

**BRIDGNORTH TOWN COUNCIL
TOWN COUNCIL MEETING
26 APRIL 2022**

BI/2122

26th April 2022

REPORT TO TOWN COUNCILLORS

AGENDA ITEM 8 – OUTDOOR AND PROPERTIES MANAGER REPORT

AIM

1. To provide a general overview of estate management matters and consider budgetary recommendations where appropriate.

BACKGROUND

2. This report is a general overview of the ongoing outdoors and property maintenance issues.

DISCUSSION/ COMMENT

3. **Stoneway Steps.** The majority of the handrail for much of the steps is in very poor condition or completely missing. This fact has again been forwarded to Shropshire Council and has now been registered as an emergency task.
4. **Pothole Repairs.** The pothole repairs have now all been completed to a very satisfactory standard, on time and within budget. I would definitely recommend using the same company for similar jobs in the future.
5. **Riverbanks.** A fair amount of strimming and coppicing work has been carried out along both sides of the river and as we are now well into the bird nesting season, we will now limit work in that area to grass cutting and strimming only.
6. **Hanging Baskets and Floral Displays.** The basket and bedding plugs have now been planted and growing well at Littlefords Nursery in Telford. They will be ready for collection on the 1st June and we have arranged a site visit in mid-May to check on their progress.
7. **Grass cutting.** Grass cutting in all areas is well on schedule this year having already completed two cuts and well on our way to a third.

8. **Benches.** A Large number of benches were renovated over the winter months and we will continue where we can during the summer months, however, the main focus of bench repair falls within the quieter winter period.
9. **Severn Park Play Area.** The multi-play unit at Severn Park has once again become the target of vandalism. This time a wooden side panel was kicked from its securing bolts and rendered unrepairable. Fortunately, we had some spare ply-board, and the maintenance were able to fashion a new one in time for Easter.
10. **Castle Hall Repairs and General Decoration.** Asbestos boards on the stage area have been encapsulated and protected from damage by covering it with plywood to a height of 2.4meters. Internal decoration is pretty much completed after painting the foyer, women's toilets, meeting room, disabled toilets, and corridor to the kitchen. However, with a building of this size and age there will always be something that needs addressing.
11. **Quayside.** The maintenance team have engaged in repairing and re-setting a number of paving slabs and steps following the recent floods. Work included lifting the loose flag stones, chiselling out the old bedding of sand and cement, laying a new bed of sand and cement before re-laying the flagstones ensuring no trip hazards or further movement. This is an ongoing problem following floods, but worse this year than in previous years. This work is now complete.
12. **5 Yearly (Quinquennial) Building Surveys.** Karl Williams the senior maintenance operative accompanied Mr Andrew Arrol while he conducted his quinquennial inspection of all of the Councils' buildings. This proved to be a very valuable learning experience for Karl who witnessed first-hand a very thorough inspection process especially regarding the erosion process of stone, and hopefully a good foundation for a future source of specialist information from Andrew Arrol.
13. **Town Hall Roof Timber Pest Infestation.** Still awaiting a report from the last quinquennial inspection.
14. **1 High Street Exterior Window Repairs and Painting.** The scaffold is now in place for the repairs and painting of the 1st and 2nd floor window frames. Work was scheduled to take up until the end of the month. Unfortunately, this has fallen behind schedule due to staff illness, inclement weather, and the temporary loss of the property maintenance van through mechanical breakdown. The van has since been repaired and returned to the team. During the period of breakdown, the team was supplied with a replacement van free of charge by the lease company, however, not large enough to carry the ladders. Work is now well underway and initial investigation has uncovered considerably more rot than anticipated on the second-floor bay window. All of the above issues will undoubtedly require a short extension of hire for the scaffold. Areas of rotten woodwork will be removed, and the remaining wood treated with rot treatment then new sections of timber will be spliced in, filled, and painted. There are also a few loose tiles on the dormer roof over the bay window that will need to be replaced and secured.

15. **Fox Corner Toilets.** A recent fault found on the electronic non-touch flushing unit in the unisex toilet is taking rather longer than anticipated. Our electrical contractor is trying to source the part and it will be fitted as soon as they have it. More recently we have been made aware of an attempt to set fire to the rear door resulting in scorch damage that will need to be rubbed down and repainted.
16. **Listley Street Toilets.** Further criminal damage inside the toilets to doors, cubicles, and taps have been reported to us by Healthmatic who maintain the toilets on our behalf. These damages have since been repaired and the incidents reported to the police on 101.
17. **Hospital Street Bus stop.** Fire damage caused by igniting combustible materials from the adjacent litter bin has resulted in us having to replace two seats and two sheets of Perspex that were damaged in the ensuing fire. Materials will need to be sourced and costed. This arson attack which is now the second at this bus stop happened prior to the attack at Fox Corner toilets which has now set a very unhealthy trend in Low Town which has since been forwarded to the police. Shropshire Council who owns the litter bin have now agreed to replace the adjacent bin with a more secure lockable type to help prevent combustible materials from being used for future attacks.
18. **Staff.** The DLF remain two members of staff light which continues to put a strain on our operational ability and overall productivity. The good news is that we are in the process of recruiting and would hope to be back up to full strength in the very near future.
19. SUMMARY.
20. There continues to be much ongoing work across the wide sphere of property and ground maintenance tasks. Most worrying for me is the apparent escalation of anti-social behaviour and criminal damage, especially in the vicinity of Low Town.

FINANCIALS

21. None of the above works requires any additional funding outside of what has already been allocated to those properties. The Council are very fortunate to have the skill set within the two teams that allows much of the work highlighted to be carried out in-house and thereby saving on expensive contractor fees.

22. RECOMMENDATIONS

23. It is recommended that the Town Council notes the report and the activities being undertaken.

Barry Ince
Outdoors & Properties Manager