



CHICHESTER CITY COUNCIL

REPORT OF THE PROPERTY MANAGER

PROPERTY SUB-COMMITTEE MEETING – MONDAY 7th NOVEMBER 2022

COUNCIL HOUSE

- a) **Boiler Replacement** – Works are currently underway to effect the installation of two 100Kw condensing Hydrogen ready gas boilers. These units are highly efficient and as such should lead to a reduction in our energy costs in terms of gas consumption.
- b) **Air Handling Unit /aircon** – Works have been completed to overhaul and recommission the Assembly room air handling system. This system can be used for heating in the winter by way of delivering warm air and can also deliver chilled air during the Summer for the purposes of cooling. Most importantly, the system also affords air filtration which inherently improves air quality. We will also be overhauling the ventilation system in the back office area to improve air circulation, provide a supply of fresh air and create a healthier working environment.
- c) **Windows** – It has been proposed that we install secondary glazing to all of our window apertures for the purpose of reducing the overall heat loss from our building. I consider it imperative that any such installation should be sympathetic to and in keeping with our historic building. To this end we have obtained three quotations for the proposed works. Thus far, the sums quoted are £26670, £33895, £39911. All of these quotations are exclusive of VAT. Given the sums of money involved, I feel consideration should be given to the resultant projected energy cost savings versus the recuperation time of the installation cost. Whilst secondary glazing will doubtless afford a saving, we do need to be sure that this sort of outlay can be justified.
- d) **Insulation** – Works are currently underway to install rock wool loft insulation in the ceiling voids above the Council Chamber, landing, Assembly ante room and plant room areas. The current amount of insulation is inadequate so the intention is to supplement it with a view to reducing heat loss. Given that heat naturally rises, these works should give rise to a significant reduction in heat loss through the roof and lead directly to a reduction to energy usage and gas consumption.
- e) **Battery Storage of solar energy** – We have recently had an array of seventeen photovoltaic panels installed on the South Side of the Assembly Room roof. These panels are capable of generating 5000W of electrical power. Unfortunately we do not get a feed in tariff with this system. As such, it has been suggested that we consider a battery storage system in order that we may store electricity generated during the day and then use it to run the inverter during the hours of darkness. This power would contribute to the running of night time electrical equipment and ultimately lead to a reduction in the amount of electricity we draw from the grid. Thus far we have asked three companies for costings to carry out this work but as yet none of them have provided tenders.
- f) **External lighting timing-** As we are aware, we have external lighting under our Portico and also on and in the Market Cross. The lighting under the Portico is essential when our building is being used by night time hirers and members of the general public. I also strongly feel that we also have a duty of care to our hirers and staff alike. We should also consider the matter of the security of our building and also that of The Market Cross. I firmly believe that if the Cross is in darkness it will lead to a marked increase in vandalism, predominantly graffiti. As we know, the subsequent removal of such graffiti

by specialists is a costly and to a degree, avoidable exercise. If our Portico is not lit, it becomes a dark place in which in turn propagates illegal activity such as casual drug taking and increases instances of the area being utilised as a public convenience. I have witnessed and subsequently dealt with the aftermath of this on a fair number of occasions. I also know that some of my colleagues have also found themselves in this unpleasant situation. I should also point out that crime is on the up and that lighting deters criminals. We should not forget that our building houses valuable artefacts and that we should afford them a degree of protection. At present I have set the lighting on both of our assets to run from dusk until midnight. The system tracks sunset by way of a light sensing photocell. This is generally how automatic external lighting systems on buildings are run and it is also how the part night street lights operate. As such, during the height of summer, the lighting will be on for less than two hours per evening. The power consumption and associated running costs are negligible as is the impact on the environment.

I recently conducted a survey of various buildings around Chichester between midnight and 1am and noted a large number of buildings and shops illuminated to various degrees of light level. I feel that decisions pertaining to the night time illumination of shops and buildings should be made on an informed basis by the building owners. Whilst the intentions of turning off the lights may be good, I do believe that there are also very valid reasons to have certain lighting on at night for reasons of security and indeed public safety which must always come first.

