

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 06 March 2023

Portfolio:	Streetscene
Subject:	Asset Management Plan for Streetscene 2023 to 2028
Report of:	Head of Streetscene
Corporate Priorities:	Dynamic, Prudent and Progressive Council

Purpose:

To agree funding for a five-year programme of essential repairs and maintenance for the Streetscene public buildings and infrastructure.

Executive summary:

To continue to provide and maintain a good and safe standard of public toilets, sports pavilions, and public spaces infrastructure, Property Services have undertaken a condition survey to identify essential repairs and maintenance required over the five years 2023 to 2028.

The information from the condition survey has been formulated into an Asset Management Plan for the Streetscene property portfolio that identifies the phased capital investment required over the next five years.

The report provides a summary of the essential repairs and maintenance required and an estimated budget figure for the cost of the works.

Recommendation:

It is recommended that the Executive:

- (a) agrees the delivery of a five-year Asset Management Plan for the Streetscene public buildings and infrastructure as set out in the Executive Briefing Paper; and
- (b) approves the funding required to complete the works in the Streetscene Asset Management Plan as detailed in paragraph 25 of the Executive Briefing Paper.

Reason:

To continue to provide and maintain a good and safe standard of the Council's public toilets, sports pavilions, and public spaces infrastructure in the Borough.

Cost of proposals:

The total cost of the Streetscene 5-year asset management plan is £462,000 which will be funded from the Council's capital budget.

Appendices: **None**

Background papers: **None**

Reference papers: **None**

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Executive Briefing Paper

Date:	06 March 2023
Subject:	Asset Management Plan for Streetscene 2023 to 2028
Briefing by:	Head of Streetscene
Portfolio:	Streetscene

INTRODUCTION

1. The Council has 15 public conveniences and 8 sports pavilions that serve the playing pitches located around the Borough. The age and condition of the portfolio of buildings varies significantly as does the design and materials used to construct the facilities.
2. In addition, there is a significant amount of infrastructure that forms part of the public open space that the Council is responsible for managing and maintaining. Included in the asset management plan are some major works required to sections of metalled surface paths.
3. Inevitably regular repairs and maintenance are required to maintain the facilities to a safe and acceptable standard. Minor works and reactive repairs are funded from the Streetscene revenue budget, but more extensive repairs and maintenance are required to protect the integrity of the building fabric to prolong the life of the asset.
4. The report provides a plan of investment over the next five years, 2023 to 2028.

BACKGROUND

5. A new sports pavilion building was successfully delivered at Seafield Park, Hill Head in 2008. A 5-year programme of works was subsequently agreed by Executive in 2008, as part of a review of community buildings, to carry out the refurbishment of all the other existing sports pavilions, excluding those at Crofton and at Wicor Recreation Ground. The latter was replaced with a new build six team changing room in 2012.
6. In the period 2007 to 2009 significant investment was made in the public toilet provision across the Borough. A completely new toilet block was constructed at Cliff Road at Hill Head with dedicated individual cubicles. The toilets at Monks Hill were reconstructed to a similar standard and those at Stubbington Green reconstructed to provide traditional female and male facilities. At the same time all the other toilets around the Borough received a full refurbishment. In 2016 the toilet block at Barry's Meadow in Titchfield was replaced with a new toilet block following the successful layout and design adopted at Cliff Road.

7. Further works were carried out in 2020 when a successful application to the Governments Welcome Back Funding Package allowed a redecoration programme to be carried out at several key public toilets around the Borough.

SURVEYS

8. Whilst regular inspections have always been completed, the adoption of new best practice surveying processes within the Council has seen the introduction of formal inspection of the Council's built assets located within open spaces. This has identified assets that require work and whilst the majority of this has been completed within revenue budgets, more significant items require a capital budget.
9. The Property Services team also carry out periodic Building Condition Surveys to establish the maintenance and repair condition of both pavilion and public toilet buildings.
10. Any urgent issues identified in these surveys are arranged to be resolved at the time via existing revenue budgets with the data obtained used to develop an individual condition surveys for each site / building.
11. The information is then reviewed, and work considered to be day to day maintenance would be arranged and funded via existing revenue budgets. Remaining items have then been included in the Streetscene Asset Management Plan set out in this Briefing Paper.

