

WELWYN HATFIELD BOROUGH COUNCIL
CABINET – 4 APRIL 2017
REPORT OF THE EXECUTIVE DIRECTOR (RESOURCES, ENVIRONMENT AND
CULTURAL SERVICES)

THE RELEASE OF APPROVED MISCELLANEOUS CAPITAL BUDGETS
FOR 2017/18

1 Executive Summary

- 1.1 The aim of this report is to seek the release of capital budgets in anticipation of the start of financial year 2017/18 to allow work to be specified and orders to be placed as quickly as possible.
- 1.2 This report covers 8 of the projects to be undertaken by the Corporate Property Premises Team next financial year. These projects are being grouped to minimise the number of reports required to secure their release.

2 Recommendation(s)

- 2.1 The funding set out below forms part of the budget and has been approved for the projects listed. As such, it is recommended that Cabinet agree to release these funds with effect from April 2017 to allow these projects to progress.

3 Explanation

The projects listed below were all part of the Council's proposed capital programme for financial year 2017/18 and were approved by Cabinet on 10th January and approved by Council on 7th February 2017.

Implications

4 Legal Implication(s)

- 4.1 None, this report is solely about the release of the capital budgets already allocated and approved.

5 Financial Implication(s)

- 5.1 The following are the budgets to which this report applies. All these budgets now form part of the Council's approved capital programme for 2017/18.

	PROJECT	DESCRIPTION	APPROVED BUDGET
1	Salisbury Square redevelopment.	Development costs associated with the council remaining in partnership with GCE. This project was delayed by the departure of the Chief Executive at GCE.	£50,000
2	Hunters bridge car park concrete water	Restore and preserve the appearance and water-proofing to the concrete	£600,000

	proofing	members. The works are to repair the surface finishes which are delaminating or separating from the concrete below. This is allowing water to enter the concrete damaging the reinforcing inside.	
3	Tiles replacement at Maizefield House	Rear face of Maizefield House - tiles are slipping causing water ingress to privately owned residences. Strip off the tiles, replace weather proof layer and refit tiles.	£75,000
4	Toilets refurbishment at Mill Green Museum	The toilets are well below the acceptable standard for a building of this type. The deterioration of these toilets has been increased due to the lack of toilets available for number of visitors. The aim is to bring them up to a higher level of fit out which will see them last another ten years.	£15,000
5	Haldens Flat roof refurbishment	The flat roofs to the rear the shops are in a poor condition and require a new 2 layer felt system to prolong the structure's life for another 15-20 years.	£50,000
6	Cole Green Lane refurbishment	Refurbish the property which was previously occupied by Barclays. The improvements should improve the rental income from £12k to £30k per annum.	£50,000. However this may reduce as Barclays have now settled a dilapidations claim at £27,000.
7	Littleridge Industrial Area resurfacing	The tarmac road way in front of the units is in need of re-surfacing due to its age. The block paved areas directly in front of the units has suffered severe movement due to sink holes and divots due to prolonged heavy goods vehicles passing over it on a daily basis. Manhole covers are now proud of the block paving and are potential trip hazards to users of the site. The proposal would see the blocks lifted and re-laid on a suitable substrata. The work has already been priced by WHBC framework contractor.	£20,000
8	Stanborough Lakes public changing block	Following on from the successful Safeguarding pavilion and "Changing Places" projects last year the proposal is to refurbish the public changing block as it is currently not used due to its poor condition and lack of hot water facilities. The demand for public adult change is increasing due to the amount of all year round activities and a requirement to provide shower facilities to the customers who partake in water activities. The cost and timeframe of the scheme can be reduced by using the technical abilities within the Corporate Property Department and framework contractors.	£80,000

6 Climate Change Implication(s)

6.1 None

7 Risk Management Implications

7.1 All of these projects will be progressed in accordance with the relevant Risk Assessment and Method Statements (RAMS).

8 Security & Terrorism Implication(s)

8.1 None

9 Procurement Implication(s)

9.1 Where appropriate, the project will be progressed using an established framework. Where this is not possible, the work will be procured in accordance with the Council's contract procedure rules.

10 Link to Corporate Priorities

10.1 The projects that form the subject of this report are linked to the Council's Corporate Priority to **maintain a safe and healthy community and more specifically to** work with partners to keep people safe.

10.2 They are also linked to the Council's statutory obligations contained within sections 1-4 of the Health and Safety at Work etc. Act 1974.

11 Equality and Diversity

11.1 I confirm that an Equality Impact Assessment (EIA) has not been carried out in connection with the proposals that are set out in this report as this relates solely to the release of previously approved budgets.

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Date *(10 February 2017)*

Background papers to be listed (if applicable)