

## Operational Decision Record

Publication Date 13/12/21	Decision Reference Number 4474
<b>Decision Title</b>	
The Albert Hall, Nottingham	
<b>Decision Value</b>	
Exempt as per attached quote.	
<b>Revenue or Capital Spend?</b>	
Revenue	
<b>Department</b>	
Growth and City Development	
<b>Contact Officer</b>	
Pippa Hall Acting Head of Commercial Property and Development pippa.hall@nottinghamcity.gov.uk	
<b>Decision Taken</b>	
To undertake repair works to the roof of the property to prevent water ingress.	
<b>Reasons for Decision and Background Information</b>	
<p>Nottingham City Council are responsible for the maintenance and repair of the exterior of this property. The tenant has reported water ingress and damage to the interior plasterwork of the building. A subsequent inspection has shown various areas of repair required to the roof repair to lead flashing and clearance of gutters being required. Scaffold has to be erected for access to undertake the repair. The internal building service dept have obtained quotes and for a 10% fee will manage the works to ensure they are undertaken correctly.</p>	
<b>Other Options Considered and why these were rejected</b>	
<ul style="list-style-type: none"> <li>• Not to undertake or delay the repair. This has been rejected as the Council have a legal liability to undertake the repair as per the terms of the lease. The repair will ensure the property is watertight and prevent further damage to the interior.</li> </ul>	
<b>Reasons why this decision is classified as operational</b>	
This is a decision for repair to comply with the terms of the lease	
<b>Additional Information</b>	
<p>Legal Comment :</p> <p>It is noted that the Lease covenants are such that the Council (as Landlord) is responsible for the repair of the exterior of the property and keeping the exterior of the property properly painted and decorated. Therefore, the proposed works are</p>	

pursuant to the Council's lease obligations and do not appear to raise any substantive legal issues of concern and are supported.

Mick Suggett, Solicitor, Team Leader Conveyancing. 8<sup>th</sup> December 2021.

#### Finance Comment

The cost of the works has not been budgeted for but will be offset against income rental received. The costs are likely to be over and above the income available however given the nature of the works and the associated health and safety implications, the cost pressure will be managed within the Directorate's overall budget.

Lisa Kitto Deputy S151 Officer 9<sup>th</sup> December 2021

<b>Decision Maker</b>
Nicki Jenkins Director of Economic Development and Property
<b>Scheme of Delegation Reference Number</b>
250 Council owned Land and Property -Property Trading Account
<b>Date Decision Taken</b>
10 December 2021