

# **Portfolio Holder Customers, Access And Property Decision to be taken after 25 May 2012**

## **Warwick House, Nuneaton**

### **Recommendation**

That the Portfolio Holder approves a capital virement of £340,000 from existing Structural Maintenance allocations to the dilapidations work at Warwick House, Nuneaton.

### **1.0 Background**

- 1.1 Warwick House, Nuneaton is a property leased by Warwickshire County Council and notice has been given to the Landlord to terminate the lease. The building is scheduled to be vacated in the first quarter of 2013 and it forms part of the County Council's Property Rationalisation Programme.
- 1.2 A Scott Schedule (costed schedule of dilapidations) has been received from the Landlord's agent that details the works required to put the building back into a condition to satisfy the requirements of the lease agreement. Furthermore, the County Council has an obligation to undo internal layout changes made over the duration of the lease and therefore reinstate to the original internal layout.
- 1.3 Based on this Scott Schedule officers are required to specify and deliver a suitable scheme to address the aforementioned lease requirements, and in doing so meet the financial obligations from within existing resources.
- 1.4 Agreement and execution of a schedule of dilapidations is vital to ensure that the lease determination date is met.

### **2.0 Proposal**

- 2.1 A full procurement process via the Maintenance and Minor Works Service Building Framework Contract is proposed. This procurement will be based upon drawings and Schedule of Work. The contract allows for mini-competition between the 5 contractors appointed to the Framework to secure the most economically advantageous tenders and ensure best value for the County Council.
- 2.2 The project value including all fees and charges is circa £340,000, the cost of which will be met from the existing Structural Maintenance budget.
- 2.3 In accordance with Financial Regulations, schemes costing more than £100,000 are identified separately within the capital programme. It is

recommended that the Portfolio Holder approves a capital virement of £340,000 from existing Structural Maintenance allocations to fund this scheme.

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