



Democratic Services

Location: Phase II
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To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE

COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY, HIGHWAYS
& TRANSPORT

c.c. All Members of the Property, Highways &
Transport Select Committee
c.c. Dave Grimshaw, Place Directorate
c.c. Perry Scott, Corporate Director of Place

Date: 16 August 2022

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (August 2022)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Property Works Programme (PWP) Capital
Budget 2022/2023: Electrics Programme - Electrical Testing Remedial
Works at Harlington Road Depot

RELEASE NO: 12

Dear Cabinet Members

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 24 August 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.

Steve Clarke
Democratic Services Officer

Title of Report: Property Works Programme (PWP) Capital Budget 2022/2023: Electrics
Programme – Electrical Testing Remedial Works at Harlington Road Depot
RELEASE NO: 12

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, Highways & Transport

CAPITAL RELEASE REPORT (August 2022)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Property Works Programme (PWP) Capital Budget 2022/2023: Electrics Programme – Electrical Testing Remedial Works at Harlington Road Depot

RELEASE NO: 12

Cabinet Members	Councillor Jonathan Bianco Councillor Martin Goddard
Cabinet Portfolios	Cabinet Member for Property, Highways & Transport Cabinet Member for Finance
Officer Contact	Dave Grimshaw – Place Directorate
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's policy of <i>Strong Financial Management</i> .
Financial Cost	This report seeks the release of £45k from the Property Works Programme 2022/23 capital budget for electrical remedial works at Harlington Road Depot. This results from the electrical test and inspection undertaken in accordance with BS7671 and the Electricity at Work Regulations (1989) and is quoted works using the Council's framework contractor and discounted rates approved in May 2017. The works will commence immediately following capital release approval, which contains a project management fee and contingency.
Relevant Select Committee	Property, Highways and Transport Select Committee
Ward(s) affected	Colham and Cowley

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property, Highways and Transport agree to the following capital release request of £45k from the Property Works Programme (PWP) Capital Budget 2022/2023 Electrics Programme for electrical testing remedial works at Harlington Road Depot.

Reasons for recommendation

The regulations and British Standard require that all electrical installations be tested over a 5-year period. The corporate properties are in the process of being tested as part of that requirement

and, as a result, the issues found need to be addressed for the buildings to remain compliant with BS7671 and the Electricity at Work Regulations.

Alternative options considered

No other options available.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

The fixed wire testing programme is a statutory requirement under the Electricity at Work Act 1989.

Changes in the regulations covering electrical installations since the last electrical test and inspection were carried out have resulted in additional remedial works and resulting cost.

The changes were introduced in BS7671 in 2015 and, more recently, in 2018 and 2019 when the standard moved from the 17th to the 18th edition. These changes included the need to improve the level of electrical protection in the whole installation and at individual circuit level.

Changes included the introduction of Residual Current Devices (RCD), Residual Circuit Breaker with Overcurrent protection (RCBO) and Surge Protection Devices.

An RCD measures the amount of electrical current passing through a circuit and breaks the circuit if a defect is detected – RCDs protect people from an electric shock by cutting the power very quickly.

An RCBO is a protective device that prevents circuits from being overloaded with too many devices being plugged in and thereby preventing a short circuit and a potential fire and the same function as an RCD. An RCBO therefore protects people from an electric shock, the equipment plugged in, and the building itself.

Surge Protection Devices (SPD) are used to protect sensitive electronic equipment connected to the installation, such as computers and safety circuits, fire detection systems and emergency lighting.

This regulation applies to all types of premises which include domestic, commercial and industrial.

Officers understood the potential cost impact of these changes and ensured budgets for these remedial works were put into this financial year's capital budgets.

These remedials will complete the electrical compliance works at the Harlington Road Depot.

Table 1: Cost Plan

Activity	Quoted Cost
HRD Block E - Office Repairs	£10,295
HRD Block E - Intake Isolators	£11,200
HRD Block C - Offices Repairs	£8,100
HRD Block B - Offices Repairs	£9,685
Sub Total	£39,280
Project Management Fee - 5%	£1,964
Contingency - 10%	£3,928
Total Cost	£45,192

Financial Implications

Revised Property Works Programme Budget £2,318k (Pending Section 106 requested in a separate Cabinet Member report), Previously Released/Pending Release £1,045k, Capital Release Requested £45k – Appendix A

The 2022/23 capital programme, approved by Cabinet and Council in February 2022, included a budget for the Property Works Programme (PWP) of £1,677k. In July 2022, Cabinet approved the rephasing of £530k from the 2021/22 PWP Capital Programme into the 2022/23 capital programme. This gives a revised capital budget for the PWP 2022/23 capital programme of £2,207k, which is funded mainly from Council resources.

There is currently a separate Cabinet Member report in process to request an allocation of £111k from the s106 Carbon Saving Contributions towards the installation of the Commulite LED intelligent 24v communal emergency lighting system at the Grainge's Car Park in relation to the carbon savings associated the project. This will increase the PWP capital budget to £2,318k.

Previously, £1,045k has been released or is included in a release report in preparation (up to Release No 11) from the PWP 2022/23 capital budget.

This report seeks the release of £45k for the electrical remedials required to meet electrical compliance at Harlington Road Depot. The release request is based upon the framework contractor quoted cost and includes a project contingency of 10% of the quoted cost, and internal project management fees of 5% of the quoted cost.

The remaining £1,228k of the PWP 2022/23 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

The Council is taking steps to ensure the safety of staff, visitors, and residents.

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 release of £45k for the electrical remedials required to meet electrical compliance at Harlington Road Depot, will be funded from the approved 2022/23 Property of Works Programme capital budget.

Legal

Legal Services confirms that the Council is responsible for carrying out this function pursuant to Section 2 of the Health & Safety at Work etc Act 1974. 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 have 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 Capital Budget 2022/23 Electrics Programme: Electrical Testing Remedial Works at Harlington Road Depot - Release No.12

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Harlington Road Depot	Electrical Testing Remedial Works	Following the statutory fixed wire test, Electrical remedial works to meet electrical compliance	45			
Total seeking release			45			
Previously released / pending release			1,045			
Budget			2,318			
Remaining budget			1,228			