

Record of officer decision

Decision title:	Release of capital funds from existing approved capital allocation to undertake additional repair works at Units 1 – 6 Tarsmill Court, Rotherwas
Date of decision:	15 July 2019
Decision maker:	Assistant Director Technical Services.
Authority for delegated decision:	Council decision approving Capital Programme 26.01.18 & Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions 1. 3.7.6 Delegation to Chief Executive 2. 3.7.13 Sub delegation by Chief Executive to officers 3. Appendix 1 Chief Executive's Scheme of Delegation to Officers
Ward:	Dinedor Hill
Consultation:	None
Decision made:	Approve release of approved capital funds to carry out additional refurbishment at units 1 – 6 Tarsmill Court to ensure they meet the requirements of the Minimum Energy Efficiency Standards(MEES)and other identified defects are remedied
Reasons for decision:	1. A capital allocation of up to £400,000 for work at units 1-6 Tarsmill Court in the year 18/19 was included in the capital programme approved by Council on 26.01.18. 2. Release of funds for replacement of the defective roof was approved in officer decision dated 02.08.18 made by the Chief Financial Officer. 3. The work was tendered in open competition and awarded at a contract price of £324,350. 4. Approval was given to carry the capital allocation forward to the current financial year as whilst the work was started in early 2019 it could not completed before 31st March 2019 5. Additional work has since been identified by property services as required to ensure that the units both meet the Minimum Energy Efficiency Standards and other wants of repair are remedied. 6. A quote of £62,000 plus VAT has now been obtained for the additional works which when added to the original contract price does not exceed the total allocated budget 7. Property services have advised that this additional work can be added to the existing contract via a contract variation meaning that the work can be completed as part of the current project and within the total approved budget. 8. This will future-proof the Council's ability to renew the existing leases and/or relet in the open market. 9. If the costed works exceed the approved capital allocation a

	further business case will be made and governance sought
Highlight any associated risks/finance/legal/equality considerations:	Not proceeding with this additional work will mean the property is unlikely to comply with MEES and thus existing leases cannot be renewed or the property relet. In 2023 it will be a statutory obligation that buildings cannot be occupied if they do not comply with MEES
Details of any alternative options considered and rejected:	The work could be delayed and form part of the future proposed project to ensure that council owned industrial units are compliant with MEES and available for letting on the open market but builders are on site and efficiencies can thus be achieved by carrying out the work within this existing contract
Details of any declarations of interest made:	None

Signed..... Date: 15 July 2019
Assistant Director Technical Services