

Report to: Asset Management Forum



Date of Meeting 13th March 2023

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Property and FM Team Update Report

Report summary:

This report summarises property and FM activities over the last few months and future activities.

The report also provides an update on the ongoing approved 2022-2023 capital work and lists the capital work proposals for the next financial year.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That the Forum

- a) Note the content of this report.

Reason for recommendation:

To ensure Members of the Forum are informed of the Property and FM activities that have taken place over the last few months and planned future activities.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information:

- [AMF 04/11/2022. Update Report on Activities by Property and FM Team](#)
- [AMF 21/06/2022. Update Report on Activities by Property and FM Team](#)
- [AMF 07/12/2021. Update Report on Activities by Property and FM Team.](#)

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

Report in full

- 1.1 The Property and FM Team continues to support and fulfil the Council's responsibilities across its corporate property stock.
- 1.2 As background information, the Forum has previously received the following reports:
 - November 2022: "Update Report on Activities by Property & FM Team". The report provided an update on the activities of the Property and FM Team to September 2022.
 - June 2022: "Update Report on Activities by Property & FM Team". The report provided an update on the activities of the Property and FM Team to May 2022.
 - December 2021: "Update Report on Activities by Property & FM Team". The report provided an update on the activities of the Property and FM Team to November 2021 and was the first of such report. It also stated the intention to provide similar reports to the Forum on a more regular basis.
- 1.3 This new report focuses on providing an update / summary on work being done and planned since the previous report and up to February 2023.
- 1.4 A summary of planned preventive maintenance (PPM) and compliance works undertaken between October 2022 and February 2022 is shown in the table below.

Location	PPM And Compliance Works (October 2022 - February 2023)
Axe Wetland Centre	<ul style="list-style-type: none">• Fire extinguishers• Electrical – fixed wiring (5 years)
Axminster Leisure Centre	<ul style="list-style-type: none">• Gas fired boilers• Heating and ventilation maintenance
Axminster Millwey Rise Communal PC	<ul style="list-style-type: none">• Electrical – fixed wiring (3 years)
Axminster Millwey Rise Workshops, Unit 6	<ul style="list-style-type: none">• Electrical – fixed wiring (3 years)
Axminster West Street PC	<ul style="list-style-type: none">• Electrical – fixed wiring (3 years)
Broadclyst Leisure Centre	<ul style="list-style-type: none">• Fire alarm system• Mansafe harness

Location	PPM And Compliance Works (October 2022 - February 2023)
	<ul style="list-style-type: none"> • Gas fired boilers • Heating and ventilation maintenance
Budleigh Salterton Brook Road PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Budleigh Salterton Station Road PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Colyton Leisure Centre	<ul style="list-style-type: none"> • Gas fired boilers
Exmouth Camperdown Depot	<ul style="list-style-type: none"> • CCTV • Intruder alarm
Exmouth East Devon Tennis Centre	<ul style="list-style-type: none"> • Gas fired boilers • Automatic doors • Mansafe harness • Emergency lighting system • Heating and ventilation maintenance
Exmouth Foxholes Car park PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years) • Emergency lighting system • Bottle filler water testing
Exmouth Imperial Rec PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Leisure Centre	<ul style="list-style-type: none"> • Emergency lighting system • Automatic doors • Gas fired boilers • Fire alarm system • Pool plant • Lift (biannually) • Heating and ventilation maintenance
Exmouth Maer PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Magnolia Centre PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Orcombe Point PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Pavilion	<ul style="list-style-type: none"> • Gas fired boilers • Automatic doors • Fire alarm system • Lift (biannually) • Heating and ventilation maintenance
Exmouth Phear Park Lodge	<ul style="list-style-type: none"> • Gas fired boilers
Exmouth Phear Park PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Station PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Town Hall	<ul style="list-style-type: none"> • Gas fired boilers • Assistance alarm • Fire alarm system • Heating and ventilation maintenance • Intruder alarm • Lightning conductor • ZIP boilers • Electrical – PAT test • Lift (biannually) • Fire extinguishers.
Exmouth Withycombe Common Changing Rooms	<ul style="list-style-type: none"> • Gas fired boilers • Intruder alarm

Location	PPM And Compliance Works (October 2022 - February 2023)
	<ul style="list-style-type: none"> • Heating and ventilation maintenance • Fire alarm system
Honiton Allhallows Pavilion and Tool shed	<ul style="list-style-type: none"> • Gas fired boilers
Honiton Blackdown House	<ul style="list-style-type: none"> • Electrical – PAT test • Automatic doors • CCTV • Intruder alarm • Fire alarm system • Lifts (quarterly) • Heating and ventilation maintenance • Generator • Fire extinguishers
Honiton East Devon Business Centre	<ul style="list-style-type: none"> • Gas fired boilers • Automatic Doors • Intruder alarm • ZIP boilers • Fire alarm system • Heating and ventilation maintenance
Honiton King Street PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Honiton Lace Walk PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Honiton Leisure Centre	<ul style="list-style-type: none"> • Gas fired boilers • Emergency lighting system • Heating and ventilation maintenance
Honiton Swimming Pool	<ul style="list-style-type: none"> • Emergency lighting system • Automatic Doors • Gas fired boilers • Pool plant maintenance • Heating and ventilation maintenance
Honiton Thelma Hulbert Gallery	<ul style="list-style-type: none"> • Roller shutter door • Heating and ventilation maintenance • Intruder alarm • Fire Alarm • Lifts (biannually)
Ottery St Mary Leisure Centre	<ul style="list-style-type: none"> • Oil fired boilers • Heating and ventilation maintenance
Seaton Hole PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Seaton Jurassic	<ul style="list-style-type: none"> • Fire alarm system • Intruder alarm system • Automatic Doors
Seaton Marsh Road PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Seaton Seafeld Gardener's Shed	<ul style="list-style-type: none"> • Fire extinguishers • Electrical – fixed wiring (3 years)
Seaton Seafeld Garden Clock Tower	<ul style="list-style-type: none"> • Electrical – fixed wiring (5 years)
Sidford Changing Rooms	<ul style="list-style-type: none"> • Heating and ventilation maintenance • Fire alarm system • Gas fired boilers
Sidmouth Leisure Centre	<ul style="list-style-type: none"> • Gas fired boilers • Heating and ventilation maintenance

