

SAD

REF NO
2203
Constitutional Services
Use Only

Delegated Decision Making Form
(Property Delegations 232 - 251 only - Executive Officer Decisions)

Decision Type	Officer		
Department	Development		
Subject	Units 9 & 9A Poulton Drive, Nottingham, NG2 4BN		
Decision	Subject to call-in: Exempt		
Value	Total value of decision: £24,718.73 + VAT		
	Revenue or Capital: Revenue		
Decision taken	To approve additional costs for specialist contractors to remediate the above units to bring them back into lettable condition.		
Exempt Decision	No		
Reason for exemption (Including public interest reason)	N/A		
Other options considered (with reasons for rejecting options not favoured)	None. The units will be impossible to re-let under H&S regulations.		
Reason for Decision	The contractor who is currently on site has now found additional works which are required and could not have been anticipated from their original survey.		
Affected Wards	Dales		
Advice sought		Yes	No
	Legal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Finance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Human Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Equality & Community Relations Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Voluntary and Community Sector	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Grants Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Procurement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Details of consultations undertaken

	Yes	No	Name and Date
Portfolio Holder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Ward Councillors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Area Committee	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other Council Bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Corp. Directors Affected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Trades Unions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Minority Group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Others (Specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Reasons for not consulting

There has been no express consultation about this decision, but regular meetings take place with the Portfolio Holder and Director of Strategic Asset and Property Management on general property matters, which may include this matter. The Decision relates to a day to day business matter where further consultation is not deemed appropriate.

Consultation outcomes

N/A

Background to the decision

Extensive remedial works have been undertaken to these units as a tenant has been found to rent the units on the basis that repair works to the fabric of the building are undertaken.

Finance from the Trading Account will be required to enable the council to secure this future letting and increase income.

Declared interests

None

Dispensation by Standards Committee

Date: N/A

Dispensation Reference: N/A

Equalities

Has the equality impact of the decision been assessed?

- NO – Not required
- YES – equality impact assessment attached

Social Value implications

There are no Social Value Implications that relate to this Decision.

Crime and Disorder implications


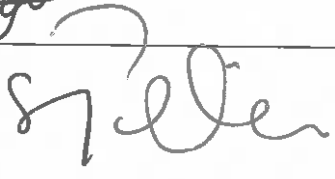
There are no Crime and Disorder Implications that relate to this Decision

Background Papers

There are no Background Papers which this Decision relies upon.

Published documents

There are no Published Documents that have been relied upon to make this Decision.

Uniform / Property Ref (if applicable)	00714/03 & 00715/05		
Contact Person	Pippa Hall– Senior Estates Surveyor Pippa.hall @nottinghamcity.gov.uk	Contact No.63602	Ext:
Scheme of Delegation Reference Number	250 – To approve building improvements up to £50,000		
Property Manager	Pippa Hall		
Signature		Date: 02.10.2015	
Head of Property Investment	Simon Peters		
Signature		Date: 7.10.15	

To be completed by Constitutional Services

Date published: 09/10/2015

Last date for Call-in: N/A

Pippa Hall

From: Brian Parbutt (Cllr)
Sent: 03 October 2015 11:14
To: Pippa Hall
Subject: RE: 9,9a Poulton Drive

Pippa,

Exemption request approved.

Councillor Brian Parbutt
Chair, Overview and Scrutiny

From: Pippa Hall
Sent: 02 October 2015 13:16
To: Brian Parbutt (Cllr)
Subject: 9,9a Poulton Drive

Cllr Parbutt

I would be very grateful if you would consider the attach and agree it can be exempted from call in. The reason for this is that contractors are already on site so if we are delayed further in issuing the order the contractors would have finished on site and for them to return would mean the cost would increase.

Please do not hesitate to contact me if you wish to discuss further.

Kind regards

Pippa Hall BSc MRICS
Senior Estates Surveyor
Nottingham City Council,
Loxley House, Station Street, Nottingham, NG2 3NG LH Box 26
0115 876 3602



Ref	Description	Unit	Quantity	Rate	Cost
Quotation - 25th September 2015 Ref : CHE 152049					
<u>Poulton Drive - Additional Works</u>					
<u>Preliminaries</u>					
1	Supervision of the works. Site transport. Small plant and tools. Access provisions (mechanical access & towers)	weeks	2	2157.60	4315.20
<u>Additional Works</u>					
2	Install restraint straps to precast panels. 50mm x 6mm galvanised flat steel bar to be bent on site to suit profile of column and to lap onto precast panels by 100mm. Restraint straps to be fixed in place with Sikadur 31	nr	150	36.51	5476.50
3	Provide new fascia detail. 100mm x 100mm upvc angle to be fixed in place with silicone adhesive and concrete screws with white screw caps. Gap between top of precast panel and gutter to be filled with sand:cement mortar. Timber blanking plate to be fixed internally with concrete screws. See attached sketch.	m	100	36.08	3608.00
4	Gutters at eaves level to be lined with Sikalastic 625. Gutters to be cleaned out, jetwashed and treated with biowash. Gutters to be primed with the appropriate Sika primer and then overlaid with 2 coats of Sikalastic 625, the first coat to be reinforced with Sika Reemat fleece, All works to be carried out in accordance with Sika specification.	m	60	54.17	3250.20
5	Fix new downpipes to all elevations and clean out drains locally	sum	1		£105.00
Carried forward				£	16754.90
Notes					
<i>All costs exclude Value Added Tax</i>					
<i>All works to be remeasured on completion</i>					
Concrete Repairs Limited 25th September 2015					



Ref	Description	Unit	Quantity	Rate	Cost
Quotation - 25th September 2015 Ref : CHE 152049					
<u>Poulton Drive - Additional Works</u>					
	Brought forward				16754.90
6	Blockwork to elevation E unit 9b. Install temporary propping and boarding. Remove and dispose of brickwork and end panels. Install ties. Block up void 1.6 x 2.7m with 150mm thick dense concrete blocks. Replace missing blocks at high level.	sum	1		1542.63
7	Strip out works to open up inaccessible areas that may require concrete repairs. Strip out panel work at mezzanine level. Fix temporary handrail and access platform (Unit 9b). Strip out ceiling to SE corner (Unit 9a)	sum	1		1421.20
<u>Contingencies</u>					
8	Additional concrete repairs and anodes not identified on survey due to access limitations	sum	1		3500.00
9	Potential requirement for jetting / rodding of drains	sum	1		1500.00
Total Quotation					£ 24718.73
Notes <i>All costs exclude Value Added Tax</i> <i>All works to be remeasured on completion</i>					
Concrete Repairs Limited 25th September 2015					