

Record of operational decision

Decision title:	Award a contract to carry out works for condition survey, including: painting to external property, internal damp review, removal of redundant pipe work, up to a value of £73,747.68
Date of decision:	31 st October 2023
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	<p>Initial decision is within the cabinet member commissioning, procurement and assets report dated 18th March 2022, it was the decision to agree the property services estates capital programme 2022/25 and residual improvement works from the 2019 estates condition reports.</p> <p>http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Ild=50040252</p> <p>This decision is to apply for the spend of the budget as agreed by the key decision made on 18th March 2022 - Appendix B - Programme of Residual Improvement Works From The 2019 Condition Reports. However, the allocated budget of £10,290.67, will be supplemented from the programme contingency fund, based on tendered costs for other works across the various projects.</p>

Ward:	Central
Consultation:	None
Decision made:	<p>To award a contract to Ian Williams. This decision is to award the contract to Ian Williams to carry out works to 1A Owen Street, Hereford, following the completion of a successful tender, evaluation and moderation process.</p> <p>Works to include carrying out works based on the 2019 condition survey, including: painting to external property, internal damp review, removal of redundant pipe.</p> <p>The approved funding of £10,290.67 to undertake this work, is not sufficient. Therefore, we are requesting a further £63,457.01. A total of £73,747.68. The reason for the increase is due to cost of living crisis, meaning that material and labour prices have risen.</p> <p>The most recent Building Materials and Components Index reported shows a 10.4% increase for all work for January 2023. This is a result of the impact of the Covid-19 pandemic and strong demand during the period of economic recovery.</p> <p>To approve the works expenditure of up to £73,747.68 which includes £5,636.56 contingency and £8,454.84 for internal and external fees of the tendered price.</p> <p>Responsibility for delivering works to be carried out by the Capital Senior Project Manager within the spend budget of the Capital Building Improvement Programme.</p>
Reasons for decision:	These works are part of the Property Services Estates Capital Programme 2022/25 and Residual Improvement Works from the 2019 Estates Condition Reports

	The required improvement works have been assessed and prioritised based upon select criteria which covers health and safety, operational need, impact and lifecycle and value.
Highlight any associated risks/finance/legal/equality considerations:	There is a risk that once on site, further work is identified once the repair works start that was not previously apparent. A contingency has been allowed to cover unforeseen elements once the repair works commence. Should this contingency be insufficient, then a further decision will be required.
Details of any alternative options considered and rejected:	Do nothing. This is not recommended as the risk of these works not being completed means that the health and safety risk associated with the continued existence of the building remains
Details of any declarations of interest made:	None

Signed..... Date: 31st October 2023

Sarah Jowett
Strategic Assets Delivery Director