

Record of officer decision

Decision title:	Decision to spend from the Property Services Planned and Reactive Maintenance Programme 2021/22 on Condition Surveys to various Listed Buildings.
Date of decision:	1 November 2021
Decision maker:	Acting Head of Property
Authority for delegated decision:	This decision is to apply for the spend of the budget as agreed by the key decision made on 24 th March 2021 (Report Ref: Property Services Planned and Reactive Maintenance Programme 2021/22). Decision - Property Services Planned and Reactive Maintenance Programme 2021/22 (herefordshire.gov.uk)
Ward:	Various.
Consultation:	Section 151 Officer, Corporate, Legal and Financial Services.
Decision made:	That authorisation be given to implement the above recommendation in respect of the key decision dated 24 th March 2021 and enter into a Consultancy Agreement with Barnsley Marshall Ltd to carry out condition surveys on various Listed buildings and selected others up to a value of 120k inclusive of professional fees, contingencies, etc. To approve the waiver of standing orders and directly award to Barnsley Marshall Ltd.
Reasons for decision:	<p>There is an urgent unforeseen need arising from a request from Councillors to obtain costed surveys of the buildings. The work was planned to be undertaken in 2022/23 but this information is now needed to support the Medium Term Financial Strategy.</p> <p>The surveys of Listed buildings are undertaken by Consultancies who specialise in such buildings and therefore this work cannot be undertaken by Property Services.</p> <p>The Listed Building survey provider has been selected on the basis of earlier work in respect of a detailed survey and cost report of the Shirehall that was assessed as being of sound quality and providing value for money based upon benchmarking that was undertaken in March 2021.</p> <p>Under the limited time available there is a clear need to be able to provide more accurate costings on work to buildings so that limited finances available to the council can be accurately targeted and prioritised. Therefore enabling better planning for the production of a more accurate budgeting & MTFS, through the evaluation of detailed surveys of the council's Listed buildings.</p> <p>The service provider was benchmarked against other consultancies when commissioned to provide a separate report with similar requirements. Considering time constraints and limited internal resource and the limited</p>

	<p>field of expertise in the market it is necessary to make a direct approach to a known service provider, thereby mitigating the risk of delay in returning responses but with the assurance of previous engagement. This is a direct award that will not meet all the criteria of the CPR rules however they have been able to demonstrate value for money when previously providing a reliable and professional service. A specification has been developed taking account of key outcomes and standards to be met which the supplier will be assessed against. In the timescale available we have looked at the CCS framework but there are no providers covering this specialist service.</p>
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>Risks: Challenge from providers who could offer similar services. However, this was mitigated by benchmarking against other consultancies on cost and resources available for an immediate start.</p> <p>This unbudgeted cost will result in an in year overspend (agreed by the CFO) to drive the correct allocation of funding in the MTFS refresh.</p>
<p>Details of any alternative options considered and rejected:</p>	<p>Do nothing – It will not be possible to provide accurate information to inform the council’s MTFS and budget for any works required.</p> <p>Due to the complexity and nature of these surveys there is a risk that the work will not complete by November however surveys completed at that time will inform the MTFS and updates will be provided as the schedule of surveys are completed.</p>
<p>Details of any declarations of interest made:</p>	<p>None.</p>

I am an officer delegated to make the decision

Signed:

Print Name: Sarah Jowett

Job Title: Acting Head of Property