



Council Briefing Note 28th February 2024

**CORPORATE & COMMERCIAL SERVICES PORTFOLIO –
COUNCILLOR RON TINDALL**

- Despite a challenging environment our Commercial portfolio is circa 96% occupied and income levels remain on target. Income target for period 10 February £4,837,492.
- February 2024 update - There are 150 commercial buildings and sites that DBC own and Property Services manage and report on for compliance under 6 main headings: Fire; Asbestos; Legionella; Gas, Electricity & Passenger Lifts. For example, Cupid Green Depot is the largest site containing 5 occupied buildings. Heating Systems Insurance inspections have been added to the compliance report.

Area	Description	Target	Performance	Trend
Fire	Percentage of properties covered by valid FRA	100.00%	100.00%	
Legionella	Percentage of water installations covered by risk assessment	100.00%	100.00%	
Asbestos	Percentage of known asbestos locations re-inspected	100.00%	100.00%	
Gas	Percentage of properties with valid gas or combustion certificate	100.00%	100.00%	
Electrical	Percentage of properties with satisfactory EICR	100.00%	100.00%	
Lifts	Percentage of passenger lifts with current examination certificate	100.00%	100.00%	
Heating	Percentage of properties with current insurance inspection	100.00%	100.00%	

Key Points

- All areas of compliance now being maintained

- Good progress to complete concrete render repairs and window replacements at Bennetts Gate - The render repairs are approaching the end of the cutting out stage to the west elevation and central block. The east elevation repairs have now been infilled and are ready for the proprietary protection coat to be applied. The new window installation works has started and the project is forecast to be fully completed by the end of March 2024.
- **Victoria Hall Ceiling.** Concerns were raised due to the condition of the plaster and remedial patch repairs have been completed. We commissioned a consultant to review the ceiling who has advised that the structural condition of the roof is satisfactory, however further works are required. These works will be completed during the 2025/26 financial year.
- **Nash Mills Recreation Centre** – the entrance road to the Recreation Centre has deteriorated leading to large pot holes and edge subsidence. This poses a potential health and safety risk for users. Following a successful capital bidding process, completed as part of the 2024/25 service planning exercise, funds have been approved and the works are planned for week commencing 15 April 2024.