

Report To:	COUNCIL
Date:	7TH JULY 2022
Heading:	PROPOSED AMENDMENTS TO THE CAPITAL PROGRAMME FOR 2022/23
Executive Lead Member:	CLLR. DAVID MARTIN – FINANCE, REVENUES AND BENEFITS
Ward/s:	LEAMINGTON AND GREENWOOD & SUMMIT
Key Decision:	NOT APPLICABLE
Subject to Call-In:	NOT APPLICABLE

Purpose of Report

To seek Council approval for one new Scheme to be added to the 2022/23 Capital Programme and to approve an increase in funding for an existing Scheme.

Recommendation(s)

Council is recommended to approve the proposed Capital Programme adjustments as set out in this report.

Reasons for Recommendation(s)

Lindley's Windmill works – to meet grant funding condition obligations.
Urban Road Offices' works – to meet the cost of additional identified works and materials cost inflation.

Alternative Options Considered

(with reasons why not adopted)

None. As a condition of former grants received, the Council has an obligation to address the repair issues at Lindley's Windmill. The additional costs for the works at Urban Road Council Offices only became evident on more detailed inspection of the building once scaffolding was in situ. In addition, the level of inflation in the economy over recent months has inevitably resulted in materials cost increases.

Detailed Information

1. New Scheme – Lindley’s Windmill Roof - 36 Prospect Place, Sutton-in-Ashfield NG17 1AD.

The Council owns a heritage asset in the form of a stone mill base. Grants and gifts have been received over time in order to ensure it is protected. As a result of accepting the grants the Council has an ongoing legacy to ensure the structure is wind and weather-proof.

In recent years the roof has leaked and allowed water ingress to the walls and interior and this has compromised the use of the building.

The cost of replacing a flat roof with a conical structure is £55,000. This can, in part, be offset by utilising an historic section 106 agreement funding balance of £5,700. It is proposed that the balance of the funding requirement (£49,300) is met from the Asset Repair and Renewal Reserve.

2. Scheme cost increase - Council Offices, Urban Road – External Health and Safety Works

Members will be aware that in 2021/22 Council approval was given to undertake essential Health and Safety works on the Council’s Urban Road Offices and a budget of £216k was included in the Capital Programme.

It has been necessary to instruct additional works following commencement on site, where further remedial works were identified once full access to the roof areas was possible to enable detailed inspection (including after timbers/tiles being removed exposing other necessary repair works), and to account for variations at the outset after tender including the decision to amend the colour of soffits and fascias, and the inclusion of painting the aluminium entrance area to match the colour scheme. Variations include:

- Window seals - replace all rubber seals to timber windows with silicone
- Additional Asbestos samples
- Scaffold alteration - design variation due to roof being considered unsuitable to support operatives (too much flex in the roof)
- Soffit colour change
- Wholesale replacement of tiles necessary to the tank house (highest point which had been storm damaged previously)
- Dry verges replacements (necessary as the original verges were nailed to the tiles which was considered unsuitable and insufficient to hold the tiles down)
- Aluminium decorations (paint red aluminium in grey to match the window colour)
- Materials uplift; delays to contract formalisation during which market rates had increased
- Welfare – necessity to provide
- Ridge tile replacement (including scaffold alterations) as a consequence of the tiles being damaged/end of life

The cost of the above additional works is estimated to be £34k bringing the Capital Scheme cost to a total of £250k. It is proposed that the additional cost will be funded from the revenue reactive repairs budget in 2022/23 subject to availability, with any required balance being funded from the Asset Repair and Renewal Reserve.

Implications

Corporate Plan: The Council's Capital Programme supports delivery of the priorities in the Corporate Plan.

Legal: This report ensures compliance with the Council's approved Financial Regulations. [RLD 28/06/2022]

Finance: It should be noted that these additional capital scheme costs will not be funded from borrowing but from the Asset Repair and Renewal Reserve, with a contribution, if available from 2022/23 reactive repairs revenue budget. [PH 28/06/2022].

Budget Area	Implication
General Fund – Revenue Budget	A maximum of £83.3k to be met from the Asset Repair and Renewal Reserve with a potential contribution, subject to availability, from the 2022/23 reactive repairs revenue budget.
General Fund – Capital Programme	Not applicable
Housing Revenue Account – Revenue Budget	Not applicable
Housing Revenue Account – Capital Programme	Not applicable

Risk:

Risk	Mitigation
Urban Road works – Any non-payment of contractor for additional works identified and undertaken.	Payment to be made through funding as set out in this report.
Lindley's Windmill – potential challenge for non-compliance of grant funding conditions.	Payment to be made through funding as set out in this report.

Human Resources: No implications

Environmental/Sustainability

Undertaking the works on these two properties improves their sustainability for use in future years.

Equalities: No specific implications identified

Other Implications: None identified

Reason(s) for Urgency

Not applicable

Reason(s) for Exemption

Not applicable

Background Papers

None

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