

Record of officer decision

Decision title:	Decision to spend from the 2018/19 Corporate Accommodation Capital Budget and the Property Services Estates Capital Programme 2019/20
Date of decision:	20 th August 2019
Decision maker:	Acting Assistant Director for Technical Services
Authority for delegated decision:	This decision is to apply for the spend of the budget as agreed by the key decision made on 18th October 2018. (Report Ref: 2018/19 corporate accommodation capital budget) http://hc-modgov:9070/ieDecisionDetails.aspx?ID=5387 and by the key decision made on 25th July 2019 (Report Ref: Property Services Estates Capital Programme 2019/20) http://hc-modgov:9070/ieDecisionDetails.aspx?ID=6126
Ward:	Widemarsh Ward
Consultation:	Property Services: Solicitor to the Council Corporate Services, Strategic Capital Finance Manager and Strategic Property Services Manager, Ward Member.
Decision made:	To authorise spend of the total budget of £200k allocated to provide additional emergency evacuation facilities at Plough Lane from the 2018/19 Corporate Accommodation Capital Budget along with a spend of not more than £250k from the £500k Property Estates Enhancements Works element of the Property Services Estates Capital Programme 2019/20.
Reasons for decision:	The 2018/19 Corporate Accommodation Capital Budget included £200k to carry out works at Plough Lane Offices to provide additional emergency evacuation facilities. Tenders have been received and the lowest tender would result in a projected final cost of £445k. To overcome the short fall a spend of not more than £250k from the Property Estates Enhancements Works budget is required. The capital programme incorporates a number of works projects which are prioritised based upon criteria incorporating landlord obligations, statutory compliance, service continuity, condition and takes into account known property and business strategy. The property estates enhancement works - emergency budget of £500k is allocated to be spent on small works projects necessary that arise from incidents for which are not predicted and are unknown and may occur without warning. Prioritisation is therefore based upon the impact and urgency of the incident and any need for business continuity The property estates enhancement budget of £500k is also to be spent on continued use of council's property assets on a programme of improvement works which are to be determined once the current programme of condition surveys have been completed and evaluated. Any works which have not been

	previously identified for expenditure of the capital budget will be prioritised based on condition, urgency of the need for improvements and to mitigate any health and safety risks. As part of the council's accommodation strategy the council is looking to relocate staff into the Plough Lane Office. The new additional emergency evacuation facility is required to accommodate the additional staff which would otherwise make Plough Lane non-compliant. The works were tendered competitively through the council's service provider BBLP and will be delivered through the Public Realm Contract.
Highlight any associated risks/finance/legal/equality considerations:	The 2018/19 Corporate Accommodation Capital Budget allowance of £200k to carry out works at Plough Lane Offices to provide additional emergency evacuation facilities has been rolled forward to complete within the 2019/2020 financial year. Both Legal and Strategic Finance have been consulted and are satisfied with the proposals.
Details of any alternative options considered and rejected:	Do nothing – this is not an option as part of the council's accommodation strategy it is the council's intention to vacate other council properties in 2020 and relocate the staff into the Plough Lane Offices. The new additional emergency evacuation facility is therefore required to accommodate the additional capacity from other council buildings, which would otherwise make Plough Lane non-compliant.
Details of any declarations of interest made:	None

Signed: Chris Jenner, Assistant Director Technical Services

Date: 20 August 2019