

**CABINET
15 MARCH 2021**

**COUNCILLOR MARTIN TENNANT
MAJOR PROJECTS & PROPERTY
PORTFOLIO HOLDER**

KEY DECISION: YES/NO

REPORT NO. ED2201

**URGENT REPAIRS – PARTY WALL AT NOS. 35-39 HIGH STREET, ALDERSHOT
(UPDATE)**

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 was found to be in need of urgent repair. An urgency decision was 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) and was noted by the Cabinet at its meeting on 14 December. The purpose of this report is for Cabinet to note a further Record of Executive Decision made following final cost estimates for 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 further decision has been made to enable urgent works to be undertaken to the party wall between 35-39 High Street Aldershot. The reason for the further decision is as a result of the total cost of the works exceeding the estimate set out in the earlier decision. 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)

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 Whilst the project to get these unanticipated works undertaken has been progressed urgently there will be a consequential delay with the Union Yard development which incurs additional costs on the main contract. These additional costs will be assessed and reported as part of the Union Yard project.

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 now proposals have been received from contractors and evaluated by the Council's Employers agent and/or property team is now expected to be up to £316,500 plus VAT (Previous estimate £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

- 7.1 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 further decision made.

CONTACT DETAILS:

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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

This Decision is an update on the Decision taken on 10th December 2021 and reported to Cabinet (report ED 2102) on the urgent works required to an exposed party wall at 35-39 High Street, Aldershot.

The purpose of this decision is to record the increased cost of the repair works and confirm the award of the works to contractors as follows:

Internal works - Hampshire Property Services Ltd (HPS) - up to £101,000 plus VAT
Demolition, rebuild, finishing – Hill Partnerships Ltd – up to £193,000 plus VAT (12-week programme)

Cost of urgent works £294,000 plus VAT

In addition, the repairs to the party wall have a potential impact on the main Union Yard construction programme with a forecast maximum delay of 17 Weeks. Each week of delay on the main contract caused by matters outside the contractor's control incurs a cost currently estimated at £28,176 per week. There is an opportunity offered by Hill Partnerships Ltd to accelerate the final stage of the repair works by 2-3 weeks at an additional cost of £22,500 by bringing additional contractors on site. This additional sum has also been agreed as it reduces the potential overall delay cost by approximately £57,432 for 2 weeks (10-week programme) or £86,148 for 3 weeks (9-week programme).

The total cost arising from this Decision are expected to be up to £316,500 plus VAT

All costs have been reviewed by the Council's Employers Agent and/or internal Property Service

This decision has been shared with the Council's Executive Leadership Team and relevant Portfolio Holders. Councillor Mike Smith (Chair of Overview and Scrutiny Committee) has been advised in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3). The Decision will be reported to Cabinet at its next meeting.

DATE DECISION TAKEN

22 February 2022

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

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

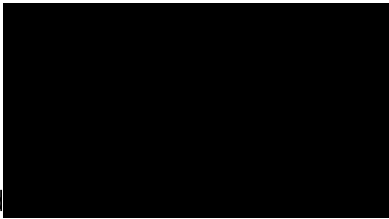
To proceed with the works and not pay the additional £22,500 to shorten the works timescale but this was rejected as would result in a substantial risk of higher costs at the end of the Union Yard construction period.

ANY CONFLICTS OF INTERESTS DECLARED

(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).

None

Signed



(Decision Maker)

Designation __Executive Director_____

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