

**Written statement of a key decision**  
**Cabinet member commissioning, procurement and assets**

<b>Title</b>	<b>Property services estates capital building improvement programme 2023/25</b>
Decision maker	Cabinet member commissioning, procurement and assets Information about cabinet, including the names and contact details of the cabinet members, can be found here: <a href="http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251">http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251</a>
Date of decision	1 March 2023
Report exemption class	Open
Reason for being a key decision	This is a key decision because it is likely to result in the council incurring expenditure which is, or the making of savings which are, significant having regard to the council's budget for the service or function concerned. A threshold of £500,000 is regarded as significant.
A notice was served in accordance with Part 3 (Key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
General exception or special urgency (as defined in the constitution)	No
Purpose	To agree the proposed programme of works as set out in appendix A and appendix B, incorporates a series of planned project works to enable Council to deliver on its obligations to maintain buildings fit for purpose utilising £3,707k capital budget subject to approval at council budget meeting of 10 February 2023.
<b>Decision</b>	<b>That:</b> <b>a) To approve the implementation recommendation of full Council by Property Services with regards the estates capital building improvement programme 2023/25 as set out in appendix A and B at a combined total cost of not more than £3,707k; and</b> <b>b) the director for resources and assurance be authorised to take all operational decisions to deliver the projects detailed in the appendices and to spend within the approved overall budget of £3,707k and income to fund the works received.</b>

Reason for the decision	As set out in the report. Documents relating to this decision are available at <a href="http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50043991">http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50043991</a>
Options considered	<p>1. A lack or no investment in the council's property portfolio through expenditure on a programme of capital improvement work on its property assets would result in both degrade and a depreciation in those assets which will have a negative bearing on the condition of the estate and fail to protect the value of the council's property assets.</p> <p>2. A lack of investment in capital work to the council's estate assets would ultimately lead to their deterioration which will eventually make the assets no longer fit for their intended purpose. In turn this will have an impact on any services located in such properties, to the extent that they may have to be closed and service delivery would be severely impacted.</p> <p>3. The absence of capital investment through improvement works to buildings that are leased by the council would render those properties unlettable because they are either non-compliant or are not fit for occupation which will result in a subsequent loss of revenue to the council and potential breach of statutory and legal obligations.</p> <p>4. Not investing capital on Council's assets means that the Council will not be able to improve them or their components and apply new or updated strategies and policies of the Council such as strategic asset planning and low carbon management.</p> <p>5. Deferring the capital investment will merely lead to further deterioration of estate assets which in turn is likely to mean that investment costs will increase over time in line with inflation i.e. building and labour costs. The required improvement works have been assessed and prioritised based upon select criteria which covers health &amp; safety, operational need/impact and lifecycle/value. Investment is therefore targeted and spent on the assets requiring work rather than other property assets that are considered less eligible.</p>
Declarations of interest (see below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	7 March 2023

Councillor: ..... Cabinet member commissioning, procurement and assets (Councillor Gemma Davies)	Date 1 March 2023
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- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;

and

- in respect of any declared conflict of interest, a note of dispensation granted.