Location	PPM And Compliance Works (October 2022 - February 2023)
Sidmouth Manor Pavilion Theatre	<ul style="list-style-type: none"> • Gas fired boilers • CCTV • Intruder alarm • Lifts (biannually) • ZIP boilers • Stage equipment inspection
Sidmouth Manstone Depot	<ul style="list-style-type: none"> • Fire alarm system • Intruder alarm • Heating and ventilation maintenance
Sidmouth Port Royal PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Sidmouth Swimming Pool	<ul style="list-style-type: none"> • Gas fired boilers • Heating and ventilation maintenance • Emergency lighting system • Pool plant maintenance
Sidmouth Triangle PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)

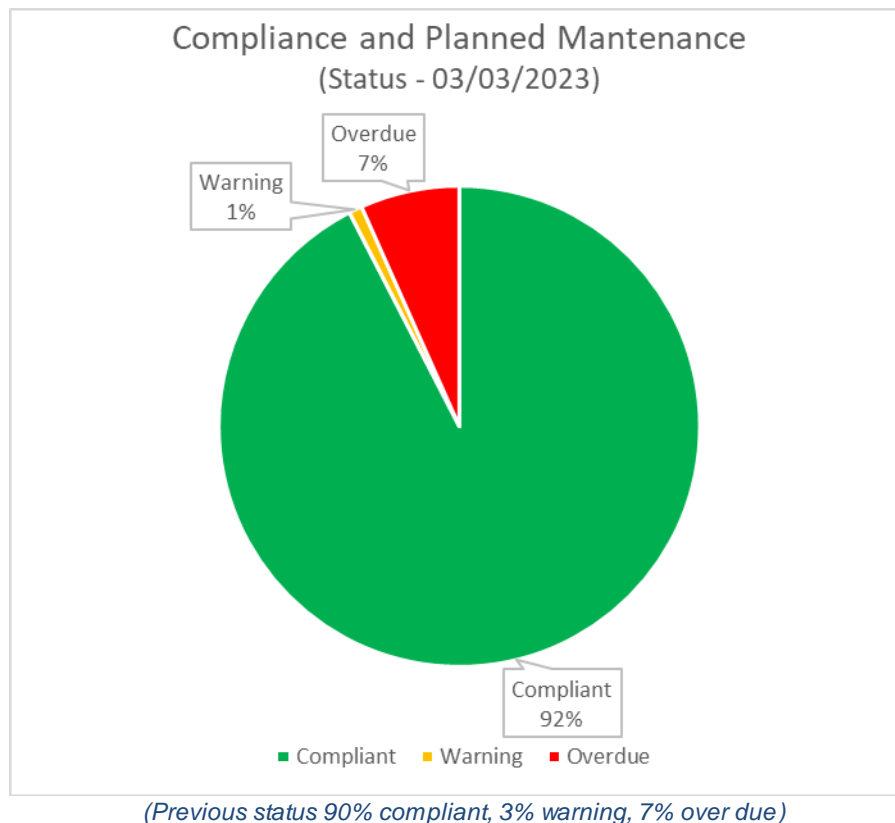
1.5 A summary of planned preventive maintenance (PPM) and compliance works planned over the next few months is shown in the table below.

Location	PPM and Compliance Works (March 2023 - June 2023)
Axminster Leisure Centre	<ul style="list-style-type: none"> • Ductwork • Automatic doors • Emergency lighting system • Heating and ventilation maintenance • Fire escape stairs
Broadclyst Leisure Centre	<ul style="list-style-type: none"> • Ductwork • Emergency lighting system • Mansafe system • Mansafe Harness • Electrical – fixed wiring (3 years) • Heating and ventilation maintenance
Colyton Dolphin St Carpark PC	<ul style="list-style-type: none"> • Emergency lighting system
Colyton Leisure Centre	<ul style="list-style-type: none"> • TMVs – showers, etc.
Exmouth Camperdown Depot	<ul style="list-style-type: none"> • Emergency lighting system • Electrical – fixed wiring (3 years) • Fire extinguishers
Exmouth East Devon Tennis Centre	<ul style="list-style-type: none"> • Automatic doors • Ductwork • Fire alarm system • Mansafe system • Mansafe harness • Heating and ventilation maintenance
Exmouth Manor Gardens Tool Shed	<ul style="list-style-type: none"> • Electrical – fixed wiring (5 years) • Intruder alarm

