



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR FINANCE AND EFFICIENCY

TOPIC – CORPORATE (NON-HOUSING) OPERATIONAL PROPERTY – RELEASE OF FUNDS FOR PROPOSED PROJECTS

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on 25 September 2008.

Contact Officers:

Case Officer:

Clive Broomfield, Tel: 01962 848 149, Email: cbroomfield@winchester.gov.uk

Committee Administrator:

Nancy Howarth, Tel: 01962 848 235, Email: nhowarth@winchester.gov.uk

SUMMARY

The 2008/09 Capital Programme makes budgetary provision for a range of high priority urgent works to operational properties predominantly as a result of Phase I of the Corporate Property Condition Survey (CAB 1559 refers).

Urgent works were identified to the following sites: -

- (i) Guildhall – Waterproofing Works to Walton Room Roof Terrace
- (ii) West Wing – Replacement Mansard roof to Top floor
- (iii) City Offices – Replacement Heating Boilers
- (iv) Meadowside Leisure Centre – Repairs to roofing and external rendering (CAB 1348 refers)

WORKS PROCUREMENT UPDATE

In relation to site (i), HGP Architects Ltd have recently concluded an extensive survey and report on the reasons for water ingress. These findings are currently being worked into a detailed specification of works for tender purposes, together with a budget estimate for works. It is proposed that this work will be subjected to a competitive tender as soon as possible, in compliance with Standing Orders. Subject to contract and programme, works will be undertaken this financial year.

In relation to site (ii), following competitive tenders being received, Williams Roofing have been awarded the re-roofing works. Scaffolders (Passingham) are currently erecting access scaffolding. Reroofing and related external repairs and redecoration works will begin (subject to weather) week commencing 22nd September and will take approximately 8 weeks to complete.

In relation to site (iii), following competitive tenders being received; Star Mechanical & Electrical Services have been awarded the work to replace the boilers. Works are due to commence on 22nd September and will take approximately 6 weeks to complete.

In relation to site (iv) and following a competitive tender exercise, Carillion have been awarded the work to repair the roof and replace the rendering to the front elevation. Works subject to contract are due to commence during mid-October and will take approximately 6 weeks to complete. A contribution yet to be awarded by Cunningham Lindsey (Loss Adjustors) under the defects indemnity insurance which was taken out at the time of construction, is anticipated to offset the Council's costs.

BUDGET

All works and associated fees are estimated and projected to come within the respective capital budgets of: -

Site (i)	=	£81,000
Site (ii)	=	£190,000
Site (iii)	=	£60,000
Site (iv)	=	£154,000

PROPOSED DECISION

That in accordance with Financial Procedure Rule 6.4 (iv), authority be given for release of expenditure for the Capital Schemes set out in this Decision Notice.

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Having planned and procured these urgent and high priority works in accordance with the Council's Contracts Procedure Rules and Project Management Protocols, time is now of the essence to progress the works. This will minimise risk of further consequential damage and/or enable the Council to comply with Health & Safety Legislation in the management of its operational buildings.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

N/A

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

None

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

N/A

Approved by: (signature)

Date of Decision

Councilor Frederick Allgood. Portfolio Holder for Finance & Efficiency