

Record of officer decision

Decision title:	To commission critical intrusive surveys to take forward the Hereford Museum and Art Gallery Redevelopment project (within the existing £18.4m budget).
Date of decision:	26 th March 2024
Decision maker:	Corporate Director, Community and Wellbeing
Authority for delegated decision:	
Ward:	Central Ward
Consultation:	Consultation has taken place with Finance, Legal, Comms and Procurement.
Decision made:	<p>Permission is given to spend up to £200,000 on commissioning all necessary surveys and consultant appointments to complete the design stage of the project and inform the procurement of a contractor</p> <p>All operational decisions are delegated to the Museum Director in collaboration with the Service Director Economy and Growth.</p>
Reasons for decision:	<p>Hereford Museum and Art Gallery (HMAG) redevelopment project has a combined budget of £18.4m comprising of £8.4m Herefordshire Council capital funding, £5m Stronger Town funding and £5m National Lottery Heritage Fund Grant funding.</p> <p>Previous governance decisions for the Hereford Museum and Art Gallery project provided for spend up to £2.4m up to and including RIBA stage 4.</p> <p>The following intrusive surveys are to be carried out by Herefordshire Council to reduce risk factors on the construction and inform design:</p> <ul style="list-style-type: none"> Ground Investigations Opening Up Works Intrusive survey Drainage Survey Fabric Condition Survey Paint Survey Plaster survey Masonry Strength Testing Timber survey U-value testing Moisture survey Archaeologist support <p>The following consultants are required to provide specialist advice:</p> <ul style="list-style-type: none"> Fire Engineer Principle Designer (BSA) Landscape Architect <p>The Principle Designer (Building Safety Act) is a new role required (since October 2023) as a result of the Grenfell Tower Inquiry.</p> <p>Further surveys and consultants may be required following investigations.</p> <p>A sum of £200,000 is required from the existing £18.4m budget to complete the required intrusive surveys and consultant commissions. This work will be procured by Herefordshire Council in accordance with the Contract</p>

	<p>Procedure Rules</p> <p>Previous governance decisions have provided approval to spend up to £2.4m on developing the design to RIBA stage 4.</p> <p>RIBA4a has been commissioned to a Design Team to develop the detailed design including the additional information needed for planning following a planning consultation.</p> <p>£200,000 is required to complete the intrusive surveys and commissions needed to complete the RIBA stage 4 detailed design.</p> <p>A Cabinet decision is anticipated in July 2024 to take the project through construction and delivery through RIBA stages 5 and 6. At this stage there will be a costed plan to deliver the project.</p> <table border="1" data-bbox="475 577 1409 855"> <tr> <td>Capital cost of project</td> <td></td> <td></td> </tr> <tr> <td>Agreed Governance to spend</td> <td></td> <td>£2,400,000</td> </tr> <tr> <td>Surveys/Commissions</td> <td></td> <td>£200,000</td> </tr> <tr> <td>Remaining Budget</td> <td></td> <td>£15,800,000</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td></td> <td>£18,400,000</td> </tr> </table>	Capital cost of project			Agreed Governance to spend		£2,400,000	Surveys/Commissions		£200,000	Remaining Budget		£15,800,000				TOTAL		£18,400,000
Capital cost of project																			
Agreed Governance to spend		£2,400,000																	
Surveys/Commissions		£200,000																	
Remaining Budget		£15,800,000																	
TOTAL		£18,400,000																	
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>a) If this work is not commissioned design cannot be completed to the required detail to provide for a planning decision.</p> <p>b) Lack of sufficient budget will prevent adequate supplier engagement.</p> <p>c) Further surveys/commissions may be required as a result of survey findings.</p>																		
<p>Details of any alternative options considered and rejected:</p>	<p>If the further spend is not agreed, the surveys and consultants cannot be commissioned which will result in insufficient detail provided to the design team for completion of design resulting in an unsuccessful planning application. The project cannot progress without planning permission.</p>																		
<p>Details of any declarations of interest made:</p>	<p>None</p>																		

Signed:

Date: