

## Appendix 1 - Backlog of Cyclical Maintenance Update – July 2019

This report is to give Members an update on the backlog of cyclical maintenance since the previous report was presented to Corporate Asset Sub Committee on the 5<sup>th</sup> September 2018.

### Overall Position

Portfolio	Backlog Maintenance
Corporate	£37.5 million
Ring Fenced	£9.6 million (1)
Barbican	£31.6 million (2)
<b>Total</b>	<b>£78.7 million</b>

- (1) Some of this amount will be addressed through other initiatives such as the Police Accommodation project, Markets Consolidation and Freeman's Masterplan.  
 (2) £15 million is for the Conservatory which is deferred works

### Corporate Estate

The current position for the Corporate Estate is:

	City Cash	City Fund	Guildhall	Total
Major Works	11,397,000	11,329,000	9,353,500	<b>32,079,500</b>
Deferred Works	1,953,200	1,742,600	1,972,500	<b>5,668,300</b>
Backlog Works	882,800	3,764,200	822,200	<b>5,469,200</b>
<b>Total</b>	<b>14,233,000</b>	<b>16,835,800</b>	<b>12,148,200</b>	<b>43,217,200</b>

### Barbican

The current position for the backlog of cyclical maintenance for the Barbican Centre is £31.6 million which includes £15 million for works required on the conservatory which are deferred works.

### Ring Fenced

The current position of the backlog of cyclical maintenance in 2018/19 for ring fenced properties is:

	Boys School	Girls School	Freemen School	Markets	Police	Total
Major Works	470,000	0	0	393,500	1,652,000	£2,515,500
Backlog Works	179,000	220,000	1,244,700	1,710,700	3,803,500	£7,157,900
<b>Total</b>	<b>649,000</b>	<b>220,000</b>	<b>1,244,700</b>	<b>2,104,200</b>	<b>5,455,500</b>	<b>£9,673,400</b>

This is the same as presented in September 2018 for the following reasons:

- The level of Cyclical Works Programme (CWP) funding has remained consistent at circa £12 million per annum
- There has been slower than expected delivery in some projects funded through the additional resources for City Fund Properties, these however are likely to be delivered within the year 19/20 so once delivered will reduce some of the backlog
- The majority of capital works still remain unfunded and are now on hold due to the fundamental review so this figure is unlikely to go down in the near future and could well increase

For reference the definitions are:

- Major Works – projects over £250,000 sit outside of the Cyclical Works Programme (CWP) umbrella and need to be funded through capital resources
- Deferred Works – projects deferred to allow the City to ‘sweat’ its assets within legislative and operational parameters
- Backlog Works – projects that require completing but insufficient funding has been made available for the works to proceed