Location	PPM and Compliance Works (March 2023 - June 2023)
Exmouth Leisure Centre	<ul style="list-style-type: none"> • Ductwork • Automatic doors • Pumping stations • Pool plant maintenance • Lifts (Biannually) • Heating and ventilation maintenance
Exmouth Pavilion	<ul style="list-style-type: none"> • Emergency lighting systems • Ductwork • Automatic doors • Heating and ventilation maintenance
Exmouth Queens Drive PC	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 years)
Exmouth Queens Drive Space Bar	<ul style="list-style-type: none"> • Fire extinguishers
Exmouth Station PC	<ul style="list-style-type: none"> • Emergency lighting system
Exmouth Town Hall	<ul style="list-style-type: none"> • Ductwork • CCTV • Emergency lighting system • Heating and ventilation maintenance • Lifts (Biannually) • Fire escape stairs • Roof guardrails
Exmouth Withycombe Common Changing Rooms	<ul style="list-style-type: none"> • Heating and ventilation maintenance • Ductwork
Honiton Allhallows Pavilion and Tool Shed	<ul style="list-style-type: none"> • Asbestos survey – 2 yearly • Intruder alarm
Honiton Blackdown House	<ul style="list-style-type: none"> • Assistance alarm • Ductwork • Lifts (Quarterly) • Heating and ventilation maintenance • ZIP boilers • Emergency lighting system
Honiton East Devon Business Centre	<ul style="list-style-type: none"> • Ductwork • Fire extinguishers • Emergency lighting system • Heating and ventilation maintenance
Honiton King Street PC	<ul style="list-style-type: none"> • Ductwork
Honiton Lace Walk PC	<ul style="list-style-type: none"> • Asbestos survey – 3 yearly
Honiton Leisure Centre	<ul style="list-style-type: none"> • Ductwork • Heating and ventilation maintenance
Honiton Swimming Pool	<ul style="list-style-type: none"> • Asbestos survey – 3 yearly • Pumping station • Pool plant maintenance • Ductwork • Heating and ventilation maintenance
Honiton Thelma Hulbert Gallery	<ul style="list-style-type: none"> • Gas fired boiler • Heating and ventilation maintenance
Ottery St Mary Leisure Centre	<ul style="list-style-type: none"> • Ductwork • Heating and ventilation maintenance
Seaton Jurassic	<ul style="list-style-type: none"> • Fire extinguishers

Location	PPM and Compliance Works (March 2023 - June 2023)
Seaton West Walk PC	<ul style="list-style-type: none"> • Ductwork • Pumping stations
Sidford Changing Rooms	<ul style="list-style-type: none"> • Ductwork • Heating and ventilation maintenance
Sidmouth Coburg Gardeners Groundsman Shed	<ul style="list-style-type: none"> • Electrical – fixed wiring (3 yearly)
Sidmouth Connaught Gardens PC	<ul style="list-style-type: none"> • Emergency lighting systems
Sidmouth Leisure Centre	<ul style="list-style-type: none"> • Ductwork
Sidmouth Manor Pavilion Theatre	<ul style="list-style-type: none"> • Fire alarm system • Fire escape stairs
Sidmouth Manstone Depot	<ul style="list-style-type: none"> • Heating and ventilation maintenance
Sidmouth Swimming Pool	<ul style="list-style-type: none"> • Ductwork • Pool plant maintenance

1.6 The status of compliance and PPM work is shown below.



- Compliant: More than 30 days to due date
- Warning: Within 30 days to due date and 13 days past due date
- Overdue: More than 14 days past due date

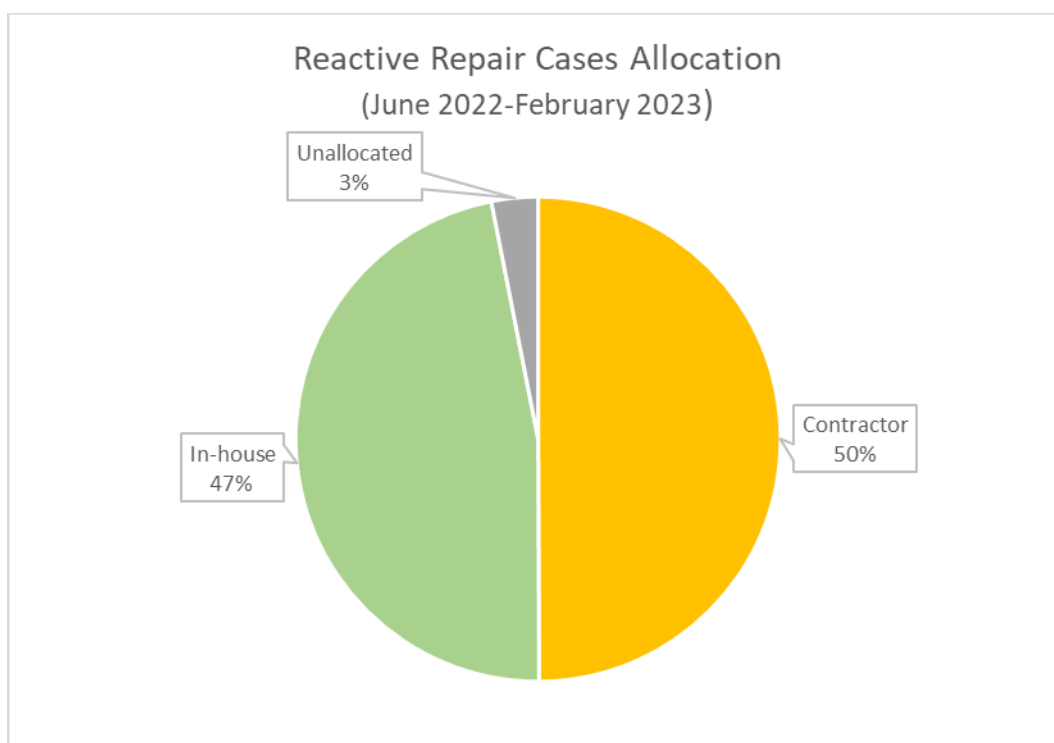
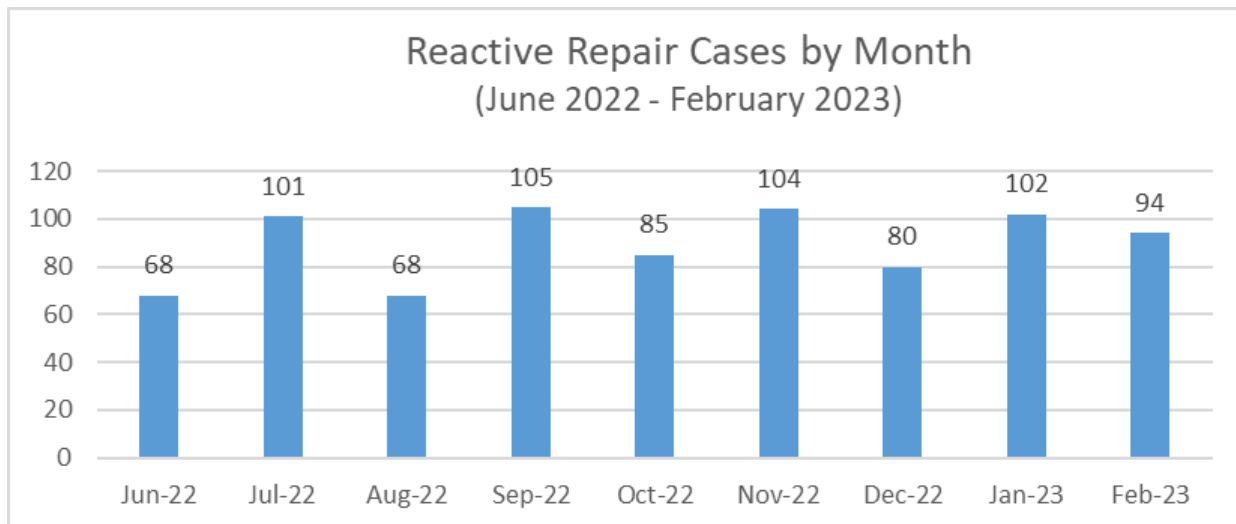
Overdue figures include work that may have already been undertaken but paperwork/certification is still to be issued/received.

