



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Officer Delegated Decision

15th March 2024

Richard Wyles – Deputy Chief Executive and
s151 Officer

To seek approval to release funding from the General Fund Property Maintenance Reserve for essential lift replacement works at Stamford Arts Centre, Stamford.

Contact

Neil Smith



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Decision made by:	Richard Wyles – Deputy Chief Executive and S151 Officer.
Decision:	To seek approval to release funding from the General Fund Property Maintenance Reserve for essential lift replacement at Stamford Arts Centre.
Public or Exempt:	Public
Reasons for exemption:	H&S failure - failure to provide disabled access to Stamford Art Centre Theatre and reputational damage.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of Part 3 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

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| | <ul style="list-style-type: none">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 implementatione) Their role as proper officers of the Council as defined in Section 270(3) of the Local Government Act 1972. |
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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 There is a requirement to provide additional one-off funding in order to facilitate essential lift replacement works at Stamford Arts Centre. The cost is estimated at approx. £41,000. In accordance with the Council's Financial Regulations the funding from the Property Maintenance Reserve can be authorised by the Council's Chief Finance Officer.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 The Deputy Chief Executive has delegated powers to act using the section of the Constitution above.

Completed by: James Welbourn, Democratic Services Manager and Deputy Monitoring Officer

Procurement – SKDC has approached two lift contractors to price the replacement lift works. Bidder 1 submitted a price of £97,316.67 and Bidder 2 submitted a price of £41,000. An exception has been sought to SKDC Procurement and Contract Procedure rules due to the urgent nature of these works posing a H&S risk to building users.

Completed by: Helen Baldwin, Procurement Lead

2. The Purpose of the Report

- 2.1 To seek approval to release funding from the General Fund Property Maintenance Reserve for essential lift replacement works at Stamford Arts Centre, Stamford.

3. Available Options Considered

- 3.1 Option 1 – Release of £41,000 from the General Fund Property Maintenance Reserve to enable essential lift replacement works at Stamford Arts Centre, Stamford undertake essential works to reinstate an operational lift into the building.
- 3.2 Option 2 – Not to release funding for the lift replacement work. This is not a recommended option as the arts centre is currently without a working lift leaving no access to the theatre for disabled users of the centre.

4. Preferred Option

- 4.1 Option 1 – Release of £41,000 from the General Fund Property Maintenance Reserve to enable essential lift replacement works to be undertaken.

5. Reasons for the Decision(s)

- 5.1 The existing lift has been put out of service on the grounds of Health & Safety following multiple failures.
- 5.2 The existing lift has received multiple visits and inspections which has resulted in the lift being isolated, on the recommendation of the lift servicing contractor and SKDC's internal H&S team. Due to its age and condition it is not possible to undertake any remedial repairs to the lift, leaving it out of service and the building inaccessible to any disabled patrons.
- 5.3 The Stamford Arts Centre has been without a functioning lift now for a period of time whilst we look for solutions, resulting in a growing number of complaints and users unable to use the theatre facilities.
- 5.4 Quotations have been sought from two specialist lift contractors for the replacement of the existing lift which Bidder 1 submitted a price of £97,316.67 and Bidder 2 submitted a price of £41,000.
- 5.5 An exception is proposed to SKDC Procurement and Contract Procedure rules due to the urgent nature of these works posing a H&S risk to building users and rendering the building inaccessible to any disabled users.
- 5.6 Consultation is currently under way with planning as to the need for listed building consent for the replacement of the lift but it is proposed that any replacement would be a 'like for like' or as similar as possible to that of the existing.

Report Timeline:	Call-in deadline (where applicable)	N/A
	Date decision effective (subject to call-in)	N/A

Signed by:

Richard Wyles

21 March 2024
