



## CHICHESTER CITY COUNCIL

### REPORT OF THE PROPERTY MANAGER

#### PROPERTY WORKING GROUP MEETING – 10<sup>th</sup> JANUARY 2022

##### COUNCIL HOUSE

- a) **Heating Controls Upgrade** – all safety critical works discussed and agreed at the previous meeting have been completed by Saunders Specialised Services at the total cost of £5,418.00. The secondary heating zone has also been modified to allow flow temperature modulation for the Assembly Room, Crush Bar and rear office heating. This will significantly improve efficiency.
- b) **Boiler Replacement** – during the recent service of the boilers, it was found that the gas valve and PCB on boiler No.1 have failed. Due to the age of the boilers it's now very difficult and expensive to source spare parts. The time has therefore come to replace the existing boilers. We currently have three Broag Quinta 65kwh boilers. We propose to replace these with two high efficiency Worcester Bosch GB162 100kwh condensing boilers. The Property Manager is initiating the tender process with a view to undertaking the work in the new financial year. Indicative costs are in the region of £16-£19k. In the meantime, due to a degree of redundancy in the system we can continue to adequately heat the building on two boilers.
- c) **Council Chamber** – The Council insurers have accepted this as a valid claim and appointed a loss adjuster, who concurs with our structural engineer's assessment of the likely cause. There is a £1,000 excess on the policy, but investigative works beyond that sum will be covered by the insurer. Trial holes will be dug in two locations to expose the foundation of the portico pillars on w/c 1<sup>st</sup> February. Local interested parties will be informed to prevent any misunderstanding as to the nature of works, as agreed at the previous meeting.
- d) **Damp in Town Clerk's office** – Listed Building Consent for proofing works has been applied for and a decision awaited. Works are scheduled to commence on 10<sup>th</sup> February, for a likely duration of 5 days

##### ALLOTMENTS

- a) **Update** – there are currently 410 plots tenanted, no vacant plots and 289 people on the waiting list.
- b) **Cllr Gaskin's report** – see **Appendix A**. The Property Manager will read the report and respond to issues raised, in line with the Officer comments in the margins.

##### BUS STOPS/SHELTERS

- a) **Swanfield Drive** – confirmation is still awaited from CDC and A2 Dominion that the necessary land will be made available for a shelter to be installed.
- b) **Bognor Road** – Cllr. Sharp has asked, based on local support, that a bus shelter be installed at the bus stop in Bognor Road, just past the junction with York Road and Royal Close. (The existing seat, placed in this location by the City Council a couple of months ago, could easily be reused elsewhere.) The anticipated cost would be in the region of £8-10k. The Property Manager is investigating whether S.106 funding from the

Bartholomew's development might be available for this project. See **Appendix C1** for details of the online survey response, indicating in excess of 90% support. In addition, 11 written responses were received with 10 of these being in favour.

## PUBLIC REALM PROJECTS

- a) **Precinct Paving** – details of the MacRebur MR6 recycled plastic additive product has been passed on to WSCC Highways for consideration. The Property Manager has met with the WSCC Growth Team, who are liaising with Highways to prepare low-cost surfacing options, with the goal of producing a cost effective and realistic solution. It must be noted that a recent petition has widened the scope of the unsafe paving issue beyond the pedestrianised precinct. This is understandable but will inevitably increase the potential costs significantly.
- b) **West Street public realm** – WSCC has requested a contribution of £3,590.70 towards the cost of a feasibility study into redesigning the public realm in the Cathedral area of West Street. This is approximately 10% of the overall study cost. Background material and concepts to inform this study is contained in **Appendices B1 and B2**, attached and give indication of the options to be considered. The Property Manager requests direction on whether members support making this contribution to the feasibility study in furtherance of this project.

West St Public Realm Partnership Feasibility		
Feasibility fee proposal		
PM	£	14,161.22
Design portion	£	31,629.48
<b>Sub TOTAL</b>	<b>£</b>	<b>45,790.70</b>
Partnership funding		
WSCC	£	24,000.00
Cathedral	£	7,600.00
CDC	£	7,600.00
Chi BID	£	3,000.00
CCC		
<b>Sub TOTAL</b>	<b>£</b>	<b>42,200.00</b>
	<b>-£</b>	<b>3,590.70</b>

- c) **Lidl to Story Road footpath link** – The Property Manager is making arrangements for a layer of Type 1 MOT to be laid and compacted to even out the dip and provide a more level, safe surface. A temporary path closure will be necessary whilst the work is undertaken, necessitating liaison with the WSCC Public Rights of Way team. Cllr. Oakley has suggested that the Parish could make a Community Highways Scheme application to undertake more permanent resurfacing works. He has been asked to provide information to guide this process. He has also been clearly told that as WSCC are the PROW and Highways authority, we consider the longer term improvements he suggests to be the responsibility of WSCC.

## WEST STREET MEMORIAL GARDEN

The Property Manager is chasing further communication from Marstons and the landlord.

## FLORENCE PARK MUGA FLOODLIGHTS

Cllr. Sharp has asked that consideration be given to the provision of flood lights for the Multi-Use Games Area (MUGA) at Florence Park. See **Appendix C2** for responses to the online consultation carried out by Cllr. Sharp. This indicates a small majority in favour of this proposal.

## **BOARD OF TOWN CLERKS**

Orders have been placed with Acorn Joinery and Derek Pennicott, for the sums of £275 and £350 respectively. The board is currently in production and will be passed to Derek Pennicott for painting in due course.

## **CULTURE SPARK 2022**

The organiser of Chichester Season of Culture 2022 has requested free use of the Assembly Room for three consecutive evenings, 3-5<sup>th</sup> May, for cultural events to showcase the diverse range of local arts and heritage organisations in Chichester. Background details of the Season of Culture initiative is provided in **Appendix D**.

**Peter Roberts**  
**Property Manager**