

RUSHMOOR BOROUGH COUNCIL RECORD OF EXECUTIVE DECISION



Decision taken by individual ~~Cabinet Member~~ / Officer (delete as appropriate)

(All sections must be completed (mark "N/A" as applicable))

DECISION MAKER (Name and designation)

Karen Edwards, Executive Director

DECISION AND THE REASON(S) FOR IT

To award contracts to Hill Partnerships Limited and another suitably qualified contractor (to be confirmed) to undertake urgent works to an exposed wall at 35-39 High Street Aldershot.

This decision follows consultation with the Council's Executive Leadership Team and relevant Portfolio Holders on 29 and 30 November and Councillor Mike Smith (Chair of Overview and Scrutiny Committee on 10 December in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3)

The wall is a party wall between 35-39 High Street (A building owned by the Council) and the Union Yard Construction Site.

The party wall uncovered during the demolition works to the Union Yard site has been discovered to be in extremely poor condition. It appears that the building at 39 High Street was not constructed in accordance with approved drawings when it was built approximately 20 years ago.

The main issues are:

- Remains of the party wall in very poor condition with severely rotting timber grounds still in place
- Joist support pockets empty and unrepaired and the wall was not tied into the front or rear facades
- Some loose masonry appears to have been wedged into gaps that could easily let go and fall at any moment,
- Less than half of the anchors (wall ties) between the party wall and new steel frame appear to have been inserted
- The wall itself is some 60mm away from the frame, not a nominal distance as per the design.
- On the plus side, there is no apparent risk to the front façade brickwork as it is appropriately tied to the structural frame.

To ensure the stability of the wall was not compromised, piling activities on the Union Yard development in the vicinity of the wall have been halted. This will result in potential delays, but the project team are working closely with Hill Partnerships to minimise delays and potential impact on costs to the main contract.

The Council's Property Team have instructed structural engineers C & W to represent RBC. An interim structural condition report was issued on 12 November. The final report was received on 2 December with recommendations setting out the solution to deal with the unstable wall. Further discussion have continued following receipt of this report to clarify the specification of the required works.

Hill Partnerships who are the Council's main contractor for the Union Yard development cannot undertake the repair works under the existing Union Yard contract as their insurance company will not provide insurance cover. The reasons for this is that the works are not within the Union Yard site, and they do not insure works of this nature.

The solution is therefore that Hill Partnerships erect scaffolding and undertake the repair works under a separate works contract under the Council's insurance cover.

Some internal propping works will be required inside 35-39 High Street, and this will be undertaken by one of the Council's existing framework contractors.

The cost of repair works could be up to £200k but the final costs will not be known until the full scope of works have been costed by Hill Partnerships and reviewed by the Council's Employers Agent.

DATE DECISION TAKEN - 10 December 2021

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

(Those examined by officers and generated by consultation, etc)

To not undertake the works. Rejected as risk to existing building

To stop works on the construction site and tender the works – Rejected as cost implications for delays on Union Yard development would be significant

ANY CONFLICTS OF INTERESTS DECLARED - None

(conflict of interests of any executive member who is consulted by the officer which relates to the decision. A note of dispensation should be attached).

Signed



(Decision Maker)

Signed



(Cabinet Member Consultee where applicable)

Please send completed form to Chris Todd, Democratic and Customer Services