



Borough of Telford and Wrekin

Full Council Report

26th February 2026

Planned Building Investment Programme 2026/27

Cabinet Member:	Cllr Ollie Vickers – Cabinet Member for the Economy
Lead Director:	James Dunn – Director: Prosperity & Investment
Service Area:	Prosperity & Investment
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Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	SMT – 13 January 2026 Business Briefing – 22 January 2026 Cabinet – 12 February 2026 Full Council – 26 February 2026

1.0 Purpose of Appendix

- 1.1 To set out the planned building capital maintenance programme priorities for 2026/27.

2.0 Background

- 2.1 The Asset Management Plan and associated data on property (i.e. condition, suitability, sufficiency, access and asbestos) informs the Council's planned building capital investment programme. The Council has completed condition surveys for operational properties used for the delivery of its services, with each condition survey identifying works in four categories. These surveys are updated on a rolling programme each year. The Council's Asset Management Plan has identified condition associated works for the next 5 years of approximately £9m for operational

properties (excluding schools) and £15.4m for schools/educational properties. The figure for condition related works for schools has reduced over recent years, mainly due to the investment made into them alongside recent academisation.

During 2026/27 more in-depth surveys will continue to be undertaken within operational properties and schools that are under the control of the council. Particular emphasis will continue to be given to health and safety ensuring that the occupants of our buildings are safe.

The planned building capital investment programme as identified in **Schedule A** is set in accordance with the approved framework for prioritising condition works as included in the Asset Management Plan. The level of investment included in the Capital Programme of Works 2026/27 is £1,605,502 for Educational assets and £1,203,897 for all other operational assets. This includes an allocation of £230,497 specifically towards the Darby House Internal Works. The budget allocations do not take into account the capital investment relating to expansion of schools, which is held as a separate budget. In addition to the above capital allocations, schools are also in receipt of Devolved Formula Capital (DFC) which is used fundamentally for maintaining and investing in the school building stock on a day-to-day basis.

3.0 Summary of main proposals

- 3.1 To identify the proposed planned building capital maintenance programme for financial year 2026/27, in accordance with Medium Term Financial Strategy 2026/27 to 2029/30.

4.0 Alternative Options

- 4.1 The alternatives to carrying out the planned building capital maintenance programme is to either do nothing and incur no expenditure or do less and spend less. However, the Council would run the risk of buildings condition potentially worsening and ultimately requiring emergency works to ensure the safety of building occupants. Also with regard to schools capital maintenance funding, the government expects funds to be used in line with published guidance and it is required to report on this expenditure to the Department for Education on an annual basis.

5.0 Key Risks

- 5.1 As stated under Financial Implications section below, confirmation of the 2026/27 education capital allocation for maintenance has not yet been confirmed. Adjustments to the programme may need to be made if the allocation is below what is expected.

6.0 Council Priorities

- 6.1 Effective management of the Council's planned building capital maintenance programme helps to support the delivery of all Council priorities as our buildings are used for working, learning, and providing services to all communities within the Borough.

7.0 Financial Implications

- 7.1 Confirmation of the Education capital allocations for 2026/27 have not been received and are expected to be notified shortly by the Department for Education. Appropriate adjustments to the capital programme and the programme of works (**Schedule A**), estimated at £1,605,502 will be made accordingly to ensure spend is within available funds.

Budgetary provision for the Corporate Planned Building Capital Maintenance Programme £1,203,879 programme of works for 2026/27 is contained within the approved capital programme for 2026/27 and future years (detailed in **Schedule A**). The Darby House internal works of £230,497 will require an additional revenue allocation at year end.

8.0 Legal and HR Implications

- 8.1 There are no direct legal implications arising from this report however any repair/maintenance works will be subject to competitive procurement to ensure best value is achieved for the Council by complying with the Council's Contract Procedure Rules and any applicable statutory requirements. In addition, legal advice must be sought in relation to any Health and Safety or other similar matters should they become apparent during the year or when undertaking any works.

9.0 Ward Implications

- 9.1 The Wards in which proposed works are to be undertaken are detailed in **Schedule A**, however all Wards are potentially impacted given that schools and corporate properties also deliver services for people Borough wide.

10.0 Health, Social and Economic Implications

- 10.1 Maintaining buildings ensures that Council Services are delivered efficiently and with service continuity. Many of the key services are delivered from the Council's property portfolio and are the first key point of contact with our customers.

11.0 Equality and Diversity Implications

- 11.1 Where possible, as part of the planned building capital investment funding, improvements to accessibility will be carried out. Where improvements to existing facilities are being undertaken, Equalities Issues (i.e. baby changing facilities) are also included as part of the scheme. This allows the Council to increase access to public buildings for people with disabilities.

