



PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	19 MARCH 2020
REPORT OF THE:	HEAD OF WASTE AND ENVIRONMENT BECKIE BENNETT
TITLE OF REPORT:	COMMITTEE APPROVAL FOR URGENT CAPITAL WORKS
WARDS AFFECTED:	PICKERING AND MALTON

EXEMPT INFORMATION

Exemption Category: Certain information relating to the Showfield Lane site in this report is considered to be exempt as defined in Paragraph 3 and 5 Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

Reason for Exemption: The information relates to the financial or business affairs or any particular person and is in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

The public interest test has been considered and, in all the circumstances of the case, the public interest in maintaining the exemption is considered to outweigh the public interest in disclosing the information.

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek committee approval for urgent capital works required at Ryedale Swim and Fitness Centre and the former waste transfer station on Showfield Lane in Malton.
- 1.2 In accordance with the Overview and Scrutiny Procedure Rules, this decision is deemed to be urgent. The Head of Paid Service is of the opinion that any delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interest.

2.0 RECOMMENDATIONS

2.1 It is recommended that approval is given for the following urgent capital works from the approved capital budget for property condition work:

- (i) to replace the roof and re-ducting works totalling £91,152 at Ryedale Swim and Fitness Centre in Pickering and
- (ii) to meet the obligation of the lease at the former waste transfer station on Showfield Lane in Malton that delegated approval is given to the Chief Finance Officer (S151 Officer) in consultation with the Chair of Policy and Resources Committee once the value of the dilapidations claim is agreed.

3.0 REASON FOR RECOMMENDATIONS

3.1 The Council is responsible for these capital works under the terms of the current Leisure Contract for Ryedale Swim and Fitness Centre and under the terms of the lease for Showfield Lane in Malton.

4.0 SIGNIFICANT RISKS

4.1 The roof at Ryedale Swim and Fitness Centre is in urgent need of replacement following a partial ceiling collapse in one area of the gym. To mitigate the health and safety risk pending the completion of a permanent repair, a temporary ceiling replacement has been carried out and a proactive site management plan is in operation.

4.2 There are financial and reputational risks associated with the Council not fulfilling its obligations under the lease agreement for the former waste transfer site at Showfield Lane in Malton and delays to agreeing the dilapidations claim requires holding over on the lease which incurs additional rental costs.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 In accordance with the Council's Financial Standing Orders and Financial Regulations, specifically orders for work, goods and services, costs exceeding £50,000 are to be authorised by the appropriate Committee.

REPORT

6.0 REPORT DETAILS

6.1 Capital works which are urgently required to two sites the Council has repairing and maintaining responsibilities for at Ryedale Swim and Fitness Centre in Pickering and the former waste transfer site at Showfield Lane in Malton. The procurement process for such repairs has been followed to provide detailed schedules of works and prices from contractors to undertake the works which both require committee approval as the value of both the contracts exceeds £50,000.

RYEDALE SWIM AND FITNESS CENTRE, PICKERING

6.2 A temporary repair to the ceiling in an area of the gym where the ceiling collapsed at the end of January has been actioned which is suitable and practical pending the completion of the permanent roofing works which are urgently required.

- 6.3 A risk assessment has been completed and action has been implemented to ensure that appropriate control measures are in place to effectively manage and reduce the risk until the permanent roof repair work is completed which includes a proactive site management plan to continually monitor all the ceilings at the facility and undertake any other remedial action if required.
- 6.4 NYCC Property Services, on behalf of Ryedale District Council, have prepared a Schedule of works which has been priced by framework contractors and the costs of replacing the roofing and re-ducting works total £91,152 (+ vat). Assurance has been provided that random samples of the costs price-match against the National Schedule of Rates.
- 6.5 An estimate of £40,000 for the roof has been included in the capital estimates which does not factor in the costs for ducting and associated works (important note: the property condition survey completed in 2019 highlighted the cost for the roof @ £37,450 as a Year16-20 cost in 2032-2036).
- 6.6 The priority remains to action the replacement of the roof urgently and a pre-contract site meeting took place on 27 February. The anticipated timescales are:
- P&R approval request 19 March 2020
 - Work to commence early April (at the time of writing we are proactively working with the contractor to schedule the works as soon as possible following a committee decision)
 - Duration of works no longer than 30 days to meet the requirements of the Construction Phase Health and Safety Plan
 - Completion of the works by the end of May 2020

SHOWFIELD LANE, MALTON

Paragraphs 6.7-6.12

The information relating to this site is included in Exempt Annex 1

CAPITAL PROGRAMME

- 6.13 There is an approved Property Condition Survey Budget in the Capital Programme (totalling £683,000 in 19/20) which is where both these schemes of work would be funded from.
- 6.14 As the total costs for sites will both exceed £50,000, in accordance with the Council's Financial Standing Orders and Financial Regulations, specifically orders for work, goods and services, these works are required to be authorised by the appropriate Committee.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
- a) Financial
Funding for these projects is available through the approved capital budget for property condition works.
 - b) Legal

The Council must meet its legal obligations associated with contracts and lease agreements.

- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)
The Council has a duty to ensure, so far as is reasonably practice, safety and health in relation to all its activities.

8.0 NEXT STEPS

- 8.1 The contract will be confirmed for the works at Ryedale Swim and Fitness Centre immediately so that works can commence as soon as possible.
- 8.2 Negotiations will continue to agree the dilapidations claim for the Showfield Lane site to enable the lease to be handed back to the landlord.

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Background Papers:
None

Background Papers are available for inspection at:
None