

Record of officer decision

Decision title:	Decision to spend from the Property services estates capital programme 2019/20
Date of decision:	1 st 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 25 th July 2019 (Report Ref: Property Services estates capital programme 2019/20) http://hc-modgov:9070/ieDecisionDetails.aspx?ID=6126
Ward:	All Wards
Consultation:	Property Services: Strategic Capital Finance Manager and Strategic Property Services Manager.
Decision made:	That authorisation be given to implement the above recommendation in respect of the cabinet report dated 25 th July 2019 and spend within the approved budget of not more than £0.50m on improvement works which have been determined by the current programme of condition surveys.
Reasons for decision:	<p>To maintain the fabric of the buildings to ensure they remain open, usable, compliant and fit for purpose and their value is protected.</p> <p>The works will help to maintain the service continuity and improve the working environment for health and wellbeing of the building users.</p> <p>Undertaking the enhancement works will meet the council's statutory obligations and comply with the Health and Safety at Work Act 1974, the Building Act 1984 and the Equality Act 2010 and other related legislation.</p>
Highlight any associated risks/finance/legal/equality considerations:	The works will be completed in 2019/2020 financial year.
Details of any alternative options considered and rejected:	<p>Do nothing – Without adequate expenditure on enhancement works, property assets will depreciate and will have a negative consequential adverse bearing on the value of the estate.</p> <p>A lack of investment on building improvement works on council property estate assets could render them to deteriorate which will ultimately make them no longer fit for their intended purpose as well as potentially 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>Absence of capital investment on improvement works to buildings that are leased to the private sector would render those properties unlettable because they are either non-compliant or are not fit for habitation and a subsequent loss of revenue to the council</p>
Details of any declarations of interest made:	None

Signed..... Date:

Chris Jenner, Assistant Director Technical Services