

**DECISION NO:**

*For Member Services use only*

Concurrence No: 066468

**Action under delegated authority of Chief Executive**

**Action under delegated authority of Director of Finance and Cabinet Member for Finance**

**X**

**Action taken by Chief Executive in consultation with Cabinet Member(s)**

Subject: Exception to Contract Standing Orders for Emergency Works to the Roof at Go Hub (Goffs Oak Village Hall)

Signature and designation of officer(s) taking action:

Chief Executive 27/05/21  
Date

Director of Finance 26/05/2021  
Date

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Head of Finance 26/5/21  
Date

**Name of Cabinet Member(s)  
Consulted:**

I have been consulted and concur with the proposals set out below:

01/06/2021

Councillor Paul Mason

Cabinet Member for Finance and Business Services

Signature:

Date:

Name of any member who has declared a conflict of interest in relation to this decision:

**THIS DOCUMENT WILL BE PUBLISHED ON THE COUNCIL'S WEBSITE**

The report overleaf sets out the decision to be taken, the reasons for the decision, and the details of alternative options, if any, considered and rejected. Officer decisions are available for public inspection, both at the Borough Offices and on the Council's website.

Officer decisions are kept for a period of six years at the Borough Offices and for six months on the website after the decision is made. Background papers are available for four years.

**RECOMMENDED that:** An exception to contract standing orders be agreed to appoint Robyland to carry out emergency works to the roof at Go Hub (previously Goffs Oak Village Hall).

## **Purpose**

To seek agreement for an exception to contract standing orders to appoint Robyland to carry out emergency works to the roof at Go Hub, previously Goffs Oak Village Hall, due to Health and Safety concerns.

## **The Proposal**

Following an Expression of Interest exercise in 2017 agreement was given for Mayhem Theatre Arts to take over the management and operation of Goffs Oak Village Hall now Go Hub, and a Tenancy at Will was signed in November 2017.

As part of the transfer of management there was the potential for section 106 monies to be made available to allow some modernisation and refurbishment which included works to the roof. However, this was put on hold subject to a wider development on the site connected to an adjacent parcel of land. This development would see the provision of a new and improved community space. The development would require the demolition of the existing hall, the pavilion and the Scout's hut. The potential timescale for this new build is estimated at three to five years.

In February 2021 an issue with the main hall roof was identified and following an inspection confirmed that the ceiling in the main hall is at risk of collapsing due to water ingress. Mayhem was advised not to allow any access and further investigations were made.

The following works have been proposed at a cost of £51,000 from Robyland Ltd.

1. Overlay all existing felt covering to all roof areas (barrel and flat roofs) with new roofing felt covering, including removal of asbestos cladding and renewing with upvc cladding;
2. Renew the inside ceiling boards

The costs are believed to be good value as estimates for roof renewals over seven years ago were over £50,000 and did not include for replacement of ceiling boards. It is proposed that this be funded from the Capital Improvements to Council Buildings budget.

Officers are seeking for the works to be carried out as an exception to contract standing orders due to the emergency issue as tendering the works will take at least four weeks which further delays Mayhem's ability to plan a re-opening post COVID. Secondly Robyland are an existing Council supplier whose works are always of a high quality and cost effective and it is in the best interests of the Council that they are instructed to carry out these repairs. Consideration has been given to mothballing the hall subject to the new development but the time scale of three to five years is considered too long.

## **Financial, Legal and Risk Management Implications**

The financial implications are detailed in the report, the works estimated to cost £51,000 and funded from the Capital Improvements to Council Buildings budget. This will enable the continued provision of a community space for the next few years. The Council is liable for the roof works as although Mayhem have signed a Tenancy at Will no lease has been signed and issues with the roof had been identified prior to the transfer of management.

The risk of not carrying out these works will be the closure of the hall and no community hall provision for at least three to five years.

### **Alternative Options Considered and Rejected**

To close the hall however this would mean the loss of a valuable community space for a number of years subject to the new development.

### **Contribution to the Council's Objectives and Environmental Sustainability Priorities**

Maintain a stable financial position.

Help residents to lead a healthy lifestyle.

Build strong partnerships to deliver more for the Borough.

### **Conclusion**

An exception to contract standing orders is sought to appoint Robyland to carry out emergency works to the roof to enable the re-opening of the hall. A tender exercise will take a minimum of four weeks plus lead in time for a contractor to begin on site. The hall cannot be used until these works are completed due to Health and Safety concerns. Quotes obtained over six years ago show the estimate given by Robyland to be good value for money.

Contact Officer:	Tracy Brannick	Ext: 5407	Date	27 April 2021
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Action reported to the Cabinet on:

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