

URGENT REPAIRS – PARTY WALL AT NOS. 35-39 HIGH STREET, ALDERSHOT

SUMMARY AND RECOMMENDATIONS:

Following the recent demolition activity for Union Yard, the party wall between the Union Yard development site and 35-39 High Street, Aldershot has been found to be in need of urgent repair. An urgency decision has been taken by the Executive Director in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3). The purpose of this report is for Cabinet to note the Record of Executive Decision and the proposed approach for funding the works.

1. INTRODUCTION

- 1.1 The purpose of this report is for Cabinet to note the Record of Executive Decision in relation to urgent works required to a party wall between 35-39 High Street, Aldershot and the Union Yard development site.

2. DETAILS

- 2.1 A decision has been made to enable urgent works to be undertaken to the party wall between 35-39 High Street Aldershot. The record of Executive Decision is set out as the Appendix to this report for noting by Cabinet.
- 2.2 Consultation has been carried out with the Council's Executive Leadership Team and relevant Portfolio Holders and the Chair of Overview and Scrutiny Committee in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3)
- 2.3 Consultation has also been conducted with the Council's tenants including Citizen Advice and the works are being undertaken as far as possible to reduce disruption to the users of the building.

3. Risks

- 3.1 While the building overall is stable there is a risk that the works in themselves cause damage to 35-39 High Street. The statement of works sets out the best approach to ensure this risk is minimised. The works will be insured by the Council.
- 3.2 There is a risk that the works are not completed quickly enough and that there is a consequential delay with the Union Yard development which incurs additional costs.

4. Legal Implications

- 4.1 The contracts will be issued in accordance with industry standards and procured within the Council's procurement arrangements for an urgent decision

5. Financial and Resource Implications

- 5.1 The estimated cost of all the works is expected to be up to £200,000. The Executive Head of Finance is proposing that the works be funded from capital receipts received during the financial year to prevent any impact on the Council's revenue budget and avoid the need for additional capital borrowing. If this approach is changed then this will be reported as part of the next budget monitoring report.

6. Equalities Impact Implications

- 6.1 There are no equalities impact implications as a result of this decision.

7. CONCLUSION

- 5.1 The works set out in the Record of Executive Decision are essential to stabilise the wall and to enable the Union Yard development to proceed. Cabinet are requested to note the decision made and the proposed funding of the works.

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