

REPORT TO	DATE
Chief Executive, in Consultation with the Leader of the Council	30 <sup>th</sup> September 2020



TITLE	PORTFOLIO	REPORT OF
Urgent Decision Under Standing Order 35 of the Council's Procedure Rules (4a of the Constiution): Pearson House, Station Road, Additional Expenditure.	Finance, Property and Assets	Director of Planning and Property

Is this report a key decision? (i.e. more than £100,000 or a significant impact on more than 2 Borough wards)	No
Is this report confidential?	No

## PURPOSE OF THE REPORT

1. The report seeks approval to carry essential unforeseen works to the development of new flats at Pearson House. Station Road.

## RECOMMENDATIONS

2. The report recommends that the additional expenditure of £25,694.00 for unforeseen work is approved.

## REASONS FOR THE DECISION

3. During the course of the refurbishment work at Pearson House additional works have become necessary to complete which was unforeseen at the time of specification being produced.

## EXECUTIVE SUMMARY

4. The report explains why it is necessary for the Council to carry out the additional work highlighted.

## CORPORATE OUTCOMES

5. The report relates to the following corporate outcomes:

Excellence, Investment and Financial Sustainability	
---	--

Health, Wellbeing and Leisure	x
Place, Homes and Environment	x

Projects relating to People in the Corporate Plan:

Our People and Communities	x
----------------------------	---

## BACKGROUND TO THE REPORT

6. The council approved the redevelopment of Pearson House to 9 self-contained flats based on the known costs at the time of £582,965.00, the project is currently on track to be completed by February 2021.
7. As work has progressed a number of defects have been identified which indicate that the building had not been maintained to standard in the past and as a result the additional work has now become necessary to ensure that the completed accommodation is of a high quality for occupiers. The contingency budget built in to the project is now approaching being spent and it is estimated that this will be exceeded with the works needed by around £25,694

## PROPOSALS (e.g. rationale, detail, finance, procurement)

8. The additional work required is listed as below:

8.1 fit new lighting system, including emergency lighting, in basement

8.2 fire alarm system in basement

8.3 To remove damaged and rotten fascia, soffits, gutters and RWP's and dispose of offsite. Supply and fit new treated timbers to rafter feet as required. Supply and fit new black UPVC fascia and soffits. Supply and fit black 125mm seamless aluminium guttering and black round UPVC RWP's to all aspects of the property.

8.4 To remove existing damaged Soil vent pipes and dispose of offsite. Supply and fit new black UPVC SVP's as required

9. Unfortunately the above works were not able to be identified through pre construction surveys and estimates due to a variety of reasons as outlined below:

9.1 fit new lighting system, including emergency lighting, in basement - This only came apparent once the contractor was able to fully test the system in the basement, at this point it was found that the wiring was old and showed breaks in circuits throughout the basement which could not have been identified due to the wiring being encased in metal tubing

9.2 fire alarm system in basement - As is section (a) above, it was impossible to identify the condition of the circuits without properly testing and removing the wiring from its metal casing which was when the issues were highlighted.

9.3 To remove damaged and rotten fascia, soffits, gutters and RWP's and dispose of offsite. Supply and fit new treated timbers to rafter feet as required. Supply and fit new black upvc fascia and soffits. Supply and fit black 125mm seamless aluminium guttering and black round upvc RWP's to all aspects of the property - We could only determine the issues once the scaffolding was erected, only then we were able to identify that the guttering, fascia and soffits were all rotted and the upvc guttering had been repaired poorly in the past where joists had been glued together, making it impossible to replace sections.

9.4 To remove existing damaged Soil vent pipes and dispose of offsite. Supply and fit new black upvc SVP's as required - The condition on the existing Soil stacks were identified once all sanitaryware was removed from the site, it was only then identified that the cast iron soil stacks had been cut over the years and each time more connections had been added over the years which had caused the joints to corrode, this would result in all connections made to it to leak and cause issues further once the flats are occupied.

## **ALTERNATIVE OPTIONS CONSIDERED**

10. Alternative options have been investigated which are not viable as the only other option would be not to carry out the work and leave in its current state, this would not only fail to comply with building regulations but would potentially place all occupiers at risk along with the building falling into further decay which would lead to the council spending more to maintain it.

## **AIR QUALITY IMPLICATIONS**

11..None

## **RISK MANAGEMENT IMPLICATIONS**

12. The risks are related to not undertaking the works which would put at risk the significant investment in the property.

## **COMMENTS OF THE STATUTORY FINANCE OFFICER**

13. If approved, the project budget in the capital programme will be increased for the additional amount which is forecast to be met through uncommitted S106 funds.

## COMMENTS OF THE MONITORING OFFICER

14. The council's Constitution allows for the making for the making of urgent decisions between meetings. These powers should only be used in cases of genuine urgency.

## BACKGROUND DOCUMENTS

Previous Cabinet approvals for the redevelopment

## APPENDICES TO THIS REPORT

None

**Jonathan Noad**

Director of Planning and Property

Report Author:	Telephone:	Date:
Pradip Patel	01772 625365	30 <sup>th</sup> September 2020

## Approval of Urgent Decision

I confirm that I consider this decision is one of genuine urgency in accordance with section the Council's constitution:



Councillor David Howarth  
Chair of the Scrutiny Committee

Dated: 9 October 2020

Following careful consideration and assessment of the contents of the report, I approve the recommendations contained in the report in accordance with the Council's constitution in consultation with the Leader of the Council:



Gary Hall  
Chief Executive

Dated: 13 October 2020



Councillor Paul Foster  
Leader of the Council

Dated: 13 October 2020