

APPENDIX A

“Project Mandate”

Agenda item number:

Date of issue:

Meeting: Programme Board

Date: 10th December 2012

Report by: David Blanchard Job title: CPO

Service : Central Services

Status: Issue identified in condition survey

Subject: Cattle Market – The Cattle Shed roof requires replacement

1 Purpose of report

To alert programme board to the findings of the Gleeds condition survey which identifies the Cattle Shed roof as “ life expired “ and the need for an over-clad roof at an estimated cost of £90k.

2 Recommendations

The Cattle Shed roof has been identified as “life expired”. At present operationally the cattle market partners consider the building is fulfilling its purpose. Gleeds recommended that the roof is replaced in 3 years i.e. 2015/16.

Proposals will be taken forward as part of a draft Investment Strategy and Plan for the Cattle Market operation, between the current operator and MBC.

Funding of any recommended improvements works will be negotiated with the cattle market partners and initial discussions have been held.

The Investment Strategy is required for the Cattle Market to address all the forthcoming repair issues and future investment/income issues.

The Cattle Market partner’s agreement expires in 2016.

3 Background

The Gleeds condition survey identified this building as life expired. There is a risk that further deterioration could lead to unplanned capital expenditure being required.

To date a policy of making good and minimum expenditure has been adopted for this building, the Investment Strategy will challenge this assumption for the longer term, however, at the present time the minimum expenditure approach may be preferred.

-
- | | |
|---|--|
| 4 | Legal, financial and IT implications
Legal obligation to maintain the building to a reasonable condition. |
|---|--|
-
- | | |
|---|---|
| 5 | Initial Assessment of risk
Minimal.
The building is used for housing livestock on Tuesdays and occasionally other days. |
|---|---|
-
- | | |
|---|--|
| 6 | Equalities and diversity and staffing implications
None |
|---|--|
-