



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 AND
INFRASTRUCTURE**

c.c. All Members of Executive Scrutiny Committee
c.c. Perry Scott, Director of Infrastructure,
Procurement, Business Improvement,
Communications, Waste Services & ICT
c.c. Chairmen of the Corporate Services, Commerce
and Communities, Social Care, Housing and Public
Health Overview Committees
c.c. Kayleigh Richardson, Residents Services
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 28 April 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (April 2021)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme
**2021/22: Replacement of Communal Boiler at Barra Hall Childrens
Centre, Hayes**
RELEASE NO: 3

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 Friday 07 May 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: Property Works Programme 2021/22: Replacement of Communal Boiler
at Barra Hall Childrens Centre, Hayes - RELEASE NO: 3**

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 Finance / Cabinet Member for Property and Infrastructure

CAPITAL RELEASE REPORT (April 2021)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme 2021/22: Replacement of Communal Boiler at Barra Hall Childrens Centre, Hayes

RELEASE NO: 3

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

HEADLINES

Summary	This report seeks Cabinet Member approval to recommendations to approve the capital release for the replacement of the communal boiler at Barra Hall Childrens Centre, Hayes.
Putting our Residents First	This works are consistent with the Council's strategy for providing property assets that are fit for purpose and sufficient and suitable for the provision of services to the public. The works will also lead to a reduction in corporate risk and remove a possible threat to the Council's reputation.
Financial Cost	This report seeks the release of £10k from the Property Works Programme (PWP) 2021/22 capital budget for the replacement of the communal boiler at Barra Hall Childrens Centre, Hayes. The works will commence upon award of contract and the release of funds and are due for completion thereafter.
Relevant Policy Overview Committee	Corporate Services, Commerce and Communities, Social Care, Housing and Public Health Policy Overview Committees
Relevant Ward(s)	Botwell .

RECOMMENDATION

That the Cabinet Member for Finance and Cabinet Member for Property & Infrastructure agree to the capital release requests of £10k from the Property Works Programme (PWP) 2021/22 capital budget for the replacement of communal boiler at Barra Hall Childrens Centre, Hayes. (Appendix A)

Reasons for recommendation

The existing boiler plant at the Barra Hall Children Centre is now increasingly difficult to maintain due to unavailability of spare parts, rendering the plant uneconomical to repair and effectively obsolete. One boiler on site has already been isolated and non-operational and the plant is in a very poor condition. Industry standards suggest that with regular servicing and maintenance, communal boilers have a typical life expectancy of around 15-20 years. The boilers at this site are 20+ years old, operating beyond their serviceable life, outmoded and inefficient when compared to modern equipment.

Alternative options considered / risk management

Continue to maintain the plant with whatever spares are available and / or have bespoke parts manufactured. This may see the plant inoperative whilst parts are found or manufactured, leaving vulnerable young people without heating or hot water for extended periods of time.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

1. Barra Hall Children Centre is a Children Centre for under five year olds. Barra Hall Children Centre is connected to a communal heating system incorporating a gas fired boiler plant providing heating and hot water.
2. The Council aims to replace the boiler plant urgently as the system is running on one boiler, if the remaining boiler was to fail the building would be without heating and hot water.
3. It is proposed to replace these existing non-condensing boilers with an efficiency rating of 79.9% with modern high efficiency condensing gas fired boilers which are A rated at 95.6% efficient. A quotation has been received from the existing term gas maintenance contractor and the cost for the provision of these works is £9,683.
4. The overall cost of the project at this Children's Centre is shown in Table 1 below.

Table 1: Barra Hall Children's Centre Replacement communal boiler and hot water services Cost Plan

Item	Project Cost (£)
Barra Hall Children's Centre - Replacement Communal Boiler tender	8,420
Project Contingency (10%)	842
Internal Fees (5%)	421
Total Project Cost	9,683

Financial Implications

Property Works Programme Budget £1,152k, Previously Released/Pending Release £27k Capital Release Requested £10k – Appendix A

The 2021/22 capital programme, approved by Cabinet and Council in February 2021, included a budget for the Property Works Programme (PWP) of £1,152k funded from Council resources.

Previously, £27k has been released or is included in a release report in preparation (up to Release No.2) from the Property Works Programme 2021/22 capital budget.

This report is seeking the release of £10k for the replacement of the communal boiler at Barra Hall Children's Centre, Hayes. The release request is based upon quoted costs from the Council's existing term gas maintenance contractor and includes a project contingency of 10% of the quoted cost, and internal project management fees of 5% of the quoted cost.

The remaining £1,115k of the PWP 2021/22 budget will be allocated to projects as and when required, subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

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

The boiler replacement works and associated equipment will eliminate the risk of not being able to supply sufficient services in the event of a failure. This will have a beneficial ongoing effect on the health and welfare of the residents at this location.

Consultation carried out or required

None required.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above, noting the recommended action to agree a release of £10k or the replacement of the communal boiler at Barra Hall Children's Centre, Hayes will be funded from the 2021/22 approved Property Works Programme capital budget.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 17 of the Children Act 1989.

There are no legal impediments to the Council authorising this capital release.

CAPITAL RELEASE PROTOCOL

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for general release of funds for projects to be identified at a later date. No block releases of capital will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget. No contract should be signed until clearance is given to the release of capital funds by way of the formal decision-making process detailed below.

BACKGROUND PAPERS

NIL.

CAPITAL RELEASE APPENDIX A

Property Works Programme 2021/22: Communal Boiler Plant Refurbishment – Barra Hall Children Centre Release No 3

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Barra Hall Children Centre	Communal boiler replacement	Replacement of communal boiler at Barra Hall Children Centre	10			
Total seeking release			10			
Previously / Pending released			27			
Budget			1,152			
Remaining budget			1,115			