

On : 23rd February 2018

Preventative Maintenance

1. SUMMARY

This report aims to highlight the future maintenance/replacement needs of the crematorium for budget and futureproofing purposes.

2. RECOMMENDATIONS

- (I) That the report be noted
- (II) That the report be updated annually with new financial projections of costings.
- (III) That money be set aside in a dedicated PPW fund to finance such works as set out in the PPW plan once this has been finalised.

3. BACKGROUND

- 3.1 For the past 20 years the Crematorium Manager has utilised a repair and maintenance plan which has looked at the main areas of wear and tear on the fabric of the building and where possible a lot of the work has been undertaken internally by the staff in periods when we have had few services and can easily access areas. Likewise there has always been a flexibility where we have thought something would only last for 5 years but with careful use we have managed to gain extra years' service out of it, hence capital requests have been limited to only major items over the past decade.
- 3.2 Working with the Design Services team at Mansfield District Council we now have a fairly detailed idea of what might need looking at in the next 20 years and what will require looking at.
- 3.3 Appendix 1 details the works identified with costings at today's prices. It should be noted that some items e.g. roofs, water systems etc. will generally only require attention when they become a problem and whilst we are aware of slight leaks on the water system through service scans, these are not currently requiring a major overhaul and neither are the roofs. Therefore dates have not been allocated to these items and it is just a matter of report to be used for PPW and finance.

4. OPTIONS AVAILABLE

- 4.1 To schedule the PPW into budgets on an annual basis .
- 4.2 To do nothing and run the risk of a major repair having to be financed and also risking breaching a partial exemption

5. RISK ASSESSMENT OF RECOMMENDATIONS AND OPTIONS

Risk	Risk Assessment	Risk Level	Risk Management
To schedule the work in such a way as to reduce the financial impact	To do so would ensure that we maintained a high quality facility that people would still wish to use and of which we could be proud	Low	To budget to enable a PPW scheme to be introduced and monitored
To have no scheme	To do nothing would run the risk of the building falling into disrepair thus damaging the	High	To ensure budgets are in place.

	public opinion, our reputation and our income stream		

6. IMPLICATIONS

Relevant Legislation –

- The Oslo-Paris Commission (OSPAR) agreement on eliminating mercury emissions from crematoria, the UK agreed to reduce 50% mercury emissions from crematoria by 2012. But by 2020 **all** crematoria within the UK (roughly 240 facilities) will need to have a zero emissions rate.
- Environmental Permitting (England and Wales) Regulations 2010 which are made under the Pollution, Prevention and Control Act 1999 and cascaded down to crematoria under the Process Guidance Notes PG5/2(12) which sets out how we operate to control odour, particulate matter, hydrogen chloride, carbon monoxide, volatile organic compounds, mercury compounds and dioxins.

Human Rights – none

Equality and Diversity – none

Climate change and environmental sustainability – as detailed in ‘relevant legislation’

Crime and Disorder – none

Budget/Resource – implications to budget/resource which could be found however there would be a potential impact on the Local Authority’s partial exemption calculation if scheduling was not used and an impact on share dividend.

7. CONSULTATION

The matter has been discussed at length with The Treasurer, Clerk, Finance Officers