

SLOUGH BOROUGH COUNCIL

REPORT TO: Trustee Committee
DATE: 28th March 2022
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PART I **FOR INFORMATION**

CONDITION SURVEY – 28 BATH ROAD, SALT HILL PARK

1. Purpose of report

1.1 The purpose of this report is to present to the Trustee Committee the condition survey carried out at 28 Bath Road on the 11th January 2022.

2. Recommendation(s)/proposed action

2.1 The Committee is requested to note the contents of the condition survey carried out at 28 Bath Road and summary of said survey in section 5 of this report.

2.2 The Committee is requested to note that the Development Section will obtain quotes and present these to the Committee with regards those items highlighted in 5.5 and 5.7.

2.3 The Committee is requested to note that the Development Section will undertake an annual inspection of 28 Bath Road to identify any structural/external repairs required and to ensure the Tenant is adhering to their responsibilities within the lease.

3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

3a. Slough Joint Wellbeing Strategy Priorities

The following are priorities of the Council but the Committee when discharging the Council's powers as Trustees are not bound to take these into account in making their decisions. They must act in the best interest of the Trust even if such interests conflict with those of the Council.

The report contributes to the following Slough Wellbeing Strategy 2020-2025 priority:

Priority 3: Strong, Healthy and Attractive Neighbourhoods – The noting and carrying out of actions detailed in the condition survey will contribute to making 28 Bath Road and, in turn, Salt Hill Park, a more attractive place to visit.

3b. Five Year Plan Outcomes

The report will address the following five year plan outcome through:

- **Outcome 3** – The noting and carrying out of actions detailed in the condition survey will contribute to making 28 Bath Road and, in turn, Salt Hill Park a more attractive place to visit.

4. Other implications

(a) Financial

There are no immediate financial implications with regards the noting of this report.

The cost of the condition survey was £400 and any costs arising from future improvement work will need to be covered from the Salt Hill funds which at 31.03.21 were £31,491.

The income per annum for 28 Bath Road is £8,700 per annum, but will increase to £10,224 on renewal of lease on the 30th November 2021. This income is used to contribute to the grounds maintenance of Salt Hill Park.

Further report(s) will be presented to the Committee providing detailed costings of the works highlighted in condition survey.

(b) Risk management

Recommendation from section 2 above	Risks/threats/opportunities	Current controls	Using the risk management matrix score the risk	Future controls
<p>Note the condition survey carried out at 28 Bath Road and summary of said survey in section 5 of this report.</p> <p>The Committee is requested to note that the Development Section will obtain quotes and present these to the Committee with regards those items highlighted in 5.3 and 5.4.</p> <p>The Committee is requested to note that the Development Section will undertake an</p>	<p>The report has highlighted and categorised a number of building condition issues that need attending to at 28 Bath Road.</p>	<p>Quotes to carry out works highlighted will be obtained and presented to the Committee.</p>		<p>Annual inspections of 28 Bath Road.</p>

annual inspection of 28 Bath Road to identify any structural/external repairs required and to ensure the Tenant is adhering to their responsibilities within the lease				
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(c) Human rights act and other legal implications

The Council's power to carry out a condition survey for the purpose of ascertaining obligations for repair and maintenance under the lease of 28 Bath Road is the general power of competence under section 1 of the Localism Act 2011, which provides the Council with the power to do anything that individuals generally may do. Section 1(5) of the Localism Act provides that the general power of competence under section 1 is not limited by the existence of any other power of the authority which (to any extent) overlaps with the general power of competence. The use of the power in section 1 of the Localism Act 2011 is, akin to the use of any other powers, subject to Wednesbury reasonableness constraints and must be used for a proper purpose.

Whilst the general power of competence in section 1 of the Localism Act 2011 provides sufficient power for the Council to carry out a condition survey pursuant to its role as the landlord of the lease of 28 Bath Road, further support is available under Section 111 of the Local Government Act 1972 which enables the Council to do anything which is calculated to facilitate, or is conducive to or incidental to, the discharge of any of its functions, whether or not involving expenditure, borrowing or lending money, or the acquisition or disposal of any rights or property.

(d) Equalities impact assessment

There are no equalities issues associated with this report.

