

Significant Operational Decision to approve additional client design costs on the Meynell Approach scheme, Holbeck.

Date: 10th October 2022

Report of: Council Housing Growth Team

Report to: Chief Officer, Asset Management and Regeneration

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The purpose of this report is to obtain Authority to Spend from the Chief Officer, Asset Management and Regeneration to enable the design, manufacturing, supply, and installation of two lifts in the apartment blocks on Meynell Approach scheme which is part of the Council Housing Growth Programme.

Details of the costs associated with this purchase are set out in Confidential Appendix A due their commercial sensitivity.

Recommendations

The Chief Officer, Asset Management and Regeneration is requested to;

- a) Grant Approval to purchase the lifts as detailed in the Confidential Appendix A
- b) Authorise the required expenditure to compensate for the delay in ordering the lifts as detailed in Confidential Appendix A. This acquisition will be funded from the Meynell Approach contingency budget, via a combination of Housing Revenue Account (HRA) borrowing and S106 receipts.
- c) Note that Executive Board granted Authority to Spend for the Council Housing Growth programme on 21st November 2018.

What is this report about?

- 1 This report details the requirement to approve the spend within the contingency for the required lift specification in the apartment blocks at Meynell Approach, Holbeck. The spend will include compensation for the delay in ordering the lifts for the scheme.

What impact will this proposal have?

- 2 The proposal will ensure that the Meynell Approach scheme will be delivered at a high quality and will also deliver much needed social housing in the area.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing Inclusive Growth Zero Carbon

- 3 Better Homes for Health and Wellbeing is one of the Team Leeds Breakthrough priorities as set out in the Best City Ambition, and this scheme will directly support the following priorities by delivering additional social housing stock:

- a) Addressing the challenges of housing quality and affordability, tackling fuel poverty and creating vibrant places where residents have close access to services and amenities.

What consultation and engagement has taken place?

Wards affected: Beeston and Holbeck

Have ward members been consulted? Yes No

- 4 Consultation was undertaken with Housing Leeds and Property Management colleagues and appointed external technical consultants who all provided feedback in support of the proposals.
- 5 Ward members are also regularly updated on the progress of the Meynell Approach scheme

What are the resource implications?

- 6 Approving the decision will have no known resource implications.

What are the key risks and how are they being managed?

- 7 The overarching Council Housing Growth Programme is being delivered using the council's agreed project management methodology and a programme risk log will be maintained and risks managed, monitored, and escalated through the governance process as necessary.
- 8 Installing an inferior lift within the apartment blocks could possibly lead increased costs further down the line with respect to repeated repairs and retrofitting. By regularly liaising with colleagues from Property Management to determine their requirements an appropriate lift was approved which will alleviate those concerns.

What are the legal implications?

- 9 This is a Significant Operational Decision and as such is not eligible for call in.
- 10 Appendix A to this report has been marked as exempt under Access to Information Procedure Rules 10.4 (3) on the basis that it contains information relating to the financial or business affairs of any person (including the authority holding that information) which, if disclosed to the

public, would, or would be likely to prejudice the commercial interests of that person or of the Council. The information is exempt if and for so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. In this case the report author considers that it is in the public interest to maintain the exemption.

Options, timescales and measuring success

What other options were considered?

11 To provide the lift to the specification within the contract, this would lead to a lift of a satisfactory requirement but would potentially require a further upgrade or more maintenance costs in the future.

How will success be measured?

12 These approved designs for this lift will now be used at the point of early design on other schemes to determine the specification requirements. Success will be measured during the Defects Liability Period and onwards in terms of how much maintenance and/or replacement of parts is required compared to older specifications currently installed throughout LCC properties.

What is the timetable and who will be responsible for implementation?

13 Immediately upon signature of the DDN.

Appendices

- Confidential Appendix 1 – Pricing Summary - exempt under Access to Information Procedure Rules 10.4 (3)

Background papers

- None