

## Record of officer decision

<b>Decision title:</b>	Decision to spend from the Property Services Estates Capital Works Programme to carry out ceiling improvement works at the St Owens Daycare Centre.
<b>Date of decision:</b>	27 March 2023.
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	<p>This decision is to apply for the spend of the budget as agreed by the key decision made on 18<sup>th</sup> March 2022 (Report Ref: Property Services Estates Capital Programme 2022/25 and Residual Improvement Works from the 2019 Estates Condition Reports).</p> <p><a href="https://www.herefordshire.gov.uk">Decision - Property services estates capital programme 2022/25 and residual improvement works from the 2019 estates condition reports (herefordshire.gov.uk)</a></p>
<b>Ward:</b>	Central
<b>Consultation:</b>	None.
<b>Decision made:</b>	That authorisation be given to implement the above recommendation in respect of the key decision dated 18 <sup>th</sup> March 2022 and spend over the approved budget for ceiling improvement works, Property Services Estates Capital Works Programme CAP1364, of not more than £146k (inclusive of professional fees, contingencies, etc) and enter into an Agreement with Midlands Building & Maintenance Ltd.
<b>Reasons for decision:</b>	<p>The property has lath and plaster ceilings that have caused issues in other corporate properties recently. The latest annual inspections have noted concern in respect of some marked deterioration since their previous inspection. The works are to remove the existing suspended ceilings, support the existing lath and plaster soffits and reinstate/replace the suspended ceilings.</p> <p>Midlands Building &amp; Maintenance 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 on the Southwest Portal and two valid tenders were received for consideration.</p> <p>The work to St Owens Daycare Centre to be Awarded to Midlands Building &amp; Maintenance Ltd at a cost of £121,923.35.</p> <p>The allocated budget of £61,353.58 will be supplemented from the programme contingency fund. Based on tendered costs for other works across the various projects there is sufficient underspend to fund these works from the contingency budget.</p>
<b>Highlight any associated risks/finance/legal/equality</b>	

<b>considerations:</b>	
<b>Details of any alternative options considered and rejected:</b>	Do nothing – This was rejected because of health and safety and business continuity issues that would arise should the lath and plaster soffits fail. There is also reputational damage to Herefordshire Council.
<b>Details of any declarations of interest made:</b>	None.

I am an officer delegated to make the decision

Signed:

Date: 6<sup>th</sup> April 2023

Print Name: Sarah Jowett

Job Title: Strategic Assets Delivery Director (Formerly Acting Head of Property)