1.7 Other planned works not listed above, completed over the last three months and planned or ongoing over the next three months.

Location	Other Planned Work	Status
Axe Visitor Centre	Electrical upgrade	Completed
Exmouth Deckchair Store	Roof repairs and environmental clean	Completed
Exmouth Leisure Centre	Replacement of gym lighting	Completed
Exmouth Pavilion	Floor maintenance	Completed
Exmouth Pavilion	External door replacement	Completed
Exmouth Pavilion	Alterations to roof drainage	Completed
Honiton East Devon Business Centre	Security improvements	80% complete
Honiton Thelma Hulbert Gallery	Insurance claim, ceiling repair	80% complete
Manstone Depot	Security improvements to Parking Store	Completed
Ottery Leisure Centre	External door replacement	Completed
Seaton Jurassic	Latent defects – M&E	Completed
Sidmouth Connaught Gardens PCs	Installation of baby change table	Completed
Sidmouth Connaught Gardens PCs	Handwashing solution to replace obsolete Wallgate units	Completed
Sidmouth Connaught Gardens Shelter 1B	Roof and wall repairs	Completed
Sidmouth Normal Lockyer Observatory	External repairs and redecorations	80% complete

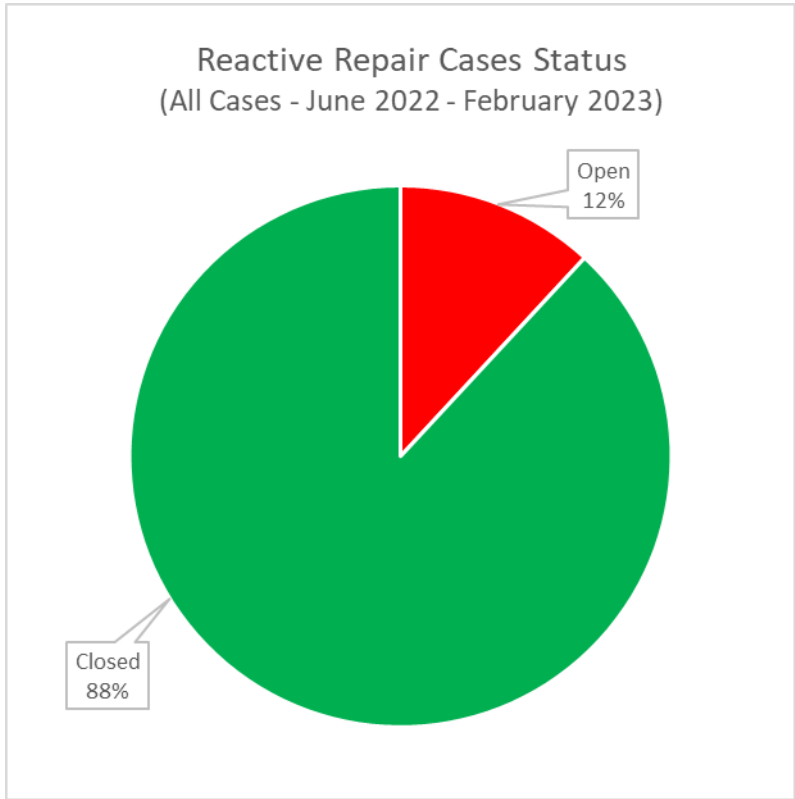
1.8 A summary of reactive jobs by property and allocation for the period June 2022 to September 2022 is shown in the table below.

