

# Decision Pathway – Report



**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 09 March 2021

<b>TITLE</b>	<b>Building Practice Capital Programme Budget Allocation 2021/22</b>		
<b>Ward(s)</b>	<b>City Wide</b>		
<b>Author:</b> David Martin	<b>Job title:</b> Head of Facilities Management		
<b>Cabinet lead:</b> Cllr Cheney	<b>Executive Director lead:</b> Mike Jackson, Executive Director Resources		
<b>Proposal origin:</b> BCC Staff			
<b>Decision maker:</b> Mayor <b>Decision forum:</b> Cabinet			
<b>Purpose of Report:</b> 1. To seek approval of 21/22 Building Practice Capital Budget allocation of a proposed capital spend of £1.5m across a number of sites and work types as detailed in Appendix A.			
<b>Evidence Base:</b> Appendix A is constructed using 4 streams of information:  <ol style="list-style-type: none"><li><b>1. Statutory Obligations</b></li><li><b>2. Surveyor Activity across BCC portfolio (on-going)</b></li><li><b>3. Condition Survey Data</b></li><li><b>4. Unsighted emergency Health and Safety work</b></li></ol> <p>A contribution from the Capital Programme is made to educational operational sites and BCC Primary schools. This is because education capital is invested in new builds and major refurbishments.</p> <p>This appendix details the different works that will be undertaken across the estate which covers the following areas</p> <p>Works required to fulfil legal and statutory obligations Works required to avoid possible litigation from statutory bodies Works required to ensure acceptable Health and Safety Standards Works required to ensure continued operation of buildings Total including contingency 1.5million works for 21-22</p> <p>The works have been formulated using the information streams listed above 1-4.</p> <p>The formulation of the programme has been based Condition survey data for the estate as well as site inspections by Senior Building Surveyors, this year there has also been dialogue and engagement with various teams, including Health and Safety, Property, Energy team, Procurement, Senior leaders and the Mayor's office. This engagement exercise was cost neutral and involves input from key stakeholders. This engagement process is something that was identified as being needed last year to ensure that the programme had proper organisational visibility.</p> <p>The type of works being covered in this programme include the following:</p>			

- Provision for New CCTV camera's and recording equipment
- Replace roof covering
- Stone repairs
- Ceiling replacement including asbestos upstands
- Replacement of CCTV camera and recorders
- Roof access works
- Replace floor coverings
- Replacement of wall and floor tiles to Kitchen
- External structure repairs
- Window repairs and replacement
- Roofing works
- Structural alterations
- Boiler replacement

**Cabinet Member / Officer Recommendations:**

That Cabinet

1. Approve the Building Practice Capital Programme Budget Allocation 2021/22 as set out in Appendix A.
2. Authorise the Executive Director Resources in consultation with the Cabinet Member and Deputy Mayor – Finance, Governance and Performance to take all steps required including procuring and awarding contracts, in relation the works identified at Appendix A at a cost of up to £1.5m.

**Corporate Strategy alignment:** The project aligns to and will support the Mayoral Corporate Strategy Themes of:

1. Fair and Inclusive
2. Well Connected
3. Wellbeing

**City Benefits:** The Corporate Strategy recognises the positive health effects of good quality and a well maintained built environment, including providing effective support for good quality learning, as well as ensuring sites are safe and fit for purpose. The programme will ensure that the sites included are safe and able to continue operating.

**Consultation Details:** There has been consultation with relevant services who will benefit from the programme. Once the works are approved further consultation will be held with the various stakeholders who may be affected by the works. This includes site liaison to ensure that the programme is managed in a way that limits operational impact on service delivery. We are developing an annual project cycle for this programme which will ensure that wider consultation is an integral part of the process.

**Background Documents:** The areas of works included within the Capital Programme have been developed to enable the City Council achieve their statutory duties under various Health and Safety legislations including;

1. The Control of Asbestos Regulations  
<https://www.legislation.gov.uk/ukxi/2012/632/contents#:~:text=The%20Control%20of%20Asbestos%20Regulations%202012%20is%20up,be%20brought%20into%20force%20at%20a%20future%20date.>

The works also aim to assist with the delivery of the requirements of the Corporate Strategy to improve air quality and minimise our environmental impact.

<b>Revenue Cost</b>	<b>£nil</b>	<b>Source of Revenue Funding</b>	<i>Insert specific service budget</i>
<b>Capital Cost</b>	<b>£1,500,000</b>	<b>Source of Capital Funding</b>	<b>Prudential Funding</b>
<b>One off cost</b> <input checked="" type="checkbox"/>	<b>Ongoing cost</b> <input type="checkbox"/>	<b>Saving Proposal</b> <input type="checkbox"/>	<b>Income generation proposal</b> <input type="checkbox"/>

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

1. Finance Advice: This report sets out for approval BCC Building Practice's £1.5m\* of new works for 21/22 (see Appendix A for detail). These works have been prioritised in order to meet statutory requirements and/or health and safety standards.

These new works are included within Building Practice Capital Repairs (Scheme PL21) for 21/22 for which the total Budget is £3.5m as approved at Full Council 26 January 2021.

The composition of the approved £3.5m is as follows:

21/22 New projects	£1.5m* (for which approval is now requested)
Plus - Previously approved projects:	
For 21/22	£0.3m
for 20/21 (vired in) now carried forward	£0.4m
for 20/21 now carried forward	£1.2m
for 18/19-19/20 now carried forward	£0.1m
Total 21/22 Budget activity	£3.5m (as approved at Full Council 26/1/21)

It should be noted that whilst the impact of COVID-19 has been considered when profiling activity, it may continue to impact works delivery in 21/22.

**Finance Business Partner:** Jemma Prince, 3<sup>rd</sup> February, 2021

**2. Legal Advice:** Procurement of the various works and related contracts will need to comply both with the Public Contracts Regulations, to the extent applicable, and the Councils own procurement rules.

**Legal Team Leader:** Eric Andrews, Team Leader, Legal Services 3.2.21

**3. Implications on IT:** No anticipated impact on IT Services

**IT Team Leader:** Simon Oliver, 29<sup>th</sup> January 2021

**4. HR Advice:** No HR implications evident

**HR Partner:** James Brereton (People and Culture Manager) 28<sup>th</sup> January 2021

<b>EDM Sign-off</b>	Mike Jackson	27/01/2021
<b>Cabinet Member sign-off</b>	Cllr Craig Cheney	25/01/2021
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	22/01/2021

<b>Appendix A – Further essential background / detail on the proposal</b>	<b>YES</b>
<b>Appendix B – Details of consultation carried out - internal and external</b>	<b>NO</b>
<b>Appendix C – Summary of any engagement with scrutiny</b>	<b>NO</b>
<b>Appendix D – Risk assessment</b>	<b>YES</b>
<b>Appendix E – Equalities screening / impact assessment of proposal</b>	<b>YES</b>
<b>Appendix F – Eco-impact screening/ impact assessment of proposal</b>	<b>YES</b>
<b>Appendix G – Financial Advice</b>	<b>NO</b>
<b>Appendix H – Legal Advice</b>	<b>NO</b>
<b>Appendix I – Exempt Information</b>	<b>NO</b>
<b>Appendix J – HR advice</b>	<b>NO</b>
<b>Appendix K – ICT</b>	<b>NO</b>

