

Decision under Delegated Powers

Officer Making the Decision

Justin Henry, Director of Commercial and Economic Development

Recommendation

That the Council enter into contract with Perfect Circle JV Ltd to undertake feasibility studies and business case development for future Council accommodation options.

Reason

To provide the Council with costed options to consider regarding future Council office development.

Authority for Decision

The Leader of the Council took an Executive Decision on 17 September 2021 approving the need to undertake feasibility studies to determine the ability to build a new Council office, alongside approving a budget of up to £150,000 funded from the Capital Plan Reserve, and delegating authority to the Strategic Director; Commercial Development, Assets and Leisure, (Now the Director of Commercial and Economic Development) in consultation with the Statutory Officers, the Leader and the Deputy Leader, to undertake the works.

Prior to the Decision, the paper was presented at informal Cabinet on 16 September, whereby the decision of Cabinet was unanimous among Cabinet that approval should be given and the delegations made.

The intended agreement is accessed via the compliant construction framework agreement delivered by SCAPE and will be executed by Perfect Circle JV Ltd under the terms of the agreement whereby no further procurement process will be required.

Decision and Date

Approved on 24 May 2023

A handwritten signature in blue ink, appearing to read 'Justin Henry', with a large, sweeping flourish at the end.

Justin Henry
Director of Commercial and Economic Development

Background

The underlying rationale for undertaking feasibility studies are several:

1. After the Covid-19 pandemic has increased our ability to work flexibly, in addition to an agile working policy adopted by the Council, the amount of space the Council requires has reduced dramatically.
2. Energy costs have increased five fold for the Council, and despite the lack of employees present in the buildings at any time, the same amounts of energy are required to heat and power very under-occupied buildings.
3. The current building contributes very significant portions to the Council's carbon usage and will be costly and difficult to reduce in its current format.
4. The costs of maintaining the building in its current configuration are very significant, while the downward pressure on budgets is increasing.

Therefore, the feasibility study will provide the Council with high levels costs, options and outputs of proposed new or changed accommodation that will address working flexibly, be more energy and climate efficient and will reduce the costs to the Council in a time of financial austerity.

Comments from HR – There are no HR implications.

Financial Implications – The budget has been set at £150,000 and will be funded from the Capital Plan Reserve.

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
The budget is exceeded	Very Low 1	Very Low 1	Very Low 1	The budget has been set under the terms of the agreement.

Key Decision: No

Date included on Forward Plan August 2021

Background Papers: None