Month	Reactive Jobs (allocation)			Total
	Contractors	In-house	Unallocated	
June 2022	41	27	0	68
July 2022	57	44	0	101
August 2022	41	26	1	68
September 2022	64	38	3	105
October 2022	55	25	5	85
November 2022	58	44	2	104
December 2022	47	27	6	80
January 2023	32	65	5	102
February 2023	38	52	4	94
Totals	433	348	26	807
% by allocation	50%	47%	3%	100%

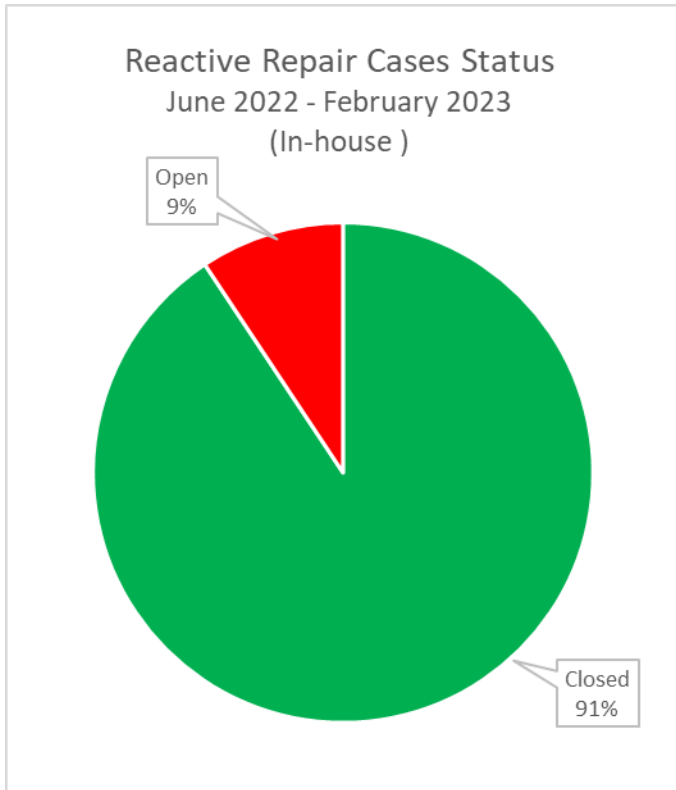


(Previous split (June-September 2022) Contractor 51%, In-house 49%, Unallocated 0%)

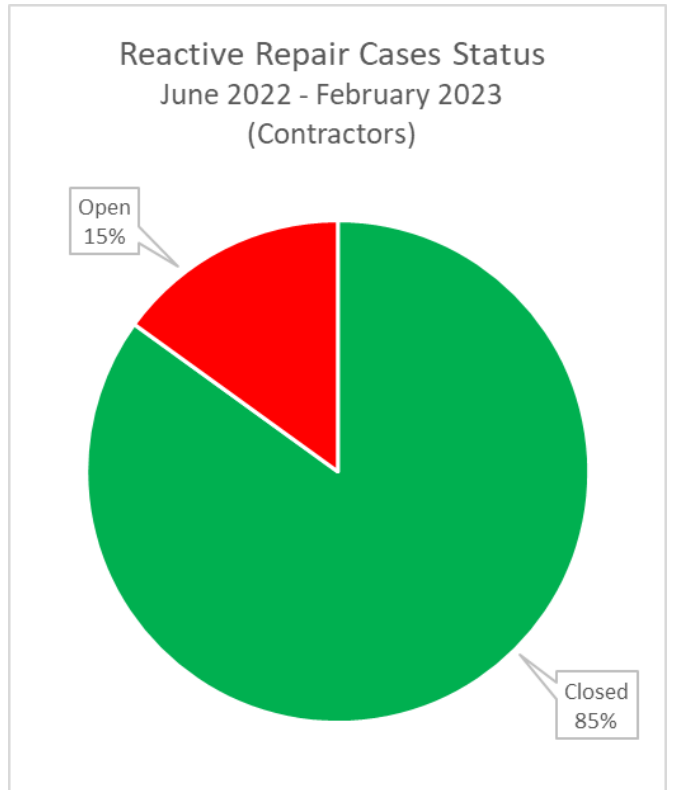
1.9 The status of reactive work for the period June 2022 to February 2023 is shown below.



(Previous status: Open 11%; Closed 89%)

