

SUBJECT:	<i>Repairs to the Beacon Centre roof</i>
REPORT OF:	<i>Officer Management Team</i>
RESPONSIBLE OFFICER	<i>Head of Healthy Communities</i>
REPORT AUTHOR	<i>Martin Holt martin.holt@southbucks.gov.uk 01494 732055</i>
WARD/S AFFECTED	<i>All</i>

1. Purpose of Report

This report is to inform Cabinet of the decision by the Chief Executive to use delegated powers to undertake essential repairs to the Beacon Centre roof.

RECOMMENDATION

That Cabinet note the exercise of urgency' powers under the Scheme of Officer Delegations and application of an exemption under the Contract Procedure Rules to enable urgent works to be carried out to the roof of the Beacon Centre

2. Reasons for Recommendation

To report urgent action taken by officers under the Scheme of Delegations and Contract Procedure Rules to enable repairs to the roof of the Beacon Centre during a period of contractor availability, in order to prevent damage to newly installed equipment undertaken as part of the lift refurbishment and to mitigate the imminent risk of failure of a rusting water tank positioned above the plant room.

3. Content of Report

3.1 On 21 June 2017, Management Team considered and agreed a request to exercise urgency powers under the Scheme of Officer Delegations and an exemption on the grounds of urgency under paragraph 16 of the Contract Procedure Rules to authorise works to the roof of the Beacon Centre.

3.2 During programmed repairs and upgrade to the lift it became apparent that the roof over the lift shaft had been leaking into the shaft for some time and possibly contributed to defects in the lift operation. As the repairs and upgrade to the lift was nearing completion to prevent further damage to the newly installed equipment a repair to the roof was required. Repairs to the roof over the plant room were also required to prevent an imminent risk of failure of a rusting tank.

3.3 Advice from the Council's consultant engineer confirmed that all repairs were of an urgent nature requiring scaffold access. A quotation for the works was obtained from Midland Felt Roofing in the sum of £11,500 plus VAT) together with confirmation that the work could be completed prior to the school repair period, when many contractors are unavailable.

3.4 Had the Council followed the Contract Procedure Rules to obtain at least two quotes this would have limited contractor availability until late September exposing the centre equipment, and personnel, to risk.

4. Consultation

Not Applicable.

5. Options

As set out above.

7. Corporate Implications

7.1 Financial – the expenditure of £11,500 is within the current planned capital budget for the Beacon centre.

7.2 Legal – the Council is liable for the structural condition of the building.

8. Links to Council Policy Objectives

Delivering cost- effective, customer- focused services.

9. Next Steps

The roof has now been repaired.

Background Papers:	None other than those referred to in the report
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