

Record of officer decision

Decision title:	To spend from the Property Services Estates Capital Works Programme on remedial works to Plough Lane Ceilings
Date of decision:	6 th January 2022
Decision maker:	Acting Head of Property
Authority for delegated decision:	<p>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).</p> <p>http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=6593</p>
Ward:	Widemarsh
Consultation:	None
Decision made:	<p>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 £100k (inclusive of professional fees) to carry out improvements to the ceilings and supports and fire barriers not previously identified within the current scope of works.</p>
Reasons for decision:	<p>Approval was granted to carry out the Improvements to air conditioning/ chiller/ heating pipework at Plough Lane.</p> <p>https://hc-modgov.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=8145</p> <p>The site survey for the pipework highlighted issues with the ceiling grids, the ceiling void equipment supports and the ceiling void fire barriers and a further survey was commissioned to assess and cost these issues.</p> <p>To ensure a cost effective solution was achieved the incumbent Contractor TClarke Contracting Ltd. was requested to quote for this work, which amounts to £188,243. Utilising the same contractor ensures the rates quoted are comparable with the tendered rates and will mitigate disruption as ceilings will only need to be removed once and the works above the ceilings can be coordinated.</p> <p>As a result, the existing budget will require up to an additional £100k to complete the works. The total cost for the project, inclusive of the 100k being requested, is £492,232.</p>
Highlight any associated risks/finance/legal/equality considerations:	<p>There is no contingency allowance in the above figures and if required a further draw down will be necessary from the Emergency fund.</p> <p>The upgrade will be carried out within an occupied building and will require careful planning and phasing to keep disruption to a minimum.</p>

Details of any alternative options considered and rejected:	<p>Do nothing – This was rejected because a lack of investment on building improvement works on council property estate assets could render them to deteriorate further with likely risk to staff working conditions and business continuity.</p> <p>The ceiling remedial works highlighted are a health and safety issue and need to be addressed.</p>
Details of any declarations of interest made:	None

I am an officer delegated to make the decision

Signed:

Print Name: Sarah Jowett

Job Title: Acting Head of Property