



## Democratic Services

**Location:** Phase II  
**Ext:** 0692  
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**CMD No:** 749

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

**COUNCILLOR JONATHAN BIANCO  
CABINET MEMBER FOR PROPERTY, HIGHWAYS  
AND TRANSPORT**

c.c. All Members of the Property, Highways and  
Transport Select Committee  
c.c. Neena Singh – Place Directorate  
c.c. Perry Scott – Corporate Director of Place  
c.c. Ward Councillors for Hillingdon East

**Date:** 16 March 2023

## Non-Key Decision request

## Form D

### CAPITAL RELEASE REPORT (March 2023)

**DEPARTMENT:** Place

**SERVICE AREA/ PROGRAMME:** Housing Revenue Account Works to  
Stock Programme 2023/24: Structural Work-Stream - Multi-  
Disciplinary Consultancy Services, Site Investigation Surveys and  
other fees for two Structural Projects

**RELEASE NO:** 5

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 Friday 24 March 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.

Ryan Dell  
Democratic Services Officer

**Title of Report:** Housing Revenue Account Works to Stock Programme 2023/24: Structural Work-Stream - Multi-Disciplinary Consultancy Services, Site Investigation Surveys and other fees for two Structural Projects. RELEASE NO: 5

**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 (March 2023)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock Programme 2023/24: Structural Work-Stream - Multi-Disciplinary Consultancy Services, Site Investigation Surveys and other fees for two Structural Projects

RELEASE NO: 5

<b>Cabinet Members</b>	Councillor Martin Goddard Councillor Jonathan Bianco
<b>Cabinet Portfolios</b>	Cabinet Member for Finance Cabinet Member for Property, Highways and Transport
<b>Officer Contact</b>	Neena Singh – Place Directorate
<b>Papers with report</b>	Appendix A with capital release requests for approval

## HEADLINES

<b>Summary</b>	To seek Cabinet Member approval for the release of capital funds.
<b>Putting our Residents First</b>	This report supports the Council objective of strong financial management.
<b>Financial Cost</b>	This report seeks the release of £92k from the Structural Work-Stream within the Housing Revenue Account Works to Stock Programme 2023/24 capital budget for the appointment of a Multi-Disciplinary Consultancy service, site investigation surveys and other fees for two Structural Projects linked to Council owned dwellings.
<b>Relevant Select Committee</b>	Property, Highways and Transport Select Committee.
<b>Relevant Wards</b>	Hillingdon East.

## RECOMMENDATIONS

That the Cabinet Member for Finance and the Cabinet Member for Property, Highways and Transport agree to the following capital release requests of £92k from the for a multi-disciplinary consultancy service, site investigation surveys and other fees relating to two Structural Projects linked to Council-owned dwellings from the from the Structural Works work-stream within the Housing Revenue Account Works to Stock Programme 2023/24 capital budget. (Appendix A)

## Reasons for recommendation

Council-owned properties of 5 Nelson Road and 188 Ryefield Avenue are showing signs of significant structural movement. This is particularly a problem in the north of the Borough where the subsoil is highly shrinkable London Clay. This causes subsidence which not only damages the Council's buildings (assets) but also gives rise to health and safety concerns. In order to properly ascertain what remedial actions are needed on properties where structural movement has been reported, multi-disciplinary services and other pre-construction activities such as site investigation surveys are required.

## Alternative options considered/ rejected

The Multi-Disciplinary Consultancy services and site investigation surveys are essential in order to ascertain the cause and degree of movement. The services allow for the specification of remedials and to protect the value of the assets therefore no alternative was considered.

The Council could decide not to progress with the works, but these buildings would, over time, become a risk to the residents.

## Select Committee comments

None at this stage.

## SUPPORTING INFORMATION

Multi-Disciplinary Consultancy services are required to manage two structural projects linked to Council-owned dwellings. The appointed consultant will carry out all consultancy services required to deliver the project from inception to completion.

The two properties including the structural issues are listed below:

- 1) 188 Ryefield Avenue, Uxbridge, UB10 9DE – Underpinning and structural remedial works
- 2) 5 Nelson Road, Uxbridge, UB10 0PT – Underpinning and structural remedial works

A direct award under the Braintree District Council approved framework contract for professional services was used to appoint Allen Construction Consultancy Ltd at a cost of £22k. The price quoted is in line with the current market.

Alongside the multi-disciplinary consultancy services, site investigation surveys are required to properly ascertain what remedial actions are needed on properties where structural movement has been reported. The surveys will include but not be limited to the following, external and internal borehole testing with associated making good works, CCTV drainage surveys, asbestos surveys, arboriculturally surveys and building structural surveys.

**Table 1 Cost Plan**

Item	£
Multi- Disciplinary Consultancy Services at Ryefield Avenue and Nelson Road	22,000
Site Investigation Surveys	60,000

Internal Management Fees (Capital Programme)	10,000
<b>Total</b>	<b>92,000</b>

## Financial Implications

### **Budget £1,620k, Previously Released/ Pending Release £291k, Capital Release Requested £92k – Appendix A**

The 2023/24 HRA Capital Programme, approved by Cabinet and Council in February 2022, includes a capital budget for the Works to Stock programme of £22,437k. Within this, the Structural workstream budget is £1,620k.

Previously, a total of £291k has been released from the Structural workstream, which relates to the approved rephasing of the 2022/23 programme into 2023/24 for:

- Retention Fees – Oakwood Road Structural Scheme
- Burness Close
- Campbell Close
- Multi-disciplinary consultancy service and site investigation survey for five future structural projects
- Conversion of void scheme manager sheltered housing properties into new sheltered housing flats

This report is seeking the release of £92k for the multi-disciplinary consultancy service and site investigation surveys in relation to the two structural projects at 188 Ryefield Avenue, Uxbridge and 5 Nelson Road, Uxbridge. The release request is based on tendered costs for the consultancy appointment, estimated costs for the site investigation surveys and includes an element for the internal project management fees.

The remaining £1,237k of the Structural work-stream budget is subject to the capital release procedure.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon residents, service users and communities**

Carrying out the required consultancy services and site investigation surveys will allow for the structural issues to be identified with appropriate remedial action to be addressed. This will ensure that residents can continue to live in safe buildings.

### **Consultation carried out or required**

Necessary surveys have been undertaken involving residents and they are aware of the issues. No further consultations are required at this stage.

## **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 the multi-disciplinary consultancy appointment, site investigation surveys and an element of internal project management fees in relation to the two structural projects at 188 Ryefield Avenue, Uxbridge and 5 Nelson Road, Uxbridge, will be funded from the 2023/24 approved capital programme for HRA Works to Stock.

## **Legal**

Legal Services 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 officers have prepared this report.

## **Planning**

1. The project expenditure in this report is ineligible for financing from planning obligations, i.e., balances received from Section 106 agreements.
2. The reason for ineligibility is because the project does not fit the criteria of any S106 agreements with existing unallocated balances.

## **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

### HRA Works to Stock 2023/24 Programme – Structural Workstream - multi-disciplinary consultancy service, site investigation surveys and other fees relating to two Structural Projects linked to Council owned dwellings - Capital Release 5

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
188 Ryefield Avenue and 5 Nelson Road	Multi-disciplinary consultancy service, site investigation surveys	Multi-disciplinary consultancy service and site investigation surveys relating to two structural projects at 188 Ryefield Avenue and 5 Nelson Road	92			
<b>Total seeking release</b>			<b>92</b>			
<b>Previously released</b>			<b>291</b>			
<b>Budget</b>			<b>1,620</b>			
<b>Remaining budget</b>			<b>1,237</b>			