5. Supporting information

- 5.1 28 Bath Road in Salt Hill Park is leased to Slough Refugee Support (SFS). SFS are about to enter into a new 5 year lease with the Trust (approved by Committee 22nd March 2021). The current rent is £8,700 per annum, but will increase to £10,224 on renewal of lease on the 30th November 2021.
- 5.2 The current and proposed lease terms were agreed prior to introduction of Direction regime at the Council. Trustees should note and give consideration that the lease should be on a full repairing and insuring basis at the next renewal (if applicable).
- 5.3 Committee instructed Development to obtain condition survey with regards 28 Bath Road. The cost of the condition survey was £400.
- 5.4 Condition Survey was carried out at 28 Bath Road on 11th January 2022

5.5 The report applies condition rating to major parts of the building as follows:

Condition Rating 1: Only minor or cosmetic repairs or no repairs are currently needed.

Condition Rating 2: Repairs or replacements are needed, but these are not considered serious or urgent.

Condition Rating 3: Defects that are serious and/or require urgent repair or replacement or where it is felt further investigation is required.

Condition Rating HS: These are actual or potential health and safety risks identified.

5.6 Out of the 25 major parts identified, 1 has been given Condition Rating 3. This is summarised below:

Major Part	Fault	Responsibility
4.5 Windows and external doors	Original steel frames have rusted and deteriorated throughout. This is leading to water ingress. Internal aluminium units are also at the end of their serviceable life.	Landlord

5.7 Out of the 25 major parts identified, 7 have been given Condition Rating 2. These are summarised as follows:

Major Part	Fault	Responsibility
4.1 Chimney Stacks	Flashing missing that may result in water penetration. Pots are uncapped which may result in water penetration.	Landlord
4.2 Roof Coverings	Normal maintenance/inspection required for roof of this age.	Landlord
4.3 Rainwater and Above Ground Drainage Fittings	Replacement of cast iron fittings to UPVC. Regular cleaning and inspecting.	Landlord
4.4 Walls (external)	Due to assumed lack of damp proof course ensure air bricks are kept clear and that soil/vegetation and	Landlord

	external paths are clear of walls.	
4.6 External Joinery & Finishes	Painting and/or replacing of soffit boards.	Landlord
5.3 Walls (internal)	Normal cyclical maintenance.	Tenant
5.5 Chimney Breasts, Fireplaces and Flues	See 4.1	Landlord

5.8 Out of the 25 major parts identified, 14 have been given Condition Rating 1. This is summarised below:

Major Part	Fault	Responsibility
4.7 Conservatory and Porches	Inset porch and column require periodic inspection.	Landlord
5.1 Roof spaces	Periodic inspection required	Landlord
5.2 Ceilings	Normal maintenance (filling/decoration)	Tenant
5.4 Floors	Normal inspection/maintenance. See 4.4.	Landlord/Tenant
5.6 Built in Fittings	Maintenance, repair and replace as necessary.	Tenant
5.7 Internal Joinery	Maintenance, repair and replace as necessary.	Tenant
5.8 Bathroom and Sanitary Fittings	Maintenance, repair and replace as necessary.	Tenant
6.3 Water	Normal maintenance. Legionella testing.	Tenant
6.5 Drainage	Normal inspection/maintenance.	Landlord
6.6 Other Services	Normal inspection/maintenance.	Tenant
7.1 Garaging	No issues	n/a
7.2 Outbuildings and Sheds	Normal inspection/maintenance.	Landlord/Tenant
7.3 Grounds	Normal maintenance.	Tenant
7.4 Common and Shared Areas	Normal maintenance.	Tenant

5.9 Out of the 25 major parts identified, 3 have been given condition rating HS. This is summarised below:

Major Part	Fault	Responsibility
6.1 Electricity	Electrical safety inspection/certificate required.	Tenant. Tenant is obtaining test certificate.
6.2 Gas	Gas safety inspection/certificate required.	Tenant. Tenant is obtaining test certificate.

6.4 Heating/Cooling	Gas safety inspection/certificate required.	Tenant. Tenant is obtaining test certificate.
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6. Comments of other committees

6.1 None.

7. Conclusion

7.1 It is requested that the Committee note the summary of the condition survey carried out at 28 Bath Road.

8. Appendices attached

Appendix A - Condition Survey, 28 Bath Road, Salt Hill Park

9. Background papers

None