Beau Sejour	Renew Roof Covering	£205,000	Work complete
Victoria Tower	Repointing of masonry	£336,000	Work complete
Fougere Ward	Roofing	£285,000	Work complete
Guernsey Prison	Overhaul of the domestic hot water system	£120,000	Work complete
Castle Cornet	Roof refurbishment	£75,000	Work complete
La Hougette Bungalow	Refurb & Damp rectification	£87,400	Work complete
Guille-Allès Library	Roof light, windows & rot repair	£70,000	Work complete
Colbourne Rd	Rock stabilisation and netting	£20,000	Work complete
DVLA Office	Heating and ventilation improvements & roof	£42,000	Monitoring ongoing to decide if there is benefit from further repairs.

Of nine projects identified in 2015, six have been completed. Total expenditure of £1,458,000 was incurred.

<b>Property</b>	<b>Project</b>	<b>Cost</b>	<b>Status</b>
Hanois Ward	Roofing	£270,000	Work complete
Casquets Ward	Roofing	£270,000	Work complete

Grammar School	Replace boilers, flues & pumps.	£390,000	Work complete
Tourist Information Centre	Roof covering replacement	£340,000	Work complete
Castle Cornet Maritime Museum	Rebuilding masonry panels constructed using cement mortar.	£165,000	Work complete
St. Barnabas	Repointing, French drain, internal render repairs / redecoration.	£23,000	Work complete
Val des Terres	Masonry wall repair & rock pinning	-	Works planned for road closure November 17
Guernsey Prison	Stage 1 Mechanical Services	-	Ongoing - Partially complete.
Transport Shed	Roofing and related structure	-	Option appraisal underway

Seven projects were earmarked to begin in 2016, of which four have already been completed at a combined cost of £474,000.

Property	Project	Cost	Status
Grammar School	Heating refurbishment phase 3 Heating & Water Systems	£168,000	Work complete
Beau Sejour Centre	Replacement of Calorifiers	£72,000	Work complete
Val des Terres	New masonry wall, Rock catch fence & rock pinning	£59,000	Work complete
Town Arsenal	Moisture ingress and damp repairs. Window replacements.	£175,000	Work complete
Guernsey Prison	Electrical Control Panels in boiler house and cell blocks	-	First phase complete (£230k)
Princess Elizabeth Hospital	Water management	-	Investigations underway
Alderney Airport Control Tower	Replacement of control tower steps and replacement of floor panels	-	Initial design undertaken, preparing pricing documents.

Nine projects have been earmarked to start in 2017.

<b>Property</b>	<b>Project</b>	<b>Cost</b>	<b>Status</b>
Les Beaucamps Militia Hall	Damp penetration repairs, installation of soakaway and essential refurbishments	£90,000	Works almost complete
Summerland	Damp penetration repairs and upgrading works		- Preparing planning application for start early 2018
Guernsey Prison	1. Replace all air handling units in cell blocks. 2. Replace and upgrade kitchen fans		- Tenders currently being evaluated
Princess Elizabeth Hospital (PEH)	E block flat roof and window replacement		- Preparing for tender
Footes Lane Playing Field	Repairs to floodlighting bases & poles		- Prices being obtained
Guernsey Prison	Exterior of prison buildings - repair and repaint.		- Specification agreed, potential suppliers identified
Vale Primary School	Part roofing replacement Roofs-pitched		- Works planned for summer holidays
Grammar School	Part roofing replacement Roofs-pitched Roofs-flat		- Works planned for summer holidays
Val des Terres	Rock catch net system		- Works planned for road closure November 17

### **Request for information**

The Accounts show that in 2015 £637,000 was spent, the question above should hopefully show us on what, but none of the £1.5m. budget was spent in 2016? Why and what has the money been used for instead? Has it been used to help create the surplus? Is there any intention to spend the budget this year and on what?

### **Response**

In the accounts the Backlog Property Maintenance Budget is held centrally but the actual spend is recorded in the Accounts for the committee responsible for the asset. Any underspend of the budget allocation does not get spent elsewhere, it is carried forward for use in the future within the Backlog Property Maintenance allocation. Due to the nature of procurements, not all of the costs will necessarily fall in the same year.

### **Request for information**

How would you respond to those who argue that the States is neglecting the island's infrastructure and storing up more costly problems for the future?

### **Response**

On the contrary, stock conditions surveys are conducted on an ongoing rolling basis, to identify any repair and maintenance requirements.

Committees still have access to general revenue funding, to address cyclical maintenance and statutory servicing of systems and equipment. Decoration and equipment servicing would be included in these budgets, and larger asset maintenance items can be funded by routine capital bids.

However the provision of a separate, ring-fenced allocation for backlog maintenance ensures there is funding available for works that are sufficiently urgent and cannot reasonably be covered through a committee's existing routine capital budget.

The Stock condition surveys are carried out annually on a 20% sample of the property portfolio, to provide support for a 5 year asset maintenance plan for each building.

Property Services is currently working on a prioritisation process for future years allocation of property asset maintenance bids across all Committees, so that best value can be obtained from the limited available funds.