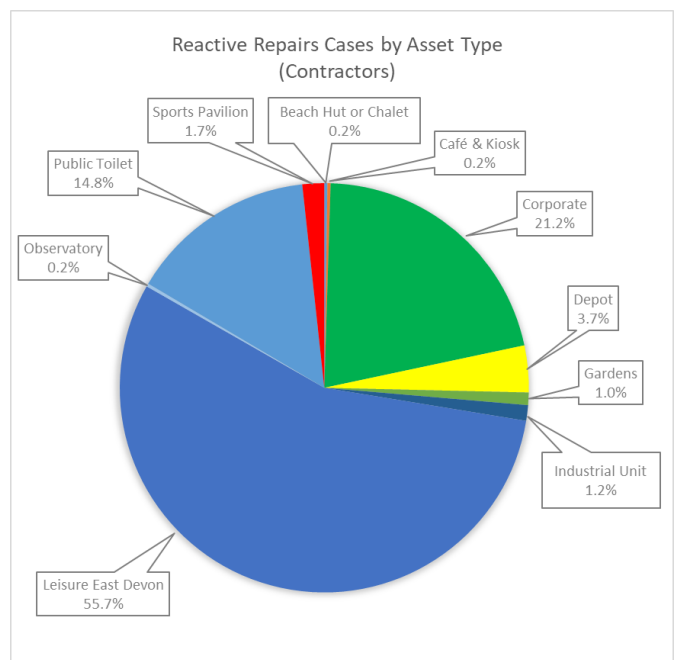
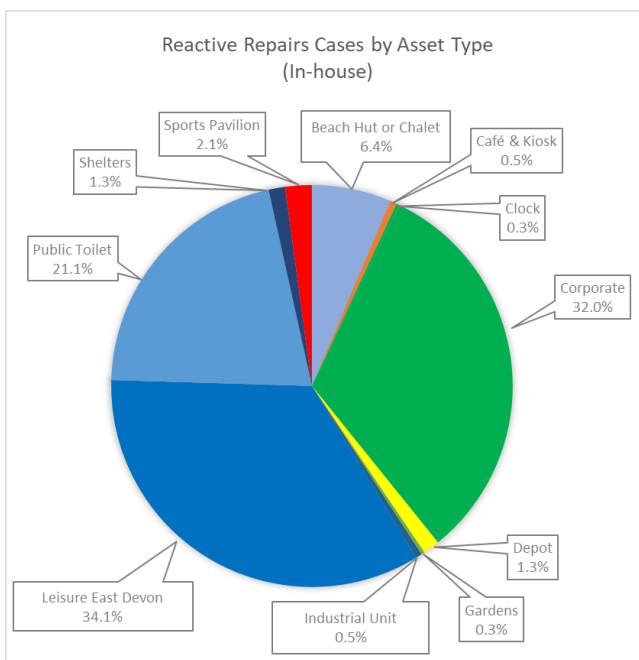
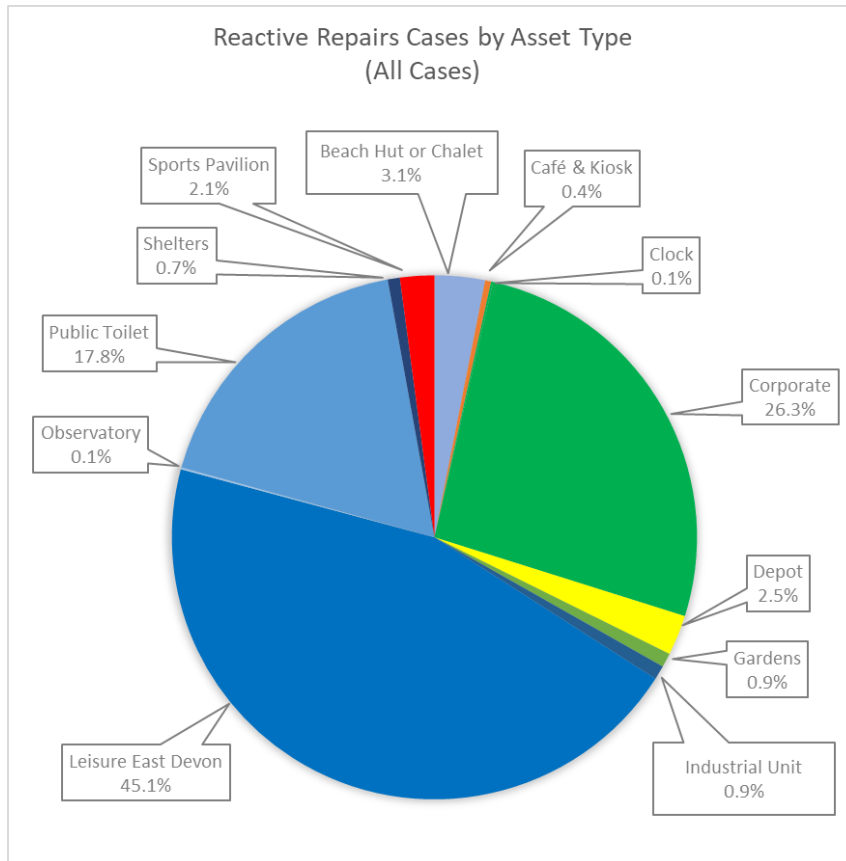


(Previous status: Open 14%; Closed 86%)



(Previous status: Open 7%; Closed 93%)