- g) **Mayors Car Park**- It has been proposed that we should address the condition of the rearmost half of the Mayors Car Park with a view to improving its appearance and creating more parking spaces. The intention is to uplift the current paving and excavate a sub base. Further to this, we would lay a sub base of compacted type1 MOT and provide a surface finish of chipped York stone or the suchlike. We would also reduce the size of the flower borders to create more space. Thus far we have received one quotation of £5760+VAT to effect these works. We are currently waiting for three more quotations to come in for our consideration.

ALLOTMENTS

- a) **Update** – We currently have a total of 432 allotment plots. Five allotments are presently vacant however invitations to prospective new tenants have been sent out. There are 136 people on the waiting list. The collective total income from the allotments over the last financial year was £21,594-00.
- b) **Roman Amphitheatre** - A section of the boundary fence at our Roman Amphitheatre facility has now fallen into disrepair and as such we are giving consideration to its replacement. Our Property Maintenance Officer has stated that he would be willing to do this in house.

BUS STOPS/SHELTERS

- a) **Swanfield Drive** – CDC has now provided additional information requested by A2 Dominion in September 2021. Hopefully this will now allow matters to progress toward installation. The contractor, GW Shelters, is ready to install as and when the land is made available. This will be funded from S.106 money.
- b) **Bognor Road** - WSCC has confirmed that S.106 funding up to £15k is available to cover the cost of the shelter (£7,512.00 including installation and traffic management plus £900 for a sedum roof) and RTP1 display. Once the money has been transferred the Property Manager will place an order with GW Shelters and supervise installation.

PUBLIC REALM PROJECTS

- a) **Murray sculpture** – proposal to transfer ownership from Murray Club to Chichester City Council

- b) **Murray sculpture** – installation of Sussex Heritage Trust award plaque – to receive a verbal report.

BIKE RACKS

- a) The current bicycle racks around the City Centre are still a cause of ongoing concern. The current racks are of a bolt down design, which was chosen due to proposed resurfacing works and lower installation costs, however they have generated endless complaints and have also become the subject of repeated vandalism. The installation of root fixed variants like the old ones would be a costly exercise. One option for consideration is the phased installation of municipal bike rack assemblies. In effect, these are multiple bike racks which give a good degree of security due to their size and immovability. They are simply bolted down as one large unit and even in the event of them being unbolted, the security of bicycles locked to them is not compromised.

SPEED INDICATOR DEVICES

Mounting posts

- a) Feasibility of costs- As many of you are aware, we have recently been involved in the installation of a Speed Indicator Device in St Pancras. We financed and provided the device itself for around £4000. Subsequent to that we also financed the installation of two mounting posts on the West and Eastbound sides of the carriageway. There is currently a growing interest in the use of SIDs and we have now received a proposal to install a further four mounting posts for the device to be used upon. Two in St Pauls Road in the vicinity of the Rainbow Public House and two in Broyle Road adjacent to King George Gardens. It has also been suggested that we should purchase another Speed Indicating Device. To date we have received a quotation of £1630-00+ VAT to install the additional four mounting posts. I feel we should give consideration as to whether we should be financing these operations in their entirety or whether an alternative source of funding should be sought, perhaps by way of a contribution from the resident associations themselves.

St JAMES PHONE LINE INSTALLATION

- a) The Property Maintenance team compound has been struggling with the existing 4G broadband connection at the site.

Enquiries have been made regarding the installation of a fixed line to the compound to provide a more robust connect. In order to expedite this, an order has been placed through the City Council's broadband provider, Vodafone. Further to a site survey where it was identified that a pole would need to be installed to provide the clearance over St James Road; BT Openreach will be carrying out these works at a cost of £920-82 in the near future.

LITTEN GARDENS CCTV

- a) We have recently had CCTV installed in Litten Gardens for monitoring and security purposes. With regards to this, we have decided not to pursue a telephone line connection due to prohibitive costs and to avoid extensive trenching and upheaval in the gardens. We have chosen to adopt a mobile data solution instead which will incur a cost of £31-00 a month which is in line with the original quotation.

Stephen Hawkins
Property Manager