



Democratic Services

Location: Phase II
Ext: 0833
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My Ref: CMD 361

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

**COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

c.c. All Members of the Corporate, Finance and
Property Select Committee
c.c. Peter Whitfield, Infrastructure, Transport and
Building Services
c.c. Perry Scott, Corporate Director for Infrastructure,
Transport and Building Services
c.c. Ward Councillors for Yiewsley
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 24 January 2022

Non-Key Decision request

Form D

Housing Revenue Account Works to Stock Programme 2021/22: Structural Work-Stream – Structural Remedial Works to Boundary Walls and Garden Walls at Yiewsley Court Sheltered Housing Scheme - RELEASE NO: 54

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 Tuesday 1 February 2022** 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.

Jack Roberts
Democratic Services Apprentice

Title of Report: Housing Revenue Account Works to Stock Programme 2021/22: Structural Work-Stream – Structural Remedial Works to Boundary Walls and Garden Walls at Yiewsley Court Sheltered Housing Scheme - RELEASE NO: 54

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 - January 2022

DEPARTMENT: Repairs Service – Maintenance Services

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock Programme 2021/22: Structural Work-Stream – Structural Remedial Works to Boundary Walls and Garden Walls at Yiewsley Court Sheltered Housing Scheme

RELEASE NO: 54

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact	Peter Whitfield, Infrastructure, Transport and Building Services
Papers with report	Appendix A – Capital release requests for approval Appendix B – Plan

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds for the Structural works at Yiewsley Court Sheltered Housing Scheme.
Putting our Residents First	This report supports the Council objective of strong financial management.
Financial Cost	This report seeks the release of £49k from the Structural Work-Stream within the Housing Revenue Account Works to Stock Programme 2021/22 capital budget for structural remedial works to the exterior of the building boundary and walls garden walls at Yiewsley Court Sheltered Housing Scheme.
Relevant Select Committee	Corporate Finance & Property Select Committee
Ward(s) affected	Yiewsley

RECOMMENDATIONS

That the Cabinet Member for Finance and the Cabinet Member for Property and Infrastructure approve the capital release requests of £49k from the Structural Work-Stream within the Housing Revenue Account Works to Stock Programme 2021/22 capital

budget for the structural remedial works to the exterior of the building boundary walls and garden walls at Yiewsley Court Sheltered Housing Scheme.

Reasons for recommendation

The proposed project is for the remedial works required to the unstable brickwork for the perimeter walls and garden walls along with repointing and associated works at 1-25 Yiewsley Court Sheltered Housing Scheme, Horton Road, Yiewsley, Middlesex.

Progressing the works will stabilize the perimeter and garden walls making them safe for many years to come and will ensure that the Council is carrying out its obligation to maintain its built assets.

Alternative options considered

There are no alternatives, if works are not undertaken the costs will increase in time and more works will be required in the long term.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

The proposed project is for the remedial works required to the unstable brickwork for the perimeter walls and garden wall along with repointing and associated works to the metal fencing on the perimeter walls between piers, re-bedding pier cap stones at 1-25 Yiewsley Court Sheltered Housing Scheme, Horton Road, Yiewsley, Middlesex. (UB7 8HQ).

The project has been competitively tendered via the capital E sourcing portal using Allen Construction Consultancy pricing schedule and Beam Construction Limited provided the winning bid at a cost of £40,990.91. Included in the tendered costs is a project contingency of £10k to deal with any unforeseen defects.

Table 1 Cost Plan for Structural Remedial Works

Item	Cost (£)
<i>Tendered costs of works</i>	<i>40,991</i>
<i>External fees - Allen Construction Fees</i>	<i>5,750</i>
<i>Internal Management fees (5%)</i>	<i>2,050</i>
Total	48,791

Financial Implications

Revised Budget £1,466k, Previously Released/Pending Release £1,417k, Capital Release Requested £49k - 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. In June 2021, Cabinet approved the re-phasing of £603k from 2020/21 HRA Works to Stock Capital Programme into the 2021/22 Programme and the forward phasing of £4,370k from 2022/23 HRA Works to Stock Programme into the 2021/22 Programme in relation to the Decent Homes Programme. In July 2021, Cabinet approved the forward phasing of £2,920k from 2022/23 and 2023/24 HRA Works to Stock Programme into the 2021/22 Programme in relation to the Electrical Fire Safety Upgrades within general needs dwellings. This gives a revised capital budget for the Works to Stock Programme of £28,607k. Within this, the revised Structural workstream budget is £1,466k.

In total, £1,417k has been released or is pending release from the Structural workstream for structural works at Oakwood Road, 7-9 Rosslyn Close, Closemead Close, Nelson Lane, Glebe Avenue, Wise Lane, Chestwood Grove and for Beechwood Avenue conversion to House in Multiple Occupation (HMO).

This report is seeking the release of £49k for the structural remedial works to the exterior of the building boundary walls and garden walls at Yiewsley Court Sheltered Housing Scheme. The release request includes an element for the external consultants' fees and an internal management fee of 5% of the tendered cost. An element for contingency is included in the tendered cost.

