

Record of officer decision

Decision title:	Decision to spend from the Property Services Estates Capital Works Programme for improvement works to Churchill House
Date of decision:	21 February 2022
Decision maker:	Strategic Assets Delivery Director
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:	College
Consultation:	None
Decision made:	That authorisation be given to implement the above recommendation in respect of the key decision dated 31 st January 2020 and spend within the approved budget for Churchill House, Estate Capital Programme 2019/22 CAP916, of not more than £40k (inclusive of professional fees, contingencies, etc) and enter into an Agreement with S C Joseph Ltd to carry out improvement works to the front elevation render, entrance vestibule roof, rainwater goods, external and internal fabric repairs and sundry items.
Reasons for decision:	Churchill House is a Grade II listed building and in recent years, the front elevation has had issues with the fabric of the building, principally render to the front elevation and damp ingress through the lead lined porch. Listed Building Consent has been obtained to carry out the works and S C Joseph Ltd. have been identified as the bidder representing best value for money following a competitive tender and assessment process in accordance with Council procurement procedures. Tenders were invited from four prospective contractors and two returned valid tenders for consideration. The work to be awarded to S C Joseph Ltd at a cost of £30,665 out of the residue of the £50,000 capital budget.
Highlight any associated risks/finance/legal/equality considerations:	None.
Details of any alternative options considered and rejected:	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 which will ultimately make them no longer fit for their intended purpose. Once these works are completed it is anticipated that the HMCTS will take on a Lease for the building.
Details of any declarations of interest made:	None.

I am an officer delegated to make the decision

Signed:

Date: 21 February 2022

Print Name: Sarah Jowett

Job Title: Strategic Assets Delivery Director