

# Decision Pathway – Report



**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 04 April 2023

<b>TITLE</b>	<b>Building Practice Capital Programme Budget Allocation 2023-2028</b>		
<b>Ward(s)</b>	City Wide.		
<b>Author:</b> David Martin	<b>Job title:</b> Head of Corporate Landlord		
<b>Cabinet lead:</b> Councillor Craig Cheney, Deputy Mayor - Finance, Governance and Performance	<b>Executive Director lead:</b> John Smith; Interim Executive Director Growth and Regeneration		
<b>Proposal origin:</b> BCC Staff			
<b>Decision maker:</b> Cabinet Member <b>Decision forum:</b> Cabinet			
<b>Purpose of Report:</b>  To seek approval of the 2023-28 Building Practice Capital Budget allocation.			
<b>Evidence Base:</b>  <ol style="list-style-type: none"><li>1. This is a programme of essential building repair and maintenance work which ensures that our estate is safe and fit for purpose.</li><li>2. Appendix A details the sites which require work, and what type of work is needed and is constructed using 4 streams of information:<ol style="list-style-type: none"><li>a) Statutory Obligations</li><li>b) Surveyor Activity across BCC portfolio (on-going)</li><li>c) Condition Survey Data</li><li>d) Unsighted emergency Health and Safety work</li></ol></li><li>3. A contribution from the Capital Programme is made to educational operational sites and BCC Primary schools.</li><li>4. The appendix A details the different works that will be undertaken across the estate which covers the following areas;<ul style="list-style-type: none"><li>• Works required to fulfil legal and statutory obligations</li><li>• Works required to avoid possible litigation from statutory bodies</li><li>• Works required to ensure acceptable Health and Safety Standards</li><li>• Works required to ensure continued operation of buildings</li></ul></li><li>5. Total including contingency £5.5m works for 2023-2028</li><li>6. The works have been formulated using the information streams listed above a-d.</li><li>7. The formulation of the programme has been based condition survey data for the estate as well as site inspections by Senior Building Surveyors, there has also been dialogue and engagement with various teams, including Health</li></ol>			

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.

8. The programme helps to increase the environmental performance of the estate by installing more efficient heating approaches and also improving insulation to some sites through repairs to roofs, windows and doors. The programme helps support us moving toward a carbon neutral estate.
9. It is worth noting that the estate rationalisation programme may impact on some of the sites listed, the proposition is that any funds allocated to sites which are subsequently disposed of, would return to the contingency for reallocation to sites further down the priority list

**Cabinet Member / Officer Recommendations:**

That Cabinet

1. Approve the Building Practice Capital Programme 2023-2028 at appendix A.
2. Authorise the Executive Director Growth and Regeneration in consultation with the Cabinet Member and Deputy Mayor – Finance, Governance and Performance to take all steps required (including procuring and awarding contracts over £500k) to undertake the works identified at Appendix A at a cost of up to £5.5m.
3. Note delegated decisions to award contracts will be published (Officer Executive Decisions).
4. Note that the Building Practice Capital programme will be brought back to Cabinet each year with an updated programme of works.

**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. The programme also supports the movement toward a carbon neutral estate.

**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 legislation including The Control of Asbestos Regulations, Building Regulations and The Control of Legionella Bacteria in water systems. 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.

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.>

<b>Revenue Cost</b>	Nil.	<b>Source of Revenue Funding</b>	N/A.
<b>Capital Cost</b>	23/24 to 27/28 £5.5m	<b>Source of Capital 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:**

**Finance Advice:** The report seeks cabinet approval for the proposed Building Practise capital programme for next 5 years. It should be recognised that the plan is still a work in progress and a total of £4m of profiled spend has been identified (subject to reprioritisation due to estate rationalisation work).

It should also be noted that this alongside other scheme was presented to Cabinet in January 2023 as part of the budget approval process as well as full council in February 2023. There is a possibility that not all the projects currently identified will be progressed as the Council estate rationalisation programmed aimed to reduce the number of council owned/operated buildings.

The identified projects include a few schools/educational sites, of which the aim is to fund all such sites from the dedicated school's grants (DSG) allocated for the relevant works.

Subject to the Councils proposed Capital expenditure budget being approved by full council, the proposals in this report do not propose any new burden on Council resources.

The Building Practice capital plan will be presented to Cabinet on an annual basis, and that gives the Council the opportunity to reprioritise its spending plan and respond to any future financial challenges that may impact on funding availability.

**Finance Business Partner:** Kayode Olagundoye, Interim Finance Business Partner, Growth & Regeneration, 23 March 2023.

**2. Legal Advice:** The Report identifies the budget allocation for the Building Practice Capital Programme. The procurement process must be conducted in line with the 2015 Procurement Regulations and the Councils own procurement rules. Legal services will advise and assist officers with regard to the conduct of the procurement process and the resulting contractual arrangements.

**Legal Team Leader:** Husinara Jones, Team Manager/Solicitor 7 February 2023

**3. Implications on IT:** I can see no implications on IT in regard to this activity.

**IT Team Leader:** Gavin Arbuckle – Head of Service Improvement and Performance 7 February 2023

**4. HR Advice:** No HR implications are foreseen on the assumption that the approved works will be commissioned from external contractors."

**HR Partner:** James Brereton, Head of Human Resources, 9 February 2023

<b>EDM Sign-off</b>	Stephen Peacock, Executive Director Growth and Regeneration	18 January 2023
<b>Cabinet Member sign-off</b>	Councillor Craig Cheney, Deputy Mayor - Finance, Governance and Performance	30 January 2023
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	6 February 2023

<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>
<b>Appendix L – Procurement</b>	<b>NO</b>