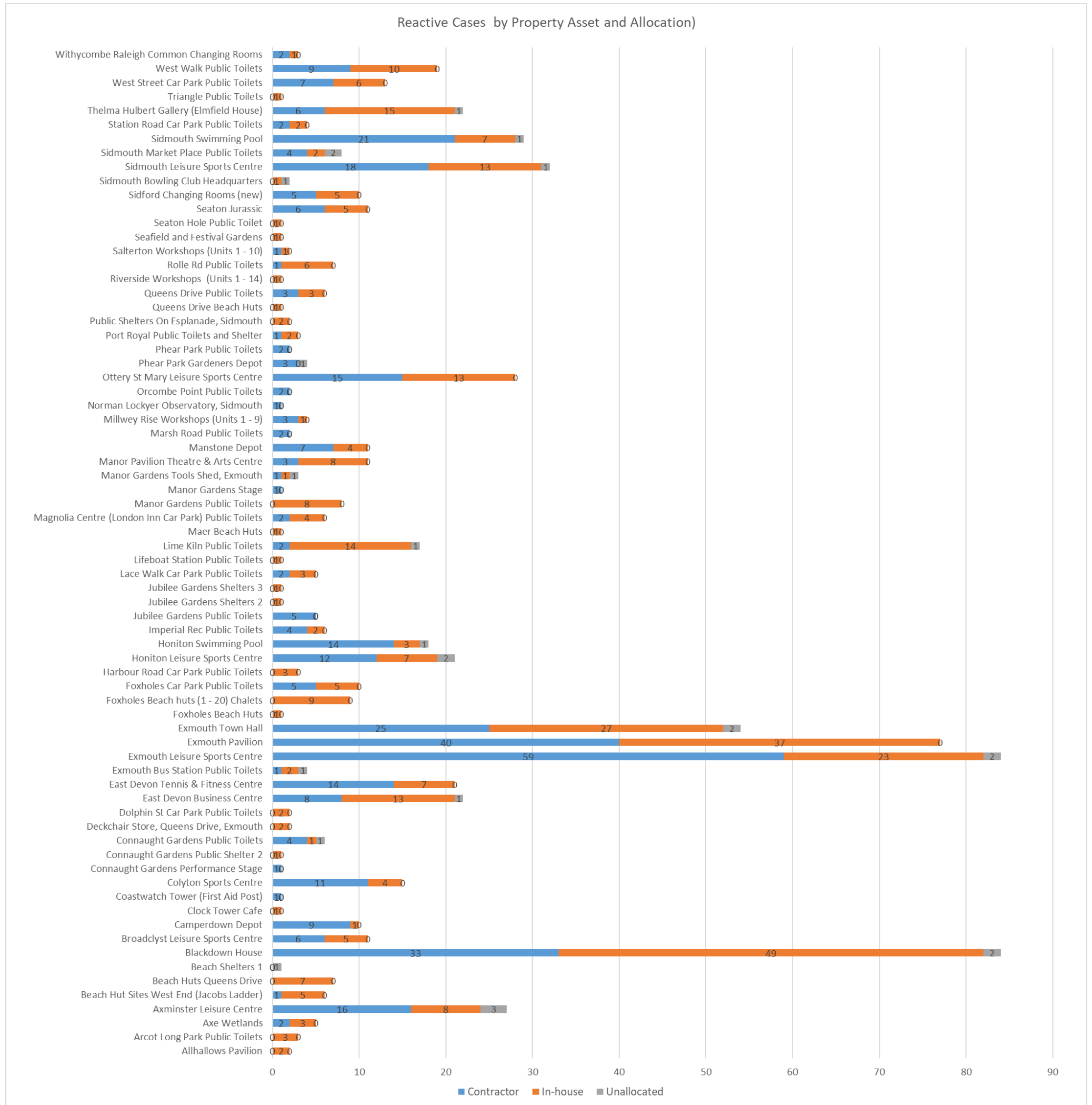
1.10 The distribution of reactive work by Asset type and allocation is shown in the chart below.



Worth noting:

- Accumulative reactive work on LED managed assets is 45.1% of the total work, was 42.4%, a 2.7% increase.
- More than half of the reactive work by contractors is in LED managed properties, 55.7%, was 51.4%, a 4.3% increase.
- Most of the reactive work by the in house team is in corporate properties, currently at 65.9%, was 67%, a 1.1% decrease.

1.11 The distribution of reactive work by property and allocation is shown in the chart below.



1.12 A summary of the approved current and recently completed capital projects is provided below, including their status.

Capital Project	Year	Property	Approved Funding	Work Planned For	Status / Comments
Re-roofing of Seaside Tenanted Properties	2018/19	Exmouth Octagon Kiosk	£63,000.00	2022/23	Completed.
Reception and Changing Rooms Refurbishment	2020/21	Honiton Swimming Pool	£457,000.00	2021/22	Completed, defect period.
New Changing Rooms	2020/21	Seaton Football Club	£291,000.00	2021/22	Completed, snagging to be done.
Replacement sports hall store cupboard doors.	2020/21	Broadclyst, Ottery and Sidmouth Leisure Centres	£35,500.00	2022/23	Completed.
Refurbishment and improvement works	2022/23	Exmouth Pavilion	£352,000.00	2023/24	Design completed, progressing tender documentation to enable tender.
Roof Replacement	2022/23	Broadclyst LC	£575,575.00	2023/24	Tendered, ready to appoint contractor, put on hold due to dual use agreement review.
		Ottery St Mary LC		2022/23	Completed
FRA remedial works	2022/23	Axminster LC	£431,000.00	2023/24	Fire alarm and emergency lighting works tendered; order placed for the most urgent work.
		Broadclyst LC		2023/24	
		Colyton LC		2023/24	Compartmentation work being tendered.
		Exmouth East Devon Tennis Centre		2023/24	
		Exmouth LC		2023/24	
		Exmouth Pavilion		2023/24	Likely to be over budget, but scope can be reduced accordingly.
		Honiton LC		2023/24	

		Honiton Swimming Pool		2023/24	
		Ottery St Mary LC		2023/24	
		Sidmouth LC		2023/24	
		Sidmouth Swimming Pool		2023/24	
Floor repairs and replacement	2022/23	Axminster LC	£364,550.00	2022/23	Completed
		Colyton LC		2023/24	To be tendered.
		Exmouth LC		2023/24	To be tendered.
		Honiton LC		2022/23	Contractor appointed, awaiting contractor's availability.
		Ottery St Mary LC		2022/23	Completed.
		Sidmouth LC		2023/24	To be tendered.
Swimming pool plants repairs and replacement.	2022/23	Exmouth Swimming Pool	£126,500.00	2022/23	Completed.
		Honiton Swimming Pool		2022/23	Completed.
		Sidmouth Swimming Pool		2022/23	Completed.
Extractor fans, AC, AHU upgrades and refurbishment	2022/23	Axminster LC	£172,500.00	2023/24	To be tendered
		Colyton LC		2023/24	Order placed, more to be ordered
		Exmouth East Devon Tennis Centre		2023/24	To be tendered
		Exmouth LC		2023/24	Order placed, more to be ordered
		Exmouth Pavilion		2023/24	To be tendered
		Honiton LC		2023/24	To be tendered
		Ottery St Mary LC		2023/24	Some work already completed, Order placed, more to be ordered
		Sidmouth Swimming Pool		2023/24	Order placed, more to be ordered

