

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2901
Author:	Rizvan Shafiq
Department:	Development and Growth
Contact:	Rizvan Shafiq (Job Title: Senior Estates Surveyor, Email: rizvan.shafiq@nottinghamcity.gov.uk, Phone: 8763087)
Subject:	Replacement of lift at Milton Chambers, Milton Street, Nottingham
Total Value:	£86,000 (Type: Capital)
Decision Being Taken:	To procure and undertake the replacement of the lift at Milton Chambers. To delegate authority to the Director of Strategic Assets and Property to approve the final cost of works following procurement, and any additional fees to be incurred in direct connection with these works, within the approved budget.
Reasons for the Decision(s)	Milton Chambers comprises a five storey commercially let property which is fully occupied on all floors. The existing lift is the original that was fitted within the building and is now proving to be beyond its economic life. The need to repair has become increasing regular over recent years and it is not financially viable to the trading account to continue in this manner. In addition, it has been recommended by Planned Maintenance section that the lift be replaced in its entirety.
Other Options Considered:	Not to replace the lift - This option is not recommended due to the continuous repair costs and the existing lift not complying with current regulations. Further it is an obligation for the landlord to provide lift facilities for the benefit of the occupiers.
Background Papers:	None
Published Works:	None
Affected Wards:	St Ann's

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 that relate to this decision
Equality:	EIA not required. Reasons: This is not a new or changing policy, service or functions. The decision adheres to all Council Equality policies.
Social Value Considerations:	N/A
Relates to Council Property Assets:	Yes
Relates to Building Services:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	07/08/2017
Advice Sought:	Legal, Finance, Procurement, Property, Building Services
Legal Advice:	<p>The proposals set out in the report raise no significant legal issues and are supported. Legal Services are available to assist with the contractual elements of the proposal if so required.</p> <p>Advice provided by Malcolm Townroe (Director of Legal and Governance) on 28/06/2017.</p>

Finance Advice:

The capital expenditure proposed within this report is to be funded from Capital Receipts which have been ringfenced for allocation by Property Services. The capital receipt balance is currently £0.173m and following the approval of this report the remaining unearmarked balance is £0.087m.

The capital programme will be amended following the approval of this report.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 28/06/2017.

Procurement Advice:

The Procurement Team supports the decision being sought, and will assist the client to ensure that the lift is procured in compliance with corporate and national regulations, and ensure value for money. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 16/06/2017.

Property Advice:

This decision has been made on the basis that an alternative option to repair the lift was not viable and a replacement lift will ensure we are compliant with Health and Safety legislation

Advice provided by Pippa Hall (Senior Estates Surveyor) on 19/06/2017.

Building Services Advice:

This option will bring Lift to present legislation and should reduce maintenance and down time activity.

Advice provided by Andrew Fletcher (Team Leader Property Safety & Compliance) on 20/06/2017.

Signatures

Jon Collins (Leader & PH Strategic Infrastructure & Comms)

SIGNED and Dated: 26/07/2017

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 31/07/2017