



Democratic Services

Location: Phase II
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My Ref: NF

**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY &
INFRASTRUCTURE**

c.c. All Members of Executive Scrutiny Committee
c.c. Perry Scott, Director of Infrastructure,
Procurement, Business Improvement,
Communications, Waste Services and ICT
c.c. Chairman of the Social Care, Housing & Public
Health Policy Overview Committee
c.c. Gary Penticost, Residents Services
c.c. Ward Councillors for Uxbridge South
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 29 March 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (March 2021)

DEPARTMENT: Residents Services

SERVICE AREA/ PROGRAMME: Housing Revenue Account Works to Stock 2021/22
Programme – The Goulding's – 4 No Water Tank Replacement and Associated Works
RELEASE NO: 5

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Thursday 8 April 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Neil Fraser
Democratic Services Officer

Title of Report: Housing Revenue Account Works to Stock 2021/22 Programme – The
Goulding's – 4 No Water Tank Replacement and Associated Works
RELEASE NO: 5

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

SignedDate.....

Cabinet Member for Environment, Housing and Regeneration / Cabinet Member for Finance

CAPITAL RELEASE REPORT (March 2021)

DEPARTMENT: Residents Services

SERVICE AREA/ PROGRAMME: Housing Revenue Account Works to Stock 2021/22 Programme – The Goulding’s – 4 No Water Tank Replacement and Associated Works

RELEASE NO: 5

Cabinet Member(s)	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolio(s)	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact(s)	Gary Penticost, Residents Services
Papers with report	Appendix A with capital release requests for approval

HEADLINES

Summary	This report seeks the approval of capital release for the upgrade of four communal water tanks at a council owned general and sheltered housing block.
Putting our Residents First	This report supports the Council objective of strong financial management.
Financial Cost	This report seeks the release of £38k from the Warm Safe Dry work-stream within the Housing Revenue Account Works to Stock Programme 2021/22 capital budget for the replacement of 4 No communal cold water storage tanks and associated works to comply with water quality regulations and ACOP L8 regulations.
Relevant Policy Overview Committee	Social Care, Housing and Public Health.
Relevant Ward(s)	Uxbridge South.

RECOMMENDATIONS

That the Cabinet Member for Finance and the Cabinet Member for Property and Infrastructure agree to the following capital release requests of £38K from the Warm Safe Dry work-stream within the Housing Revenue Account Works to Stock Programme 2021/2022 capital budget for the funding of the replacement of 4 No. communal cold water storage tanks and associated works to comply with water quality regulations and ACOP L8 regulations.

Reasons for recommendation

The Goulding's is a Council owned sheltered housing and general needs housing block consisting of 72 tenanted properties. It is situated above The Pavilions shopping centre in Uxbridge.

The existing cold water storage tanks at The Goulding's are currently non-compliant with water quality regulations and ACOP L8 regulations. The tanks are extremely difficult to carry out any maintenance or works on due to restricted access. This means the Council is unable to maintain the tanks and water to the required standard. Due to the age of the tanks and where they are situated, the easier option is to relocate new tanks and associated pipework.

The upgrade will ensure the water provided to all tenants within this Sheltered Housing/general needs block is compliant with the current water regulations and ensure the tanks can be accessed and maintain to the expected level.

Alternative options considered/ risk management

The Council could choose to tender for this upgrade; however, this would delay the installation and under current restrictions it is difficult for multiple contractors to attend sites to complete surveys.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

1. The existing tanks are at the end of their useful life and no longer able to maintain to the expected standard due to the location.
2. HSL are the Council's term contractor and have successfully monitored and maintained water tanks in all our 24 sheltered housing and care schemes.
3. It is, therefore, recommended that we awarded this work directly to HSL to prevent a delay
4. Table 1:

