

Record of officer decision

Decision title:	Decision to spend from the Property Services Estates Capital Works Programme for improvement works at the Town Hall
Date of decision:	1 March 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 21st January 2021 (Report Ref: Property Services Estates Capital Programme 2021/22). Issue details - Property services estates capital programme 2021/22 - Herefordshire Council
Ward:	Central.
Consultation:	None.
Decision made:	That authorisation be given to implement the above recommendation in respect of the key decision dated 21 st January 2021 and spend within the approved budget for Property Estates Enhancement Works Emergency, Estates Capital Programme 2021/22, CAP921, of not more than £16k and enter into an Agreement with Hawkes Edwards Conservation Architects to provide recommendations for improvement works at the Town Hall.
Reasons for decision:	<p>The Town Hall is a Grade II* listed building and whilst the building is generally well maintained, there have been issues with water ingress due to either defects in the external roof coverings and rainwater goods, blockages, or poor design generally. The roofs are a complex arrangement of intersecting slopes, mostly slate covered, discharging into both lead lined gutters and cast iron eaves gutters. Inspection revealed a number of defects and areas of damage that require rectification. In addition to this there are areas along the main street frontage that are poorly designed with difficult access for maintenance, specifically the areas below the turrets. The water ingress along this side of the building has resulted in fairly extensive damage to the internal plasterwork and joinery at the two ends below the turrets.</p> <p>Herefordshire Council require a Conservation Accredited Architects to provide a localised pathology survey of the areas of damp ingress, notably gutters and outlets and provide recommendations for improvement works including a schedule of works and detailed specification.</p> <p>Hawkes Edwards Conservation Architects were identified as the bidder representing best value for money following competitive quotations and assessment process in accordance with Council procurement procedures. Quotations were invited from three prospective consultants and two returned valid tenders for consideration.</p> <p>The work to be awarded to Hawkes Edwards Conservation Architects at a cost of £15,007.50 out of the residue of the £200,000 capital budget.</p> <p>It is anticipated that the remedial works will be funded from the Estates Capital Programme 2022/23.</p>

Highlight any associated risks/finance/legal/equality considerations:	None.
Details of any alternative options considered and rejected:	<p>Do nothing –</p> <p>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.</p> <p>Once these works are completed it is anticipated that the property will be transferred to the City Council.</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: Strategic Assets Delivery Director

Date: 1 March 2022