

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	1905
Author:	Bevis Robert Andrew Mackie
Department:	Development
Contact:	Bevis Robert Andrew Mackie (Job Title: Estates Surveyor, Email: bevis.mackie@nottinghamcity.gov.uk, Phone: 0115 876 3635)
Subject:	Units 17 & 18 Salisbury Square, Salisbury Street, Radford, Nottingham, NG7 2AB
Total Value:	£70,000.00 (Type: Capital)
Decision Being Taken:	<p>To replace the asbestos cement corrugated sheet roof covering to the units, as it is life expired and beyond economic repair, at a cost not exceeding £70,000.</p> <p>To delegate authority to the Director of Strategic Asset and Property Management to enter into a contract with Robert Woodhead Ltd for the completion of the necessary work.</p>
Reasons for the Decision(s)	<p>The units have remained vacant since the first half of 2013 and are un-lettable due to localised failure of the roof coverings. It is expected that following refurbishment the units would re-let within a reasonable period, providing an income (combined Estimated Rental Value at £19,500 pa exclusive) and avoiding costs to the landlord such as empty property rates charges. The completion of these works will increase the life of these property assets for a period of at least 40 years, notwithstanding the fact the guarantee for the roofing works is for 20 years.</p> <p>These works are to be carried out by Robert Woodhead Ltd (after having obtaining comparable quotations) under the EMPA II works framework.</p>
Other Options Considered:	<p>1) not carryout the roof refurbishment works 2) Carryout localised repairs</p> <p>Both options have been disregarded as the premises would be expected to re-let within a reasonable timeframe and, carrying out of localised repairs is not a viable / economic solution having regard to the overall condition of the life expired asbestos cement roof covering.</p>
Background Papers:	None

Published Works:	None
Affected Wards:	Radford and Park
Colleague / Councillor Interests:	n/a
Consultations:	<p>Date: 29/01/2015</p> <p>Ward Councillors: Mohammad Aslam, Liaqat Ali, Anne Peach</p> <p>Councillors have been consulted by email, a reply has been received from one councillor confirming they are satisfied with the proposal.</p> <p>Those not consulted are not directly affected by the decision.</p>
Crime and Disorder Implications:	n/a
Equality:	EIA not required. Reasons: The works are with respect to replacing the existing roof covering.
Social Value Considerations:	n/a
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	02/04/2015
Advice Sought:	Legal, Finance, Procurement
Legal Advice:	The proposal to undertake these works raises no significant legal issues and is supported. However, as part of the contract with the contractor, steps should be taken to secure an appropriate guarantee for the works for such length of time as the report author deems reasonable. Advice provided by Malcolm Townroe (Legal Services Manager) on 12/02/2015.

Finance Advice:

The estimated cost of these capital works, subject to tender, amount to £70,000.
Provision will be required in the Capital Programme and will be funded by Property Trading Account Capital receipts.
Additional annual rental income of £19,500 would be generated once the works are completed and the units are re-let. Advice provided by Georgina Lewis (Finance Analyst) on 19/02/2015.

Procurement Advice:

There are no significant procurement concerns with this decision. The EMPA minor works framework agreement with Robert Woodhead Ltd provides a compliant and value for money option to undertake the works. Advice provided by Sue Oliver (Category Manager - Procurement) on 16/02/2015.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 26/03/2015
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 25/03/2015