Item	Total Cost (£)
Roof Tanks: Drain tank to foul drain - CWS159 + CWS160. Cut up and remove CWS 159 +160 Build new brick plinth for CWS 159 +160 Install new 5"x3" steel support beams for CWS159 + CWS160 Install new ply wood base. Install 2x new sectional tanks, size 3m x 2m x 1m (with side access panels) to comply with HSG274. Connect up new tanks to all existing services including installation of new BSP equilibrium ball valve and float, screened overflow and warning pipes. Install new stop cocks on incoming mains and PVC double union ball	£18,474

valves on down service pipework. install 2 tundishes to discharge to the external Insulate all new and exposed pipework with foil-faced MMMF pipe section Disinfect new CWS159 + CWS160 with 500ppm of stabilised chlorine dioxide using spray method. Label CWS CWS159 + CWS160 Label supply and outlet pipework of CWS with self-adhesive labels in accordance with BS1710 Clear all associated debris and rubbish	
<p>Basement Tanks:</p> <p>Drain tank to foul drain - CWS001 + CWS002. Cut up and remove CWS 01 +02 Build new brick plinth for CWS 01 +02 Install new 5"x3" steel support beams for CWS001 + CWS002 Install new ply wood base. Install 2x new sectional tanks, size 1m x 1m x 2m (with side access panels) to comply with HSG274 with internal and external access ladders. Connect up new tanks to all existing services including installation of new BSP equilibrium ball valve and float, screened overflow and warning pipes. Install new stop cocks on incoming mains and PVC double union ball valves on down service pipework. Reconnect float switches Insulate all new and exposed pipework with foil-faced MMMF pipe section Disinfect new CWS001 + CWS002 with 500ppm of stabilised chlorine dioxide using spray method. Label CWS CWS001 + CWS002 Label supply and outlet pipework of CWS with self-adhesive labels in accordance with BS1710 Clear all associated debris and rubbish.</p>	£14,905
Project Contingency (10%)	£3,338
Internal (5%)	£1,669
Total Project Cost	£38,386

Financial Implications

2021/22 Budget £799k, Previously Released/Pending Release £213k, Capital Release Requested £38k - Appendix A

The 2021/22 HRA Capital Programme, approved by Cabinet and Council in February 2021, includes a capital budget for the Works to Stock programme of £11,661k. Within this, the Warm Safe Dry workstream budget is £799k.

Previously, £213k has been released or is pending release from the Warm Safe Dry workstream 2021/22 Works to Stock Programme for the installation of the Hardwired Group Living Call System within the Council's Sheltered Housing Schemes.

This report is seeking the release of £38k from the Warm Safe Dry workstream for the replacement of 4 communal cold water storage tanks and associated works at The Gouldings, Uxbridge, to ensure compliance with water quality regulations and ACOP L8 regulation. The release request is based upon the quoted costs from the Council's term contractor for the maintenance of the water tanks and includes a project contingency of 10% of the quoted cost, and internal project management fees of 5% of the quoted cost.

The remaining £548k of the Warm Safe Dry work-stream budget will be subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

The upgrade will ensure the water provided to all 72 No tenants within this Sheltered Housing/general needs block is compliant with the current water regulations and ensure the tanks can be accessed and maintain to the expected level.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed the report and concurs with the financial implications set out above, noting that the recommended capital release for the replacement of 4 communal cold water storage tanks and associated works at The Gouldings, Uxbridge, will be funded from the 2021/22 capital programme for HRA Works to Stock which is funded from rental income.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 11 of the Landlord and Tenant Act 1985.

Thus, there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders

BACKGROUND PAPERS

NIL.

CAPITAL RELEASE APPENDIX A

Housing Revenue Account Works to Stock Programme 2021/22: Warm, Safe Dry Work-Stream - The Gouldings Replacement of 4 No Water Tanks and associated works Release No 5

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Various						
The Goulding's	The Goulding's Water Tank Replacement	4 No Replacement of Water Tanks and associated works	38			
Total seeking release			38			
Previously released			213			
Budget			799			
Remaining budget			548			