

## Trusts and Charities Committee – 31 July 2015

<b>Title of paper:</b>	Pre- Construction Fees – Units 22-24 Whitemoor Court, Nuthall Road		
<b>Director(s)/ Corporate Director(s):</b>	Kevin Shutter – Interim Director Strategic Asset and Property Management	<b>Wards affected:</b>	Leen Valley
<b>Report author(s) and contact details:</b>	Richard Cox, Senior Estates Surveyor Email: richard.cox@nottinghamcity.gov.uk		
<b>Other colleagues who have provided input:</b>	Georgina Lewis, Finance Analyst Malcolm Townroe, Head of Legal Services		
<b>Date of consultation with Portfolio Holder(s) (if relevant)</b>	15 July 2015		
<b>Relevant Council Plan Strategic Priority:</b>			
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 type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs			<input checked="" 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"/>
<b>Summary of issues (including benefits to citizens/service users):</b>			
<p>Units 22-24 Whitemoor Court were badly damaged following a fire. To enable the units to be reinstated it is necessary to incur costs in obtaining architectural services, a structural conditions survey and ecology/bat surveys prior to obtaining a price for the construction contract. The report seeks approval to this. Once the work has been completed the units will be let to produce a rental income and to provide good quality accommodation for businesses.</p>			
<b>Recommendation(s):</b>			
<b>1</b>	To approve expenditure on architectural, structural and surveying fees, as set out in the exempt appendix, to enable the preparation of tender documentation for the reinstatement of Units 22-24 Whitemoor Court;		
<b>2</b>	To authorise the Interim Director Strategic Asset and Property Management to proceed with the project and report back to a subsequent Trust and Charities Committee meeting to seek consent to proceed with the work on the basis of the offered price		

## **1. REASONS FOR RECOMMENDATIONS**

Units 22-24 Whitemoor Court are currently vacant and incapable of occupation due to fire damage. To proceed with their reinstatement it is first necessary to carry out pre-construction architectural, structural and surveying work to enable the tender documentation to be completed and a quote obtained for the work. When the work is carried out the three units, when let, should produce an income of approximately £75,000 per annum

## **2. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

Bridge Estate owns the freehold of Units 21-29 Whitemoor Court, a terrace of light industrial units located off Nuthall Road. A major fire broke out in Unit 22 and subsequently spread to the two adjoining units. The units were badly damaged and had to be vacated by the occupying tenants.

Before a contractor can be appointed to reinstate the units it is necessary to carry out further architectural design, examine the condition of the structural steel work to ascertain what needs to be replaced, survey the roof and carry out some additional studies to include an ecology/wildlife survey.

The cost associated with this work is set out in the Exempt Appendix.

## **3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

To enable the units to be reinstated and capable of occupation it is necessary to carry out this work. Therefore no other options were considered.

## **4. FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)**

Finance Advice is included in the exempt appendix

## **5. LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)**

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

Malcolm R. Townroe, Solicitor, Head of Legal Services – 23 July 2015

The Intermediate EMPA Framework with GF Tomlinson provides a compliant and value for money option for this procurement requirement and therefore raises no significant procurement issues.

Sue Oliver, Procurement Team, 23 July 2015

## **6. EQUALITY IMPACT ASSESSMENT**

Has the equality impact been assessed?

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