

## Record of officer decision

<b>Decision title:</b>	Decision to spend from the Property Services Estates Capital Works Programme on roofing works at No 18 Widemarsh Street, Hereford.
<b>Date of decision:</b>	15 June 2021.
<b>Decision maker:</b>	Assistant Director for Technical Services.
<b>Authority for delegated decision:</b>	This decision is to apply for the spend of the budget as agreed by the key decision made on 31st January 2020 (Report Ref: Property Services Estates Capital Programme 2020/21). <a href="http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=6593">http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=6593</a>
<b>Ward:</b>	Widemarsh.
<b>Consultation:</b>	None.
<b>Decision made:</b>	That authorisation be given to implement the above recommendation in respect of the key decision made on 31st January 2020 and spend from within the approved budget for Property Emergency Works of not more than £35k (inclusive of professional fees, contingencies, etc) to upgrade the end of life flat roof coverings and prevent further water ingress.
<b>Reasons for decision:</b>	<p>Brindley Asphalt Ltd have been identified as the bidder representing best value for money following a competitive tender via the SouthWest Portal and an assessment process in accordance with Council procurement procedures. Four tenders were invited but only two valid tender were returned prior to the tender close time. The work is to be awarded to Brindley Asphalt Ltd with a tender value of £29,784.00 plus VAT.</p> <p>As Landlord it is the Council's responsibility to maintain the exterior elements of the building under the current Lease. This work is of an urgent nature as further precipitation will result in further internal damage, will interfere with the use of the sales area on the first floor and result in potential loss of income.</p>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	The longer it takes to progress this work leaves the Council open to criticism for not fulfilling their obligations under the terms of the Lease.
<b>Details of any alternative options considered and rejected:</b>	<p>Do nothing –</p> <p>The council could decide not to proceed at this time with these works but this will likely result in claims from the Tenant for loss of profit and internal damage to the fabric from any further bad weather.</p> <p>A lack of investment on building improvement works on council property estate assets could render them to deteriorate further which will ultimately make them no longer fit for their intended purpose.</p>

<b>Details of any declarations of interest made:</b>	None.
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Signed:  
Chris Jenner, Assistant Director Technical Services

Date: 16 June 2021