

DECISION NO:

18/127.

For Member Services use only

Concurrence No:

066252

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: Broxbourne Depot – Urgent Replacement of Boiler System

Signature and designation of officer(s) taking action:

Chief Executive

25.9.18.

Date

Director of Finance

24.9.18

Date

Head of Financial Planning and Reporting

24/09/18

Date

Name of Cabinet Member(s) Consulted:

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

Councillor K A Ayling

Cabinet Member for Finance

Signature:

Date:

25.9.18

Councillor

Cabinet Member

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, for a period of six years after the decision is made. Background papers are available for four years.

RECOMMENDED that:

- a) Approval is given for an exception to the Council's Contract Standing Orders to allow Gifford Engineering to be appointed to carry out the installation of a new hot water and heating system at Broxbourne Depot.
- b) Approval is given for a virement of £28k from the 2018/19 Capital Contingency budget to fund the works.

Purpose

To request an exception to Contract Standing Orders and a virement from the 2018/19 Capital Contingency budget to allow works to install a new heating and hot water system at Broxbourne Depot to progress.

The Project

The two boilers at Broxbourne Depot are 34 years old (installed in 1984) and have been condemned due to multiple failures that make them unsafe to use and uneconomical to repair. Some of the parts required are no longer available due to the age of the equipment and they would never work efficiently enough to justify fixing.

There are also a number of issues with the overall heating system in particular the aged fan coil units that supply hot air around the site. This part of the system is completely run down and non-functional with no chance of a repair being successful.

The most immediate concern is the lack of hot water in the workplace. This is affecting the whole of Environmental Services and all of the tenants on site. Complaints are becoming more frequent with particular emphasis being placed on the Workplace Regulations 1992 and the Council's duty of care to provide sufficient welfare facilities. Council staff working at the depot on waste and grounds management require hand washing and an emergency shower facility as a minimum.

The site has been surveyed and the best options for restoring heating and hot water have been identified.

Works Programme

To restore the hot water, a standalone gas fired heater will be installed and the existing pipework modified with certification upon completion of the work. This will then service all areas rather than trying to install a dozen water heaters to each individual section.

Restoring heating will involve a mix of both gas and electric works. On the old system there is an individual circuit for radiators which serves the 1st floor and multiple tenants throughout. A small free standing boiler will be installed to this circuit rather than installing all new electric heaters in these areas. For any other areas requiring heating or those that relied on the old fan coil units, electric wall mounted heaters will be installed.

The projected timeline is estimated at one week to isolate, drain and strip out the old boiler equipment and then another week to install commission and certify the new systems.

The works need to be carried out as soon as possible so that the site becomes compliant with Health and Safety Executive (HSE) guidelines and the Workplace Regulations 1992.

Therefore, an exception to Contract Standing Orders is requested under paragraph 3.8 (i) as the works are urgent and time limits for tendering cannot be met and the reasons were unforeseen and not attributable to the Council. This will allow Gifford Engineering to be appointed for this project as they have carried out a number of emergency and planned plumbing and boiler works for the Council in the past and they will be able to complete the works in the urgent timeframe required.

The works are estimated to cost between £25k and £28k. It is proposed to fund these works from the 2018/19 Capital Contingency budget.

Financial, Legal and Risk Management Implications

The Council is currently failing to provide basic and sufficient welfare facilities to not only its staff, but also to the tenants who lease office space. This is a failing under the Workforce Regulations 1992 that needs immediate rectification.

There is a risk of the building and services being closed if cold weather were to set in as there is no heating to any parts of the building at present.

As outlined above, it is proposed to fund the cost of the works from the 2018/19 Capital Contingency budget and therefore, a virement from this budget is requested.

Alternative Options Considered and Rejected

Various options for the replacement of the system have been considered. This have ranged from doing nothing to completely replacing the entire plant room and hot water system at a cost of over £55k.

The option outlined in the body of the report is considered to be the best value option available.

Contribution to the Council's Objectives

Meet Council service standards and deliver good customer care.

Contact Officer:	Adam Bradford	Ext: 5408 / 5550	Date	12/09/2018
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Action reported to the Cabinet on:

