



Democratic Services

Location: Phase II
Ext: 0420
DDI: 01895 250420
CMD No: 673

**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 and
Transport Select Committee
c.c. Gary Penticost – Place Directorate
c.c. Perry Scott – Corporate Director of Place
c.c. Ward Councillors for Eastcote

Date: 13 January 2023

Non-Key Decision request

Form D

Property of Works Programme 2022/23: Structural Works Programme - Additional Health and Safety Remedial Works to the Eastcote House Garden and Associated Areas - Release No 19

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 Monday 23 January 2023** 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.

James Jones
Democratic Services

Title of Report: Property of Works Programme 2022/23: Structural Works Programme – Additional Health and Safety Remedial Works to the Eastcote House Garden and Associated Areas - Release No 19

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

Signed Date.....

Cabinet Member for Finance / Cabinet Member for Property, Highways & Transport

CAPITAL RELEASE REPORT (January 2023)

DEPARTMENT: Place Directorate

SERVICE AREA / PROGRAMME: Property of Works Programme 2022/23: Structural Works Programme - Additional Health and Safety remedial Works to the Eastcote House Garden and associated areas. Release No 19

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property, Highways & Transport
Officer Contact	Gary Penticost – 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 our ambition for residents / the Council of: Enjoy access to green spaces, leisure activities, culture and arts
Delivering on the Council Strategy 2022-2026	This report supports our commitments to residents of: A Green and Sustainable Borough
Financial Cost	This report seeks the release of £17k from the Property Works Programme 2022/23 capital budget for additional health and safety remedial works to the walled garden at Eastcote House.
Relevant Select Committee	Property, Highways & Transport Select Committee.
Ward(s) affected	Eastcote

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property, Highways & Transport agree to the following capital release request of £17k from the Property of Works Programme 2022/23: Structural Works Programme – Additional Health and Safety remedial Works to the Eastcote House Garden Wall and associated areas (Appendix A)

Reasons for recommendation

By undertaking these works the Council will protect this asset that forms part of the popular Eastcote House Complex. The wall needs refurbishment and some additional structural supports to prevent further deterioration.

Alternative options considered

No viable options.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

- The Walled Garden is of Tudor origin and forms parts of the wider Eastcote House estate, much of which is Grade 2 listed.
- The gardens contain a wide variety of plants and shrubs and different areas created and maintained by the volunteer members of the Friends of Eastcote House Gardens.
- Working with the London Borough of Hillingdon the Friends of Eastcote House were granted £1.3 million of national Lottery funds to restore the Tudor buildings.
- Since the restoration works in 2014, the wall has been affected by the weather and more specialist refurbishment and some structural works are now required.
- A tendering exercise was carried out and specialist stone masonry company Universal Stone Ltd were successful.
- The works began in the Autumn of 2022 when the growing and flowering season had finished.
- The Friends of Eastcote House assisted in making areas of the garden available for the works.
- Additional Health and Safety works (outside original scope) now need to be undertaken by the appointed specialist contractor Universal Stone Ltd and includes
 - Relaying of distorted, uneven and potential unsafe paving below and around 4No. benches
 - Dovecote North Wall- additional crack repair.
 - Stable Building-Crack repair and Helifix installation.

Table 1: Cost Plan

Works Description	Quoted Cost
Additional remedial works	£14,271
Sub-Total	£14,271
Project Contingency - 10%	£1,427
Project Management Fee – 5.5%	£785
Total	£16,483

Financial Implications

Revised Property Works Programme Budget £1,421k (Pending Section 106 requested in a separate Cabinet Member Report), Previously Released/Pending Release £1,350k, Capital Release Requested £17k – 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. In August 2022 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 was approved by the relevant Cabinet Members. In December 2022, Cabinet approved the rephasing of £954k from the 2022/23 PWP Capital Programme into the 2023/24 Capital Programme. This gives a revised capital budget for the PWP 2022/23 capital programme of £1,364k, which is funded mainly from Council resources.

There is currently a separate Cabinet Member Report in process to request an allocation of £2,878 for Blyth Road Car Park and £53,779 for Cedars Car Park from the S106 Carbon Saving Contributions towards the intelligent 24v communal emergency lighting systems being a more innovative and advanced system to the current LED emergency lighting system. The new system will reduce the demand on the national grid and reduce the burden on public money through a reduction in energy demand and maintenance arrangements. This will increase the Property Works Programme budget to £1,421k.

Previously, £1,783k has been released or is included in a release report in preparation (up to Release No 18) from the PWP 2022/23 capital budget, of this £433k relates to projects that have been approved to be rephased into PWP 2023/24 capital budget, which gives a revised released figure of £1,350k.

This report is seeking the release of £17k for the additional Health and Safety remedial works required to the Eastcote House Garden Wall and associated areas. The release request is based upon the quoted cost received the appointed specialist contractor Universal Stone Ltd and includes a contingency of 10% of the quoted cost and an internal project management fee of 5.5% of the quoted cost.

The remaining £54k of the revised 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 knowledge that the Council is taking steps to protect our built assets and green spaces so that they can be enjoyed by our residents and visitors for many years to come.

Consultation carried out or required

N/A

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above, noting that the recommended action to agree a release of £17k for the additional Health and Safety remedial works to the Eastcote House Garden Wall and associated areas, will be funded from the 2022/23 approved Property Works Programme capital budget.

Legal

Legal Services confirms that the Council is responsible for carrying out this function pursuant to section 2 of the Occupiers Liability Act 1957. There are no legal impediments to the Council authorising the necessary capital release.

Infrastructure / 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

Property of Works Programme 2022/23: Structural Works Programme – Additional Health and Safety Remedial Works to the Eastcote House Garden Wall and associated areas. Release

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Eastcote House Walled Garden	Additional Health and Safety remedial works to the historic walled garden	Additional structural remedial works.	17			
Total seeking release			17			
Previously released / pending release			1,350			
Budget			1,421			
Remaining budget			54			