

Nottingham City Council Delegated Decision



Reference Number:	3808
Author:	Pippa Hall
Department:	Development and Growth
Contact:	Pippa Hall (Job Title: Portfolio and Investment Manager, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)
Subject:	Repair works to the sprinkler system and other refurbishment work to property at Dolomite Avenue, Coventry Business Park
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To approve additional expenditure to undertake repairs to the sprinkler system and additional works to repair and refurbish the property. To seek a Dispensation to Contract Procedure Rule 5.1.2 in accordance with the Council's Financial Regulation 3.29 in order to make a direct award to a specific contractor the reasons for which are detailed in the exempt appendix.
Reasons for the Decision(s)	An agreement for lease is in place on the property and one of the conditions is the Council, as landlord, undertake works to repair and refurbish the property, including ensuring the sprinkler system is in full working order. Following initial repair works it was established that the pump serving the sprinkler system is in need of significant repair. In addition the system must be pressure tested the water tank fully cleaned out and the pump re fueled. These and some other small works are required for the Council to comply with the obligation of the agreement for lease.
Other Options Considered:	Not to undertake the works - Rejected as they form part of a legal agreement.
Background Papers:	None.
Published Works:	None.

Affected Wards:	Citywide
Colleague / Councillor Interests:	None.
Any Information Exempt from publication:	Yes
Dispensation from Financial Regulations:	Yes
Exempt Information:	
Description of what is exempt:	Financial information detailing the rationale behind the decision.
	An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972
3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains financial information which if made public could prejudice negotiations which may result in the lease not being completed.
Documents exempt from publication:	Exempt appendix for works 2 Dolomite Avenue.pdf
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None arising from the decision.
Equality:	EIA not required. Reasons: EIA not required as the decision does not relate to changing policies, services or function
Decision Type:	Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 09/03/2020

Advice Sought: Legal, Finance, Procurement

Legal Advice: This report does not raise any significant legal issues as the value of the works is below the applicable financial threshold in the Public Contracts Regulations 2015 for public works contracts and therefore a direct award is permissible.

Advice provided by Andrew James (Team Leader Contracts and Commercial) on 07/02/2020.

Finance Advice: The costs of undertaking repair works to the sprinkler system and other refurbishment work at Dolomite Avenue will be covered by Property Trading Account capital receipts. Completing this work will enable the property letting and create revenue income to the Council.

Advice provided by Mandy Bryce (Finance Analyst) on 30/10/2019.

Procurement Advice: If the dispensation to Contract Procedure Rules is granted, there are no direct Procurement issues with the decision being sought.

Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 31/01/2020.

Signatures

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 23/02/2020
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 17/02/2020
Laura Pattman (Strategic Director of Finance) - Dispensation from Financial Regulations
SIGNED and Dated: 02/03/2020
Chief Finance Officer's Comments: