

Report of the Portfolio Holder for Economic Development and Asset Management

DURBAN HOUSE, EASTWOOD MAINTENANCE WORKS

1. Purpose of Report

To update the Council on the works required at Durban House to bring the property back into use.

2. Recommendation

Cabinet is asked to RESOLVE that the scheme to allow for essential maintenance works to the internal of Durban House to make the building compliant and facilitate a letting at the property be approved. A one-off revenue development of £12,000 will be required for this purpose to be funded from the General Fund Revenue Contingency budget in 2023/24.

3. Detail

Durban House is a period building located 0.3 miles to the north of Eastwood town centre and 10.2 miles north east from Nottingham town centre. The building is situated on a prominent corner position of Mansfield Road and Greenhills Road adjacent to Mansfield Road Recreation Ground. The surrounding area is generally residential.

The building comprises basement, ground and first floors, slate roof, brick walls and timber floors. Outside is landscaped grounds with a number of large mature trees and parking for 23 cars including 3 disabled spaces.

The property has had a number of uses over the last few years and has been vacant for around the last 2 years. Since December 2022 Broxtowe Borough Council have entered into a Licence agreement with the Durban House Community Hub for use of the external area at Durban House. This has facilitated the community hub to use the outside space at the property for community uses. The inside of the property is currently not able to be used due to maintenance of a number of the internal service requiring inspection and maintenance works.

Maintenance is generally undertaken on an ad hoc basis as required. In 2021 the following maintenance works were under taken, basement damp treatment, roof and guttering repairs and painting to the exterior at a total cost of circa £25,000.

From assessment undertaken at the property it is estimated that the following works are required to bring the property up to standard so that the unit can be used internally and a letting can be agreed.

- Plumbing works & Legionella Risk assessment £800
- Fire Alarm, emergency lights, extinguishers, Fixed electrical £3000
- Gas/Boilers £6000
- Minor works to fire doors, signage etc. £800

4. Financial Implications

The comments from the Head of Finance Services were as follows:

The estimated cost of maintenance works is around £12,000, including a general contingency. This cost is considered to be revenue expenditure being that it relates to essential maintenance work on a void property. There is not sufficient budgetary provision in place to fund this work. If Members are minded to support the proposal, the one-off revenue development of £12,000 in 2023/24 would be funded from the General Fund Revenue Contingency budget of which £25,000 remains available.

5. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

The Council has a number of different repairing and maintenance liabilities, including specific contractual obligations arising from leased properties, as well as a general duty under occupier's liability legislation and Health and Safety legislation to keep the properties concerned in a safe condition. The repairs to be carried out will help ensure this. The proposals in this report relate to the maintenance of property held by the Council under various holding powers including The Local Government Act 1972 in relation to the discharge of the Council's various statutory functions under principally the Local Government Acts 1972, 2000 and 2003 and the Localism Act 2011

6. Human Resources Implications

The comments from the Human Resources Manager were as follows:

Not applicable

7. Union Comments

The Union comments were as follows:

Not applicable

8. Climate Change Implications

The comments from the Waste and Climate Change Manager were as follows:

Whilst the necessary maintenance work on Durban House is acknowledged, consideration should be given to deeper level retrofit measures that would improve the buildings sustainability. Incorporating items such as insulation, an efficient heating system and renewable energy generation will not only help to reduce

longer term maintenance costs reduce energy bills but would generally contribute to a more sustainable approach to building management.

9. Data Protection Compliance Implications

This report does not contain any [OFFICIAL (SENSITIVE)] information and there are no Data Protection issues in relation to this report.

10. Equality Impact Assessment

Not applicable

11. Background Papers

Nil