PROPOSALS FOR SPORTS PAVILIONS

12. Generally, the condition of Sports Pavilion buildings was found to be good due to the investment made in these buildings during the period 2008 to 2012.
13. To ensure that these assets remain in good and safe order, investment is required to carry out general repairs and redecoration for the Council-maintained pavilion buildings.
14. Whilst most of the heating, hot water and electrical equipment are in fair or good condition, and not in need of replacement at this time, the replacement of some existing lighting with low energy products, as part of our programme to reduce carbon emissions as part of the Council's Climate Change Action Plan, has been included.
15. The one exception to the above is Crofton Pavilion in Stubbington which was not included in the previous programme of works and is now suitable for a major refurbishment. The layout is very dated with communal showers and toilet facilities to 8 team changing rooms. The existing heating and hot water system requires replacement, and the shower system has been highlighted as requiring urgent replacement due to its design and condition.
16. Discussions are ongoing with relevant parties over the future use and operation of the Crofton Pavilion alongside other community facilities at this location. In the interim, it is proposed to replace the existing flat roof to the pavilion to ensure the building remains watertight, undertake essential work to enable the retention of basic changing facilities with reduced toilet provision, and to remove all provision of showers at this site.
17. Proposals for the re-modelling of the Crofton Pavilion (alongside other community facilities at this location) will be subject to a future report to the Executive assuming a viable proposal can be developed.

PROPOSALS FOR PUBLIC TOILETS

18. Generally, the condition of the public toilets is reasonable due to the previous investment, both directly and via the Welcome Back funding.
19. Works are proposed to maintain the general condition of the public toilets through the carrying out of a redecoration and general repairs programme during the second half of this plan.
20. It has been noted that facilities provided at Salterns at Hill Head are both life expired and offer a poor layout with difficult access. The proposed Asset Management Plan allows for redecoration and general repairs with further significant investment required in the medium term.
21. In the first two years of this plan, it is proposed to carry out works to roofs at both Portchester West Street and Meon Shore at Hill Head toilets. In addition, works will be carried out to both sites to deal with maintenance issues identified.

PROPOSALS FOR OPEN SPACES

22. Sections of Council owned footpaths have been identified for replacement including at St Paul's Churchyard, Wickham Road Cemetery and near the Crofton Community Centre in Stubbington.
23. It has also been identified that the boardwalk at Shore Road Warsash requires significant works. This structure was originally constructed by Hampshire County Council with large standing and seating areas to allow visitors to enjoy views of the river Hamble, and provides access to a river jetty. One section of the boardwalk also contains a war memorial and hence is used for civic events. With the works required to this structure being significant, further discussions are required with relevant parties, and future proposals will be the subject of a future Executive report.

CONCLUSION

24. The works proposed in the Asset Management Plan on Streetscene pavilions, public toilets and open spaces infrastructure will help to ensure that these valued Council owned assets are maintained in good and safe order over the next 5 years. It will also ensure that the assets maintain value and continue to be available to provide the relevant service or facility to residents of the Borough.
25. The total cost of delivering the works is £462,000 over the five-year period of the Streetscene Asset Management Plan. A breakdown of the costs is shown in the table below.

Facility Type	Urgent Year 1	Poor Year 2	Fair Years 3-5	Total
Pavilion	£187,578	£53,495	£63,678	£304,751
Toilet	£17,548	£15,200	£52,845	£85,593
Open Space	£71,656	0	0	£71,656
Total	£276,782	£68,695	£116,523	£462,000

Enquiries:

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