

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4591
Author:	Jason Tyler
Department:	Growth and City Development
Contact:	Jason Tyler as Author (Job Title: Strategic Assets & Property Business Partner, Email: jason.tyler@nottinghamcity.gov.uk, Phone: 01158763583)
Subject:	Replacement of the Howitt Building boilers
Total Value:	£254,250 (Type: Revenue)
Decision Being Taken:	<ol style="list-style-type: none">(1) To agree to replace the boilers serving the Howitt Building at Lenton Business Centre and associated works.(2) To delegate authority to the Corporate Director for Growth and City Development to enter into a contract for completion of the works, up to the stated value.
Reasons for the Decision(s)	<p>The Howitt Building forms part of the Council's Business Centre estate. The building provides accommodation to small businesses and community groups who are subject to tenancy agreements. The building also includes a Day Centre that is operated by the Council's Adult Services Division.</p> <p>The boilers serving the Marcus Garvey Ballroom, Day Centre and adjacent offices located at the Howitt Building have come to the end of their life. One of the two existing boilers failed earlier last year and was condemned and disconnected. The remaining boiler frequently fails and temporary solutions (electrical heaters) have had to be put into place to provide resilience. However these are not sufficient to serve the larger areas of the building e.g. the ballroom during significant cold periods. The heaters are not energy efficient or cost effective and require management supervision when in use and therefore are impractical for use at larger events. The separate calorifier providing hot water has also failed and requires replacement as part of this project.</p> <p>The proposed solution will provide much more reliable heating and, being much more energy efficient, will reduce running costs, repair costs and carbon emissions. It is proposed that the cost of installation will be funded from Economic Development and Property budgets for the financial year 2022-23.</p>
Briefing notes documents:	Marcus Garvey Heating Estimate (summer 20, add 30%) - for information, not for publication.pdf

Other Options Considered:

1. Not to replace the boilers. This option was rejected because the council has obligations to its tenants and internal services to provide adequate heating and hot water to the premises.2. To install and rely on localised electric space heating and point of use water heaters. This option has been partially carried out to the extent that the building's electrical infrastructure can cope with. To increase the electrical capacity sufficiently would be a very disruptive project with the potential to be similarly costly to the proposed solution and running costs would be significantly higher.

Background Papers:

Published Works:

Affected Wards:

Radford

Colleague / Councillor Interests:

none

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no Crime and Disorder Implications associated with this decision

Equality:

EIA not required. Reasons: The decision does not relate to new or changing policies, services or functions

Social Value Considerations:

Below threshold

Relates to Council Property Assets:

Yes

Relates to Building Services:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:	Yes
Call In Expiry date:	12/04/2022
Advice Sought:	Legal, Finance, Procurement, Property, Building Services
Legal Advice:	Given the total estimated value of the scheme, at least three tenders in writing must be obtained in order to comply with public contract regulations and the Council's Contract Procedure Rules. Suitable terms and conditions of contract will need to be prepared for the purchase of the boilers and associated works. Advice provided by Sarah O'Bradaigh (senior solicitor) on 09/02/2022.
Finance Advice:	This work is critical and at the moment there is no funding for it from within the capital programme. In the new financial year a request will be required to the resilience reserve to fund this work but the Property service budget will fund it to begin with while this process is being clarified due to the urgent nature of the work. A list of emerging risk items is being drawn up for inclusion in the out-turn report from consideration of the Resilience Reserve and this will be included. Should this not be accepted, the service will have to identify mitigating actions to ensure that this does not cause a financial pressure to the Council and this will be monitored through the usual process Advice provided by Susan Tytherleigh (Senior Finance Manager) on 24/03/2022.
Building Services Advice:	Building Services are involved with the project and are supportive of it and our advice does not differ if this work was funded from divisional revenue budgets. Advice provided by Trevor Bone (Property Maintenance Manager) on 02/02/2022.
Procurement Advice:	There are no procurement issues with the decision to replace the boilers. The Procurement Team will work with the client to ensure that this scheme is procured and contracts awarded in compliance with Nottingham City Council's Contract Procedure Rules and the Public Contracts Regulations 2015. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 04/02/2022.
Property Advice:	The Howitt Building forms part of the Nottingham Business Centre estate. The Council is responsible for providing tenants and services with heating and hot water. The current system have failed and although temporary arrangements have been put into place these fail to provide resilience and adequate heating particularly during cold spells. Therefore investment in a new boiler and infrastructure is required in order for the Council to meet its obligations. Tanya Najuk, Head of Strategic Asset Management 02/02/2022 Advice provided by Tanya Najuk (Head of Strategic Asset Management) on 02/02/2022.
Signatures	David Mellen (Leader/ PH Strategic Regeneration Communications)
	SIGNED and Dated: 05/04/2022
	Sajeeda Rose (Corporate Director of Growth & City Development)
	SIGNED and Dated: 30/03/2022