



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Officer Delegated Decision

5th December 2023

Richard Wyles – Deputy Chief Executive and
s151 Officer

Release of £100,000 from the Housing Revenue Account Priorities Reserve to fund urgent works to the Grantham West Community Centre.

Decision made by:	Richard Wyles – Deputy Chief Executive and S151 Officer.
Decision:	To seek approval to release £100,000 from the Housing Revenue Account Priorities Reserve to fund urgent works to the Grantham West Community Centre.
Public or Exempt:	Public – However, Appendices 1 is exempt from publication
Reasons for exemption:	The public interest in maintaining the exemption in appendix 1 outweighs the public interest in disclosing the information because it contains financial information relating to anticipated costings which are confidential prior to procurement and could affect negotiations with a third party during procurement of any works.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of the constitution: 20 - Management of Services To manage services: Provides the Deputy Chief Executive delegated authority. a) In accordance with any policy decisions made by, or guidelines issued by, the Council b) Within budgets made or approved by the Council c) In compliance with all Rules of Procedure and Codes set out in the Constitution And to take such decisions or actions as they are required or authorised to take in:

d) Understanding orders adopted and decision made by the Council for implementation e) Their role as proper officers of the Council as defined in Section 270(3) of the Local Government Act 1972.

Contact

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1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

1.1 The cost of the works estimated to total up to £100k detailed in Appendix 1 – Grantham West Community Centre Condition Survey. In accordance with the Council's Financial Regulations the funding from the discretionary reserves can be authorised by the Council's Chief Finance Officer. The required works will be procured in accordance with the Council's Contract Procedure Rules

Completed by: Alison Hall-Wright, Deputy Director of Finance and deputy s151 Officer.

Legal and Governance

1.2 There are no legal implications identified other than those already set out in the report in the finance comments, paragraph 1.1 above.

Completed by: Mandy Braithwaite, Legal Executive

2. The Purpose of the Report

- 2.1 To seek approval to release £100,000 from the Housing Revenue Account (HRA) Priorities reserve to fund urgent works to the Grantham West Community Centre.

3. Available Options Considered

- 3.1 Option 1 – Release of £100,000 from the **Housing Revenue Account (HRA) Priorities** reserve to enable instruction of any outstanding Health and Safety works along with any Category D and Category C works identified in William Saunders Condition Survey at the Grantham West Community Centre.
- 3.2 Option 2 – Not carrying out works identified. This is not a recommended option as failure to maintain Council assets will only cause a build-up of reactive maintenance works in the future. Although the maintenance of the internal of the building is the responsibility of the trustees, allowing the disrepair to continue along with the health and safety concerns highlighted could pose risk to the building users.

4. Preferred Option

- 4.1 Option 1 – Release of £100,000 from the Housing Revenue Account (HRA) Priorities reserve to enable instruction of any outstanding Health and Safety works along with any Category D and Category C works identified in William Saunders Condition Survey at the Grantham West Community Centre.

5. Reasons for the Decision(s)

- 5.1 It is recommended that authority is given to release funds of £100,000 from the Housing Revenue Account (HRA) Priorities reserve to carry out the urgent Health and Safety works along with any Category D and Category C works identified in William Saunders Condition Survey at the Grantham West Community Centre.
- 5.2 The spend of the £100,000, on the required works, is fundamental for protecting the Council's asset and ensure ongoing compliance with statutory requirements.
- 5.3 The building was previously passed on the 23rd of July 1990 by South Kesteven District Council (SKDC) to be held in Trust by five trustees who were responsible for the Charitable Trust and ongoing internal repairs and management of the building. Over time those members who were signed as trustees of the centre are understood to be no longer part of the management of the centre.
- 5.4 As part of the Trust management arrangements, it is understood the trustees' responsibilities should have been re-allocated within the Trust to enable the ongoing management of the centre, however this does not appear to have occurred and the centre is now managed by two key holders.
- 5.5 SKDC is seeking to formalise the management of the centre via the agreement of a new lease with keyholders and as part of these negotiations it was agreed that a

condition survey of the premises would be undertaken to record the existing condition of the building.

- 5.6 SKDC procured the services of William Saunders Partnership to prepare a condition survey of the building which was received by SKDC in early November 2023. The report highlighted a number of concerns in relation some items of Health and Safety and a number of urgent repairs required to the building. The Category D and C works within the report requiring immediate attention were estimated to be within the region of £85k. It is proposed that this amount is increased to a release of £100k from the HRA Priorities reserve, in order to ensure contingency for any unforeseen Health & Safety works required to the property.
- 5.7 SKDC internal Health & Safety team has also undertaken a review of the building and highlighted any areas of noncompliance within the property, which SKDC Corporate Property Team has actioned as urgent works.

6. Consultation

- 6.1 N/A.

7. Appendices

- 7.1 Appendix 1 – Grantham West Community Centre Condition Survey

Signed by: Richard Wyles

Dated: 05 December 2023