Pool Energy Management System	2022/23	Honiton Swimming Pool	£62,500.00	2022/23	98% Completed, final tuning to be done.
		Exmouth Swimming Pool		2022/23	98% Completed, final tuning to be done.
		Sidmouth Swimming Pool		2022/23	98% Completed, final tuning to be done.
Cold Water Storage Tank	2022/23	Exmouth Swimming Pool	£21,000.00	2022/23	Tender documentation being produced.
Stage Equipment Remedials and Improvements	2022/23	Exmouth Pavilion	£56,500.00	2023/24	To be tendered. Total funding £56,500 includes Sidmouth Manor Pavilion. To be combined with other work at this site.
Energy Efficiency Review	2022/23	Corporate and LED Properties	£60,000.00	2022/23	Design, consultant to be appointed. Note this project also include non LED managed properties.
External Decoration	2022/23	Exmouth Beach Huts	£100,000.00	2022/23	Completed.
Corporate Property External Fabric and Roof Works	2022/23	Various Corporate Sites	£448,500.00	2022/23	70% completed. Phase 1, 2 and 3 ongoing. Phase 4 being tendered.
FRA Works	2022/23	Various Corporate Sites	£104,000.00	2022/23	Tender documents completed, being tendered.
Replacement of Tool Shed	2022/23	Exmouth Manor Gardens	£22,500.00	2022/23	Contractor appointed.
Renewal of Render of External Walls, External decorations	2022/23	Colyton Dolphin Street Toilets	£25,000.00	2023/24	On hold, due to toilet review possible disposal/transfer.
Rebuilding of Retaining Wall	2022/23	Mini Site No. 3, Durham Way	£101,000.00	2022/23	Contractor appointed, delay on site due to access issues.

1.13 A summary of capital projects proposals for the new financial year 2023-2024.

Property	Detailed Description	Justification	Estimated budget	Update / comment
Exmouth East Devon Tennis Centre	Roof replacement over courts 1-4; overlay the existing with new or apply waterproofing coating system on existing.	The roof coverings are in excess of 25 years old and over its design life. A recent inspection showed extensive signs of failure, consisting of failure of the plastisol coating on the metal profile sheets leading to corrosion. The issue manifests all throughout the roof, isolated repairs will not be cost effective, nor will address the issues efficiently. The roof leaks during long periods of wet weather.	£597,500.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.
Exmouth East Devon Tennis Centre	Replacement of existing indoor tennis carpet surface, courts 1-4	The indoor tennis playing carpet surface has reached the end of its design life (approx. 10-15 years depending on use) and is showing signs of wear and tear. The carpet surface is thinning in areas may tear in the short term. The surface grip has considerable wear and will lead to an increase in slips and falls, and possibly injuries. Therefore an increased H&S risk and liability.	£194,500.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.
Sidmouth Manstone Workshops	Overlay existing carpark	The existing carpark surface is breaking up and there is loose material throughout. The current condition is hazardous for both vehicles and pedestrians. Both tenants and customers have been complaining for years about the carpark surface being slippery and unsafe. Earlier in the year, a user of the facilities slipped walking on the carpark and injured herself to the extent that the emergency services had to be called.	£73,000.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.
Sidmouth Manor Pavilion Theatre	Replacement of existing fire escape steps including altering existing to comply with current regulations.	The metal fire escape steps are showing signs of extensive corrosion and will need to be replaced. In their current state, they are an H&S risk.	£32,000.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.

Property	Detailed Description	Justification	Estimated budget	Update / comment
Exmouth Pavilion Theatre	Recovering of flat roof areas, including upgrading the roof's thermal performance where possible.	The single ply roof coverings are beyond their design life and it shows. Age circa 20 years. There have been numerous isolated repairs and the covering material is becoming brittle in places.	£280,000.00	Project NOT supported by Budget Setting and Capital Allocations Panel 05/12/2022.
Exmouth Pavilion Theatre	Overhauling existing pitched roof areas, including new felt, battens, 70/30% new/reuse slate, insulation, etc.	The roof does not appear to be leaking, however it is estimated to be over 25 years old and it will make sense to overhaul it at the same time as the flat roof areas.	£110,500.00	Project NOT supported by Budget Setting and Capital Allocations Panel 05/12/2022.
Honiton Leisure Centre	Surface water drainage improvements to prevent flooding.	The existing soakaways are no longer effective, particularly during prolonged rainfall. There is a risk of flooding and floodwater getting into the building causing damage and service interruption.	£25,500.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.
Sidmouth Jacobs Ladder Beach Huts	Replacement of existing roof	The 24 beach huts at Jacobs Ladder are beyond their design life. Constructed c. 1994, nearly 30 years old, the beach huts require considerable regular repairs, particularly at the start of the season and then lighter repairs throughout the season. The beach huts are popular with users and there is a waiting list. They provide an income stream to the council and their failure will affect this asset income potential.	£240,000.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.
Exmouth Foxhole Chalets	Replacement of existing roof with new. Removal and disposal of existing, new roof.	The existing roof is over 25 years old and has reached the end of its design life. The metal roof sheets and roof structure are showing signs of excessive corrosion, which has led to numerous leaks.	£134,500.00	Project supported by Budget Setting and Capital Allocations Panel 05/12/2022. Funding expected to be made available in the new financial year.

Financial implications:

There are no financial implications identified in this report and works are within existing approved budgets.

Legal implications:

There is no direct comment to be made in relation to this update report, each and any individual issue will need to be considered as it arises.