

Report of	Record of	Date
Cabinet Member (Finance, Property and Assets)	Executive Member Decision	22 September 2021

Is this report confidential?	No
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Is this decision key?	No
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Work to Farmyard Cottages Worden Park

Purpose of the Report

1. To appoint a contractor to carry out works on 1 and 2 Farmyards Cottages in Worden Park.

Recommendations

2. To appoint Wade Group Ltd as contractor to carry works of exterior renovation (as specified in this report) and commit to the budget of £76k.

Reasons for recommendation

3. This work is required in order to modernise the cottages in terms of their windows which are in a state of disrepair. The recommendation is required to appoint the contractor chosen following the procurement process undertaken.

Other options considered and rejected

4. The Council could choose not to do the work, but this was rejected as the work is required.

Corporate priorities

5. The report relates to the following corporate priorities: (Please bold all those applicable)

An exemplary council x	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places x

Background to the report

6. The improvement work to the Farmyard cottages was a named scheme in the June 2019 Cabinet report, which took a forward a variety of projects which promoted Green links projects and projects which improve Worden Park of which this is one.

7. For a number of years the need to update the windows which are beyond repair has been apparent. A budget was put in place for 19/20. However, we needed to get a specialist consultant to advise the Council as to how to proceed with the scheme. This took some time due to Covid and availability of a qualified conservation architect.

8. In detail the scheme will involve the following

The works include:

- a. Site set up including scaffolding
- b. Removal of existing render to expose brickwork
- c. Either Re-point the property or Re-render
- d. Removal of all fixtures and fittings to the property then re install upon completion
- e. Removal of existing windows and dispose
- f. Replace front door on 1 property
- g. Replace back door on 1 property
- h. Supply and install sash windows as spec provided
- i. Replace deteriorated brickwork

The Proposal

9. The proposal put forward is to appoint a contractor to carry out works on 1 and 2 Farmyards Cottages in Worden Park with regard to exterior renovations.

10. The capital programme includes a budget of £50k for this work. An increase of £26k is required to bring the budget to £76k. The programme also includes a budget of £50k for works to the heating system in the cottages, meaning the total budget for two projects is £100k. It is proposed to reduce the budget for the heating works to £24k to offset the increase in the exterior renovations work.

11. The reason for the increase is linked to the Farmyard cottages being listed and the increase in the price of raw materials. We needed a specialist conservation consultant to agree what materials we could use to replace the windows which took some time to organise due to Covid and the availability of a consultant approved to do such work.-

Climate change and air quality

12. The replacement of the windows at Farmyard Cottages will improve the efficiency of the two cottages with respect to retaining heat within the buildings.

Equality and diversity

13. There are no Equality and Diversity issues with this report.

Risk

14. A full Risk Register will be developed as part of the project

Comments of the Statutory Finance Officer

15. The scheme is already within the approved capital programme and across the two elements of budget approved this is within those amounts. Should the heating works require more budget, when these are brought forward options will be explored how best to fund any shortfall.

Comments of the Monitoring Officer

16. Essentially authority is being sought to award a contract. A procurement exercise has been carried out. Should authority to proceed be granted then the requisite contract will be entered into.

Background documents

There are no background papers to this report


Appendices

List the appendices in the order that they are attached to the report with titles as appropriate. Any spreadsheets/diagrams should be in pdf format and be headed up.

Appendix A – The Tender report

Report Author:	Email:	Telephone:	Date:
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Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained within this report in accordance with my delegated power to make executive decisions.

Signed:	
	<i>Cabinet Member (Finance, Property and Assets)</i>
Date:	22.9.2021
Publication Date (DSO use only):	22.9.2021

This decision will come into force and may be implemented five working days after its publication date, subject to being called in in accordance with the Council's Constitution.

