

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

**Reference Number:** 3389  
**Author:** Vicky Ross  
**Department:** Commercial and Operations  
**Contact:** Vicky Ross  
(Job Title: Programme Manager Investment and Operations, Email: vicky.ross@nottinghamcity.gov.uk, Phone: 01158762173)

**Subject:** Urgent structural building repair Wollaton Park Community Centre

**Total Value:** £75,000 (Type: Revenue)

**Decision Being Taken:** To agree the expenditure for structural repairs and replacement to the existing roof and supporting lintels to windows at the Wollaton Park Community Centre

**Reasons for the Decision(s)** Works are needed following the onsite investigation of the existing roof by Nottingham City Homes as part of a project managed by Design and Property Services. An initial investigation into the failure of the existing straw board and weather protection membrane has resulted in the need to replace and not repair a large proportion of the roof membrane and supporting structures. Investigations on site have also identified the issue of unsupported replacement windows to the side elevation requiring lintels to be added in order to make safe the currently unsupported roof structure which is evident.

**Other Options Considered:** To do nothing - this is not viable as the roof condition is poor and poses a Health and Safety risk to users of the centre resulting in closure of the centre.  
To do holding repair - not viable due to previous repairs, the roofing condition survey undertaken in December 2018 has highlighted the impracticality of further temporary repairs.

**Background Papers:**

<b>Published Works:</b>	<b>Structural survey of roof and lintel condition held by NCH</b>
<b>Affected Wards:</b>	<b>Wollaton East and Lenton Abbey</b>
<b>Colleague / Councillor Interests:</b>	<b>The Community Centre facilitates local Ward Councillor surgeries.</b>
<b>Consultations:</b>	<b>Date: 29/11/2018</b>
	<b>Other:Wollaton Park Community Association (Registered Charity)</b>
	<b>Closure period discussed in lieu of any major repairs being undertaken in order to minimise the impact of closure on the groups that use the centre. Monitoring is on going.</b>
	<b>Those not consulted are not directly affected by the decision.</b>
<b>Crime and Disorder Implications:</b>	<b>The Community Centre offers a wide range of community activities which supports the local area and hosts the police surgeries as well as local ward surgeries where local issues and concerns to be addressed are raised.</b>
<b>Equality:</b>	<b>EIA not required. Reasons: This is not a new or changing policy or service.</b>
<b>Relates to Council Property Assets:</b>	<b>Yes</b>
<b>Relates to Building Services:</b>	<b>Yes</b>
<b>Decision Type:</b>	<b>Portfolio Holder</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>06/02/2019</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property, Building Services</b>
<b>Legal Advice:</b>	<b>From the information provided and following discussion with the author of the report the proposals do not appear to raise any substantive legal issues of concern. Advice provided by Mick Suggett (Team leader: Conveyancing) on 10/01/2019.</b>

**Finance Advice:**

This decision seeks approval to incur expenditure totalling £75,000 in respect of urgent building repairs work at Wollaton Community Centre. The MTFP for community centres includes budget provision for building maintenance. The budget manager has confirmed that this cost has been included in the forecast out-turn, and therefore the cost can be contained within approved resources. The latest forecast out-turn for community centres at quarter 3 (December 2018) showed an on-target position.  
Advice provided by Maria Balchin (Finance Analyst) on 10/01/2019.

**Building Services Advice:**

There are no significant concerns with the decision being sought and Building Services are supporting these projects. Advice provided by Asaad Raouf (Design Services Manager) on 21/01/2019.

**Property Advice:**

As part of any future Strategic review the service has identified this would be a retained centre. The Community Group have recently signed a 7-year lease, however, the Council retains responsibilities for maintenance liabilities and funding of work. This maintenance work is funded from Communities and is not a part of the forward planned maintenance. It has been agreed by CLT Sub Group all Building Maintenance to council properties go through Building Services  
Advice provided by Christine Read (Property Business Partner) on 11/01/2019.

**Signatures**

Toby Neal (Portfolio Holder for Community Protection)
SIGNED and Dated: 30/01/2019
Andy Vaughan (Corporate Director Commercial and Operations)
SIGNED and Dated: 30/01/2019