

Record of operational decision

Decision title:	Award a contract for improvement works up to a value of £301,533.24 at The Old Museum (Black and White House), Hereford.
Date of decision:	2 May 2024
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	<p>To agree the proposed programme of works as set out in appendix A, appendix B within a total budget of £3,511k and approval to spend £550k for emergency care facilities, incorporating a series of planned project works to enable Council to deliver on its obligations to maintain buildings fit for purpose. Council budget decision took place on 7th March 2024.</p> <p>https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9924</p>
Ward:	Central
Consultation:	None
Decision made:	<p>To award the contract to Splitlath Ltd to carry out repair works to The Old House Museum (Black and White House), Hereford who carried out the initial works but soon became clear that further funding would be needed to carry out the improvements to the Grade I Listed Building. Therefore, temporary works were carried out to secure the building and make it water tight through the winter whilst capital funding was sought.</p> <p>The specialist contractor has extensive knowledge of the building following investigations and findings carried out on site last year with a conservation architect. The contractor is aware of the repair methods and numerous conditions that have been found.</p> <p>Works include repairs to all defective infill panels on external elevations together with associated repairs to timber including frame, windows, bargeboards and finials.</p> <p>ACCESS TO THE SITE Access to the site is via bollard entrance to High Town off St Peter's Square, there will be limited parking adjacent to the site, additional parking can be arranged.</p> <p>The Contractor shall ensure that the PM is consulted on access routes to the individual working areas in order to avoid possible damage and accidents. There is continuous use of the remainder of the site during the works.</p> <p>To approve the works expenditure of up to £301,533.24. which includes £26,220.28 contingency and £13,110.01 for professional fees.</p> <p>The remainder will be funded from the underspend on phase 1 of the works if required.</p> <p>Responsibility for delivering works to be carried out by the Capital Senior Project Manager within the spend budget.</p> <p>https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9924</p>

Reasons for decision:	<p>These works are part of the Property Services Estates Capital Programme 2022/25 and Estates Capital Programme 2024-27.</p> <p>The required improvement works have been assessed and prioritised based upon select criteria which covers health & safety, operational need/impact and lifecycle/value</p>
Equality Considerations	<p>Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to –</p> <ul style="list-style-type: none"> (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. <p>The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying ‘due regard’ in our decision making in the design of policies and in the delivery of services.</p> <p>Our providers will be made aware of their contractual requirements in regards to equality legislation.</p> <p>The proposed capital maintenance schemes have given due consideration to equality issues particularly in relation to disability.</p>
Highlight any associated risks/finance/legal/equality considerations:	<p>By not carrying out the works, the Black and White House is at risk of incurring further improvements, potentially costing the Council further money. The Black and White House is a Grade I Listed Building and therefore is of great heritage importance.</p> <p>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.</p> <p>Should this contingency be insufficient then a further officer decision will be required.</p>
Details of any alternative options considered and rejected:	<p>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.</p>
Details of any declarations of interest made:	<p>None</p>

Signed..... Date: 09th May 2024
Sarah Jowett
Strategic Assets Delivery Director