12.0 Climate Change and Environmental Implications

- 12.1 Environmental improvements are incorporated into schemes where appropriate, in an aim to reduce the Council's carbon emissions in accordance with the Council's Emergency Climate Plan.

13.0 Background Papers

- 1 Asset Management Plan

14.0 Schedules

- A Education and Corporate Planned Building Capital Maintenance Programme 2026/27

15.0 Appendix Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	05/12/2025	06/01/2026	DR
Legal	05/12/2025	05/01/2026	EH
Director	05/12/2025	15/12/2025	JD

SCHEDULE A - Education Planned Building Capital Maintenance Programme 2026/27

Asset	Description of Works	Estimated Budget	Corporate Priorities	Ward
Donnington Wood Infant	Boiler Replacement	180,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Donnington
Dothill Primary	Hall Windows	109,802	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Shawbirch and Dothill
High Ercall Primary school	Boiler/Heating works	180,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. 	Ercall Magna

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			<ul style="list-style-type: none"> • A community-focused, innovative council providing efficient, effective and quality services. 	
John Fletcher of Madeley Primary	Fire Safety Works	72,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Madeley and Sutton Hill
Newport Junior	Fire Alarm and LED lighting	187,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Newport South
Teagues Bridge Primary	Fire Safety Works	88,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Wrockwardine Wood and Trench

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Wrockwardine Wood CE Junior	Fire Safety Works	83,700	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Wrockwardine Wood and Trench
Various Schools	Asbestos Management - To undertake updated landlord responsibility asbestos surveys within property assets and any subsequent management removals. Where removals are required these will be prioritised using the Asbestos Management survey data.	£75,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
Various Schools	Data Updates - to update the asset management data. This will include condition surveys and updated drawing/floor plans of buildings as and when upgrades are carried out.	£50,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
Various Schools	External Redecoration (rolling programme)	£50,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. 	Various

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			<ul style="list-style-type: none"> • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	
Various Schools	Demountable Structural Surveys	£10,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
Various Schools	Access Works	£200,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
Various Schools	Fire Risk Assessment Prioritisation /Fire Door Replacement	£320,000	<ul style="list-style-type: none"> • Every child, young person and adult lives well in their community. • Protect our natural environment. • A community-focused, innovative council providing 	Various

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			efficient, effective and quality services.	
	TOTAL	£1,605,502		

Corporate Planned Building Capital Maintenance Programme 2026/2027

Asset	Description of Works	Estimated Allocated Budget	Corporate Priorities Contributed to proposals	Ward
Darby House	Internal Health & Safety Works	386,500	<ul style="list-style-type: none"> All neighbourhoods are a great place to live. Protect our natural environment. A community-focused, innovative council providing efficient, effective and quality services. 	Malinslee and Dawley Bank
Darby House	Emergency Lighting	50,000	<ul style="list-style-type: none"> All neighbourhoods are a great place to live. Protect our natural environment. A community-focused, innovative council providing efficient, effective and quality services. 	Malinslee and Dawley Bank
Granville House	Roof Works	22,000	<ul style="list-style-type: none"> All neighbourhoods are a great place to live. Protect our natural environment. A community-focused, innovative council providing efficient, effective and quality services. 	Donnington
Telford Ice Rink	Lift Replacement	52,389	<ul style="list-style-type: none"> All neighbourhoods are a great place to live. 	Malinslee and Dawley Bank

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			<ul style="list-style-type: none"> • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	
Various Properties	Asbestos Removals - To undertake updated landlord responsibility asbestos surveys within property assets and any subsequent management removals. Where removals are required these will be prioritised using the Asbestos Management survey data.	£25,000	<ul style="list-style-type: none"> • All neighbourhoods are a great place to live. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
Various Properties	Data Updates - to update the asset management data on operational assets, and improvements to the asset database, plus Fire Risk Assessment costs.	£75,000	<ul style="list-style-type: none"> • All neighbourhoods are a great place to live. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
Various Properties	Fire Risk Assessment Prioritisation	£20,000	<ul style="list-style-type: none"> • All neighbourhoods are a great place to live. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various

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Various Properties	2025/26 Commitments	£572,990	<ul style="list-style-type: none"> • All neighbourhoods are a great place to live. • Protect our natural environment. • A community-focused, innovative council providing efficient, effective and quality services. 	Various
	TOTAL	£1,203,879		

Please note: - the costs shown in the above tables are estimates. Actual costs will be established by competitive tendering in accordance with the Councils Tendering Procedures. All figures are inclusive of Project Management/Design Fees