



Democratic Services

Location: Phase II

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My Ref: NF

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

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

c.c. All Members of Executive Scrutiny Committee
c.c. Perry Scott, Corporate Director of Infrastructure,
Transport & Building Services
c.c. Chairman of Social Care, Housing and Public
Health Policy Overview Committee
c.c. Peter Elliot Smith, Infrastructure, Building
Services & Transport
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 11 May 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (May 2021)

DEPARTMENT: RESIDENT SERVICES

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock
Programme 2021/22 Structural Work-Stream – Preconstruction Stage for
Underpinning Structural Works at Campbell Close, Ruislip

RELEASE NO: 13

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 Wednesday 19 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: Housing Revenue Account Works to Stock Programme 2021/22
Structural Work-Stream – Preconstruction Stage for Underpinning Structural Works at
Campbell Close, Ruislip - **RELEASE NO: 13**

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 (May 2021)

DEPARTMENT: RESIDENT SERVICES

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock Programme 2021/22 Structural Work-Stream – Preconstruction Stage for Underpinning Structural Works at Campbell Close, Ruislip

RELEASE NO: 13

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact	Peter Elliot Smith, Infrastructure, Building Services & Transport
Papers with report	Appendix A with capital release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds.
Putting our Residents First	This report supports the Council objective of strong financial management.
Financial Cost	This report seeks the release of £52k from the Structural Works work-stream within the Housing Revenue Account Works to Stock Programme 2021/22 capital budget for the preconstruction stage of the Underpinning Remedial Works at 1-6 and 39-42 Campbell Close.
Relevant Policy Overview Committee	Social Care, Housing and Public Health
Ward(s) affected	Eastcote & East Ruislip
Portfolio Member approval	Property and Infrastructure

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property and Business Services agree to the following capital release requests of £52k from the Structural Works work-stream within the Housing Revenue Account Works to Stock Programme 2021/22

capital budget for the Preconstruction Stage of the Underpinning Remedial Works at 1-6 and 39-42 Campbell Close, Ruislip. (Appendix A)

Reasons for recommendation

Progressing with the structural works at 1-6 and 39-42 Campbell Close, Ruislip will ensure that the dwellings are stable and remain in a condition suitable for occupying by tenants and leaseholders.

Alternative options considered

Alternatives were not considered as the Council has a duty to ensure that the housing stock it owns are properly maintained. Failure to carry out these works could provide a potential scenario for disrepair claims.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

Following reports from the residents structural that structural movement and cracking at 1-6 and 39-42 Campbell Close, Ruislip. Structural monitoring and site investigation surveys were carried out. While it was initially thought that only crack repairs were needed a further review indicates that underpinning works are required to full stabilise the blocks and prevent any further structural movement and subsidence.

In order to progress the project, the appointment of external consultants is required to prepare the specification for the underpinning works. This report seeks approval for the release of capital funds for the consultancy appointment, surveys as well as internal fees and pre-construction costs as detailed in Table 1 below:

Table 1: Requested Capital Release

Item	Release Requested
Lead Consultants (Pre-Construction)	18,000
Principal Designer (CDM)	1,500
Structural Engineering Services	12,100
Party Wall Notices	1,500
Internal Capital Programme Fees	7,000
Surveys and Investigations Fees	12,000
Total	52,100

Financial Implications

Budget £423k, Previously Released/Pending Release £255k, Capital Release Requested £52k - 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 Structural workstream budget is £423k.

Previously, £255k has been released or is pending release from the Structural workstream for structural works at Oakwood Road, Carew Road and additional structural works required and 7-9 Rosslyn Close.

This report is seeking the release of £52k for the pre-construction stage of the underpinning remedial works required at 1-6 and 39-42 Campbell Close, Ruislip. The release request includes estimated costs for Lead Consultants, Principal Designer costs, Structural Engineering Services, Party Wall Notices, Surveys and Investigation Fees and Internal Project Management Fees.

The remaining £116k of the Structural workstream budget is subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

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

The movement of the houses represents a safety concern to residents. By carrying out these works, it addresses the distinct impression of the building being in a state of disrepair to the residents and also lessens the distress it is currently causing.

Consultation carried out or required

The residents are aware of the current situation and officers have been in regular communication with them.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed the report and concurs with the financial implications set out above, noting that the recommended action to agree a capital release for pre-construction stage of the underpinning remedial works required at 1-6 and 39-42 Campbell Close, Ruislip will be funded from the 2021/22 approved 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.

Infrastructure / Asset Management

Asset Management authored this report.

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 the general release of funds for projects to be identified at a later date. No block releases of capital or funding 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.

BACKGROUND PAPERS

NIL.

APPENDIX A

Housing Revenue Accounts Works to Stock Programme 2021/22: Structural Work-Stream - 1-6 and 39-42 Campbell Close, Ruislip Structural Repairs Preconstruction Stage for Underpinning Works Release No13

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
1-6 and 39-42 Campbell Close, Ruislip	HRA Works to Stock - Structural	Preconstruction stage of Underpinning Works - Appointment of consultants, surveys and investigations	52			
Total seeking release			52			
Previously released / Pending release			255			
Budget			423			
Remaining budget			116			