WAVERLEY BOROUGH COUNCIL

EXECUTIVE

5 FEBRUARY 2019

<u>Title:</u>

RESCHEDULE OF BUDGET – ELECTRICAL WORKS AT MOAT LODGE, CRANLEIGH

[Portfolio Holder: Cllr Carole King] [Wards Affected: Cranleigh East]

Summary and purpose:

To seek authority for the remaining budget scheduled for year 2018/19 of £48,000 to complete communal electrical upgrade and improvement works in the Senior Living Scheme at Moat Lodge, Cranleigh is rescheduled into the financial year 2019/20.

How this report relates to the Council's Corporate Priorities:

People – to invest in our council homes to ensure that they are pleasant and safe.

Equality and Diversity Implications:

None applicable

Financial Implications:

The 2018/19 Compliance Works budget includes £50,000 for electrical works to Moat Lodge. As detailed below approval is sought to reschedule this budget into 2019/20.

Legal Implications:

There are no direct legal implications arising from this report.

Background

- 1. Moat Lodge is a Senior Living facility in Cranleigh comprising 17 one-bed flats, 2 bedsits and 12 bungalows. The current electrical installation is almost 30 years old. An electrical installation condition report carried out in February 2018 identified a variety of non-urgent improvement works needed to the communal areas.
- 2. It was intended that works would be completed during the financial year 2018/19; however, this has not taken place. The Compliance Team that manages electrical works was not fully resourced until summer of 2018, which had an impact on the operational capability of the team. There was a £2,000 spend to cover the consultant specification report.

- 3. Waverley's electrical auditor, PCM, had been commissioned to complete the technical specification of the scope of works; however, they were unable to complete this and an alternative consultant had to be commissioned. The specification from the alternative consultant was published in December 2018.
- 4. In order to procure a contractor to complete the works a procurement exercise will need to take place, which will take approximately 4-6 weeks in order to comply with Contract Procurement Regulations.
- 5. A period of consultation and information sharing will then need to take place with residents to ensure they are aware of the works taking place and the likely impact during the period of works. The intention is to ensure Moat Lodge remains operational during works and that the impact to the residents is kept to a minimum as the works are only focused on the communal parts of the building.
- 6. To complete works there will be periods when the electricity supply to the communal areas is shut down. Consultation with residents will advise them of the specific details and alternative arrangements will be made where this could impact them. Many of the residents of Moat Lodge are older people with specific needs and/or vulnerabilities, and shutting electric down during the winter months is not the ideal.

Conclusion

7. To minimise the risk of adverse impacts on residents of undertaking the electrical works during winter months, it is proposed that the contract procurement and tenant consultation is completed prior to works commencing after Easter, in the new financial year.

Recommendation

That the remaining budget scheduled for year 2018/19 of £48,000 to complete communal electrical upgrade and improvement works in the Senior Living Scheme at Moat Lodge, Cranleigh is rescheduled into the financial year 2019/20.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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