

I. General Information			
Service Area	DRES		
Ref	A		
Department	Capital Projects and Programme Maintenance		
Description	Mess Facilities – Parks & Street Services		
One off cost estimate	£430,000		
Equalities Impact Assessment	N/A		
2. Detailed Proposal			
<p>The Council's mess rooms used by staff in streets services and parks services are in a very poor condition with little or no programmed maintenance works having been undertaken in the last few years. Staff and Trade Unions have formally raised the question of the lack of adequate facilities with management and in return this has been raised with DRES who have arranged condition surveys of the Estate. Emergency repairs have been undertaken on the assets where appropriate and compliance and health and safety works to the fixed assets is being programmed into the 2021/22 planned maintenance programme. However, a number of the mess room facilities are provided by modular buildings (portacabins and the like) which have a shorter lifespan than the fixed traditionally constructed buildings of brick construction. A number of these modular buildings have passed their intended life and are now beyond reasonable repair, cannot be brought up to an acceptable standard for use and cannot be adapted for a Covid safe environment. These units require replacement and therefore this bid is being made for capital funds to enable this replacement of the worst three modular units at the Woolwich Town Hall, Charlton Park and Blackheath Yard. The new modular units will have a 30-year design life, modern facilities, carbon neutral heating and cooling and it is proposed to increase the size at the Woolwich Town Hall as the numbers of staff using this location far exceed the capacity for the current sized unit.</p>			
Revenue Budget			
Finance Code	Description	Budget £m	Budget (Surplus) / Pressure £m
N/A	-	-	-
Service Impact			
<p>This investment would improve the condition of mess facilities for staff in both Parks and Street Services. Improved welfare facilities may therefore contribute to a reduction in staff sickness and absence. Reduced carbon demand and thermal efficiency will result in marginal on-going revenue savings and will contribute to the Council's zero carbon ambitions</p>			
3. Effect of Cost reduction (£000) on MTFS			
Financial Year	Capital Profile	Additional Annual Cost reduction	Incremental Effect upon Pressures
2020/21	0	0	0
2021/22	375	0	0
2022/23	50	0	0
2023/24	5	0	0
4. Funding Sources			
<p>No funding source has been identified, therefore approval of the bid will contribute to the financial gap within the Capital Programme. Funding from s.106 will be investigated as part of a wider review.</p>			