



Democratic Services

Location: Phase II
Ext: 0692
DDI: 01895 250692
Ref: CMD 221

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

**COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

c.c. All Members of Corporate, Finance & Property
Select Committee
c.c. Perry Scott, Corporate Director of Infrastructure,
Transport and Building Services
c.c. Carmel Hynes, Infrastructure, Transport &
Building Services
c.c. Ward Councillors for West Ruislip
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 13 July 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT July 2021

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme (PWP) Capital Budget
2021/2022; Miscellaneous Programme – New Access Route to substation on
Whiteheath Avenue, Ruislip HA4 7PR

RELEASE NO: 9

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 21 July 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 (PWP) Capital Budget 2021/2022;
Miscellaneous Programme – New Access Route to substation on Whiteheath Avenue,
Ruislip HA4 7PR - RELEASE NO: 9

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 Property and Infrastructure / Cabinet Member for Finance

CAPITAL RELEASE REPORT July 2021

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme (PWP) Capital Budget 2021/2022; Miscellaneous Programme – New Access Route to substation on Whiteheath Avenue, Ruislip HA4 7PR

RELEASE NO: 9

Cabinet Members	Councillor Jonathan Bianco Councillor Martin Goddard
Cabinet Portfolios	Property & Infrastructure Finance
Officer Contact	Carmel Hynes, Infrastructure, Transport & Building Services
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 £25k from the Property Works Programme 2021/22 capital budget, for the works to relocate the access to the substation on Whiteheath Avenue, Ruislip. The works will commence upon release of the funds and are due for completion by December 2021.
Relevant Select Committee	Corporate, Finance & Property.
Ward(s) affected	West Ruislip.

RECOMMENDATIONS

That the Cabinet Member for Property and Infrastructure and the Cabinet Member for Finance agree to the following capital release request of £25k from the Property Works Programme (PWP) Capital Budget 2021/2022; Miscellaneous Programme for the works to relocate the access to the substation on Whiteheath Avenue, Ruislip. (Appendix A)

Reasons for recommendation

To proceed with the approved disposal of the site adjacent to the Whiteheath Junior School, the access route to the substation to the rear of the site will need to be moved to a new position. Approving the release of funds will enable these works to proceed.

Alternative options considered

Ensuring these works are carried out enables access to UK Power Network to the substation as required to maintain electrical supply to the local area.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

Cabinet approval was obtained on 23rd July 2020 for the disposal of the site adjacent to Whiteheath Junior School HA4 7PR, and planning consent was granted for the development of 2 x 4 bed 6 person homes.

There is a substation at the rear of the site which has two rights of access across the development site and therefore, the site cannot be developed without moving the access routes to a new position. Cabinet approval was obtained for the construction of an access track, fencing and vehicle crossover to the substation.

The proposal is to relocate the access routes to the new access position and to grant UK Power Networks a new lease of the substation and new access. The Council will retain the freehold of the substation and access track.

Procurement have reviewed and confirmed that these works could be procured under existing services and agreements in place for Highway and Fencing Works. Officers have obtained quotations from O'Hara Brothers Surfacing Ltd and Drayton Fencing (Table 1). External Consultants will be utilised for the role of Principal Designer. The works will be project managed by Council Officers. Capital release is requested for all projects costs as outlined in Table 1.

A breakdown of the project costs are provided in Table 1 below:-

Table 1 – Cost Plan

Item	Budget (£)
Crossover Track and Fencing Construction Costs	
Trackway	11,000
Arboculturist	714
Fencing	5,095
Sub-total Construction	16,809
CDM Principal Designer	750
Surveys and Investigations	1,974

Statutory approval and Legal Fees	1,500
Capital Programme Team Fees	2,780
Project Contingency	1,100
Total	24,913

Project Risk and Contingency

To eliminate risk, officers surveyed the area and identified that the crossover area is heavily congested with services/utilities. Trial holes were carried out in advance to establish the depths and the Highways design team have confirmed a suitable design to align with this information. A contingency sum for specialist root treatment has been included as there are established trees in the vicinity of the crossover.

Financial Implications

Property Works Programme Revised Budget £2,574k, Previously Released/Pending Release £1,117k, Capital Release Requested £25k – 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. Cabinet, in June 2021 approved the re-phasing of £1,389k of the unspent 2020/21 budget into 2021/22. £33k allocation from the S106 Carbon Saving Contributions is in the process of being requested, to give a revised budget of £2,541k, funded mainly from Council resources.

Previously, £1,117k has been released or is included in a release report in preparation (up to Release No.8) from the Property Works Programme 2021/22 capital budget.

This report seeks the release of £25k for the construction of an access track, fencing and vehicle crossover to the substation at Whiteheath Avenue. These works are required to enable the planned sale of the vacant land site at auction, as the existing access is within the site to be sold for residential development. In July 2020, Cabinet approved the disposal of the site which has planning consent for the development of 2 x 4 bed houses. The site is included in the General Fund capital receipts forecast with a sale price valuation of £452k based on the existing planning consent. Following completion of the access works, the site will be sold at auction during 2021.

The trackway costs of £11k is based on a quote from the Council's highways term contractor O'Hara Brothers. The fencing costs of £5k is based on a quote from the Council's fencing term contractor Drayton Fencing, with other costs amounting to £9k covering surveys, internal fees and project contingency. The remaining £1,432k 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 residents, service users and communities?

To ensure that UK Power Network has accessibility to the substation to maintain the electrical supply to the residents in the locality of West Ruislip.

Consultation carried out or required

Formal consultation was not required to undertake works on this programme, however detailed discussions were held with UK Power Network and consultation of proposals to the site would have been available through Planning Consultation.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate finance concurs with the financial implications above, noting that the expenditure is necessary to enable sale of the vacant land which will generate a significantly higher capital receipt to the General Fund. The recommended action to agree a release of £25k for the construction of an access track, fencing and vehicle crossover to the substation at Whiteheath Avenue 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 123 of the Local Government Act 1972.

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 officers authored the 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

Property Works Programme (PWP) Capital Budget 2021/2022; Miscellaneous Programme - New Access route to substation on Whiteheath Avenue Ruislip, HA4 7PR. Release No9

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Whiteheath Avenue, Ruislip	New access route, fencing and vehicle cross over	Appointment of contractors and associated project management costs	25			
Total seeking release			25			
Previously released			1,117			
Budget			2,574			
Remaining budget			1,432			