

Record of officer decision

Decision title:	Decision to spend on the Hope Centre
Date of decision:	26 July 2021
Decision maker:	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 31st January 2020 (Report Ref: Property Services Estates Capital Programme 2020/21). http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=6593
Ward:	Bromyard West
Consultation:	None
Decision made:	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, CAP 921, of not more than £15k (inclusive of professional fees, contingencies, etc.) to upgrade the end of life flat roof coverings and prevent further water ingress to an area of the roof not previously identified within the current scope of works.
Reasons for decision:	<p>Approval was granted to carry out the roof repairs at Hope centre to enable the transfer of the freehold to the HOPE Trustees.</p> <p>http://hc-modgov:9070/ieDecisionDetails.aspx?ID=7837</p> <p>The capital bid was for £60k, which included for works and fees. The tendered return resulted in a £12,705k forecasted underspend on the project. Subsequently whilst works have been in progress, a third area of roof has been found to be leaking.</p> <p>To ensure a cost effective solution was achieved the incumbent Contractor was requested to quote for the work, which amounts to £23,943, which includes the benefit of having already set up site and the necessary scaffolding, welfare facilities et cetera.</p> <p>As a result, the existing budget will require up to an additional £15k to complete the works. The total cost for the project, inclusive of the 15k being requested, is £74,830</p> <p>Incorporating this additional work will enable the terms of the sale to be concluded and simultaneously terms for a new lease can be settled at more favourable terms (circa. 50% reduction) for the council.</p>
Highlight any associated risks/finance/legal/equality considerations:	<p>Financial risk if work is not undertaken due to the need set up site again which would add costs.</p> <p>Delay in programme of being able to achieve hand over of the building and the procurement exercise that would be required.</p>

	<p>The Trustees have a right of pre-emption in respect of the freehold transfer and the current lease to them is in a temporary 'holding' position.</p> <p>Inability to meet revenue savings through a reduction in lease costs.</p>
Details of any alternative options considered and rejected:	Do nothing – not spend emergency capital approved money. This will impact on HC's ability to finalize the transfer of the property to Hope center, and increase revenue costs lease agreements and incur additional costs for a new contract to carry out the works..
Details of any declarations of interest made:	None

Signed:
Chris Jenner, Assistant Director Technical Services

Date: 26 July 2021