RESIDENT BENEFIT & CONSULTATION

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

By carrying out these works it will stabilize the perimeter and garden walls making them safe for residents for many years to come and it addresses the distinct impression of the building being in a state of disrepair to both residents and the local community in general.

Consultation carried out or required

None

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 structural remedial works to the exterior of the building boundary walls and garden walls at Yiewsley Court Sheltered Housing Scheme will be funded from the approved 2021/22 capital programme for HRA Works to Stock.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 3 of the Defective Premises 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

N/A

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

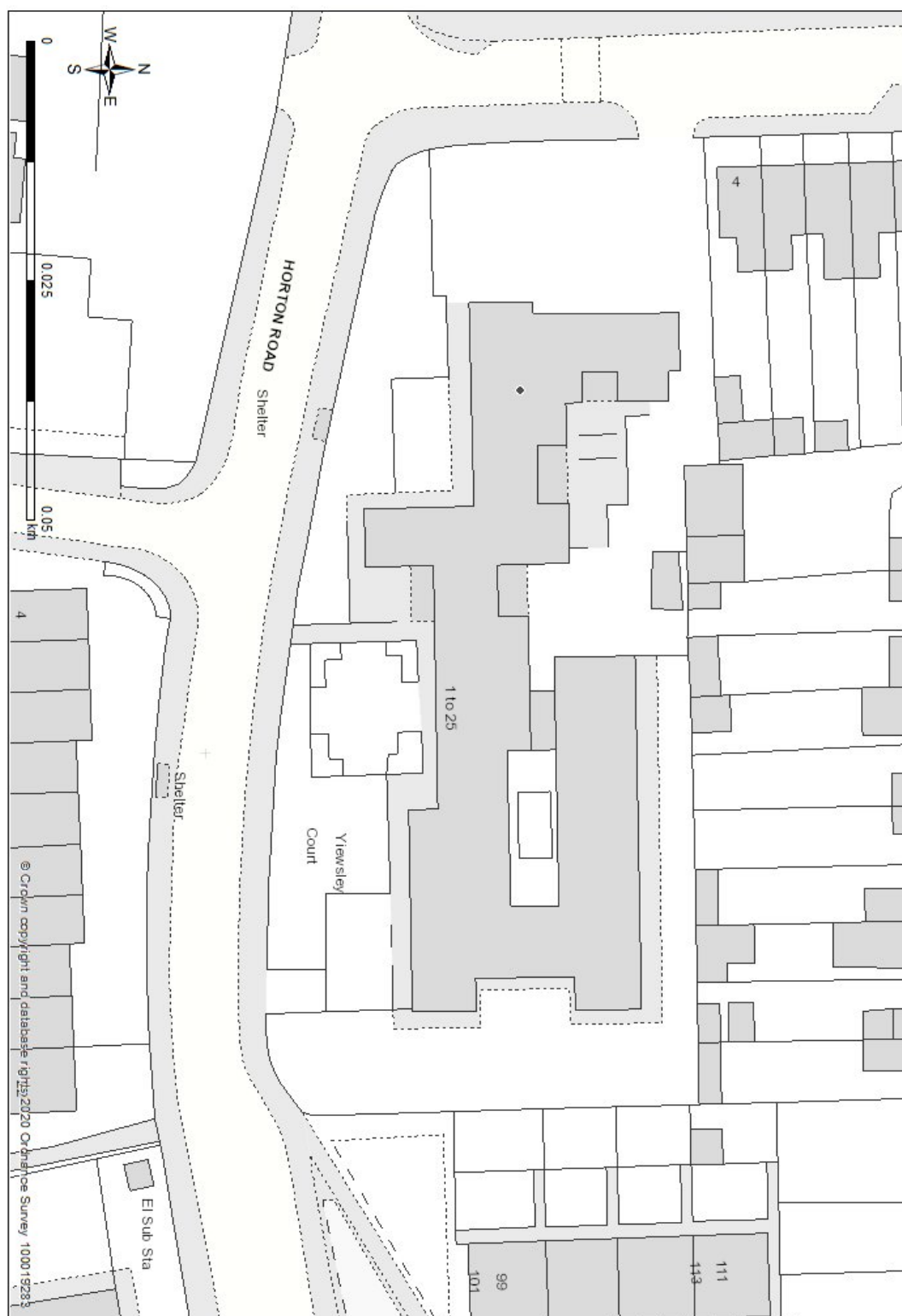
APPENDIX A

Housing Revenue Account Works to Stock 2021/22 Structural Work-Stream - Structural Remedial Works to Boundary Walls and Garden Walls at Yiewsley Court Sheltered Housing Scheme. Release No 54

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Yiewsley Court Sheltered Housing Scheme	Structural Remedial Works to Boundary and Garden Walls	Structural Remedial Works to Boundary Walls and Garden Walls at Yiewsley Court Sheltered Housing Scheme	49			
Total seeking release			49			
Previously released			1,417			
Budget			1,466			
Remaining budget			0			

APPENDIX B - Plan

Property Browser



Map Notes

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