

Trusts and Charities Committee - 27 February 2015

Title of paper:	Replacement of Boilers – Century House, Chapel Bar	
Director:	Stuart Knight – Director of Strategic Asset and Property Management	Wards affected: Bridge
Report author and contact details:	Richard Cox – Senior Estate Surveyor. Richard.cox@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Malcolm Townroe (Legal Services) Georgina Lewis (Finance)	

Relevant Council Plan Strategic Priority:

Cutting unemployment by a quarter	<input type="checkbox"/>
Cut crime and anti-social behaviour	<input type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City	<input type="checkbox"/>
Your neighbourhood as clean as the City Centre	<input type="checkbox"/>
Help keep your energy bills down	<input type="checkbox"/>
Good access to public transport	<input type="checkbox"/>
Nottingham has a good mix of housing	<input checked="" type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs	<input type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events	<input type="checkbox"/>
Support early intervention activities	<input type="checkbox"/>
Deliver effective, value for money services to our citizens	<input type="checkbox"/>

Summary of issues (including benefits to citizens/service users):

This report recommends the replacement of the gas boilers at Century House, Chapel Bar. The existing boilers no longer comply with gas safety regulations.

Recommendation:

1	To approve the appointment of Midland Counties Heating Services Ltd to provide and install replacement gas boilers at Century House, Chapel Bar, at the price set out in the exempt appendix.
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1. BACKGROUND

Bridge Estate owns the freehold of Century House, Chapel Bar, a four storey building with basement comprising a restaurant/bar on the ground floor and three floors of offices above. The building is fully let and produces a gross rental income of £130,000pa. The offices are heated by two gas boilers located in the basement.

The gas boilers no longer comply with gas safety regulations and require immediate replacement. A specification for the work was prepared by the Property Safety and Compliance team and the requirement put out to tender. Three quotes were obtained details of which are set out in the Exempt Appendix. The lowest tender was submitted by Midland Counties Heating Services Limited and it is recommended that it is appointed to carry out the work.

2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The gas boilers serving the office accommodation do not conform to current regulations. It is the landlord's responsibility under the terms of the leases to provide heating to the offices. To meet this obligation it will be necessary to install replacement boilers.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

There are no other feasible options.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

The cost of the replacement boilers can be met from Bridge Estate capital receipts.

Finance Observations provided by Georgina Lewis, Finance Analyst

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

The proposals set out in the report raise no significant legal issues and in the circumstances outlined within the report are supported.

Legal Observations provided by Malcolm R. Townroe, Head of Legal Services

6. EQUALITY IMPACT ASSESSMENT

Not needed (report does not contain proposals or financial decisions)

7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

None

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None