

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE (ACTING AS TRUSTEE of JOSEPH EWART BEQUEST)**

**TUESDAY 5 APRIL 2022**

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**Title:**

**FUNDING REQUEST - REPLACEMENT OF TIMBER AND GLAZED PORCHES AT  
COLLEGE GARDENS FARNHAM**

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**Portfolio Holder:** Cllr Paul Rivers, Portfolio Holder for Housing

**Head of Service:** Mr Hugh Wagstaff, Head of Housing Operations

**Key decision:** No

**Access:** Public

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**1. Purpose and summary**

- 1.1 The purpose of this report is to seek approval from the Joseph Ewart Bequest Trust to request additional funding to cover the replacement of five external timber and glazed porches and associated roofing line works at the wider properties College Gardens, Farnham.
- 1.2 There are 5 external timber and glazed porches on brick low level walls and tiled roofs to the College Garden Bungalows. The timber elements to all 5 porches are in very poor condition, having been previously repaired numerous times and now are deemed beyond reasonable and economic repair. Therefore, it is recommended to replace the timber structures and glazed elements.

**2. Recommendation**

It is recommended that the Executive acting as Trustee of the Joseph Ewart Bequest:

- Give approval to progressing and completing the works at College Gardens, Farnham at a total budget of £60,000 funded from the trusts unrestricted funds.

**3. Reason for the recommendation**

The reason for this request is to ensure the homes in College Gardens meet decent homes standard with regular investment to ensure they provide safe and secure homes for the residents that live there.

#### **4. Background**

- 4.1 Waverley Borough Council is the sole trustee of the Joseph Ewart Bequest, a registered charity with the objective of providing small bungalow cottages suitable as homes for the elderly people with limited financial resources who have lived in the former Farnham Urban District area for at least five years. The charity owns 19 properties for elderly people in Farnham, including 16 bungalows at College Gardens and three bungalows at Arthur Road, Farnham
- 4.2 The unrestricted funds which are available to the trustees for the general purposes of the charity as set out in its governing document, with approval from the Charities Commission, are currently more than £1m.
- 4.3 Request for additional funding to replace 5 external timber and glazed porches and further planned works to the remaining 19 properties (in College Gardens) to make roofline, roofing and guttering repairs. It is anticipated that works will cost £60,000
- 4.4 Survey work will need to be commissioned to understand what timber has been used and what timber is appropriate going forward, as well as developing a solution to ensure the replacements can be made safely without disturbing the brick low level walls and canopy roof covering.
- 4.4 Associated works will also be required to be completed including clearing of the Finlock gutters, any repairs/replacement to the gutters, roofing repairs to several the bungalows where tiles have slipped, broken and major moss removal.
- 4.5 Costs are expected to be in approximately £60,000

#### **5. Relationship to the Corporate Strategy and Service Plan**

- 5.1 This links to the Corporate Strategy and Service Plan as far as:  
It will enable the Council to optimise the availability of housing that meets the needs of local people at all income levels and which is sustainable and energy efficient.

- 5.2 Furthermore, the procurement of this contract will enable the Council to ensure our tenants have a safe, warm, high quality, energy efficient and affordable home.

## **6. Implications of decision**

### **6.1 Resource (Finance, procurement, staffing, IT)**

Finance views have been sought:

Ewart Trust balances held within unallocated unrestricted funds currently total £1.25m. The reserves policy for the Ewart trust requires a minimum balance of £105,000 to be held. Therefore, there are sufficient funds available to undertake this work within the trusts balances.

### **6.2 Risk management**

There are very minimal risk management considerations by undertaking this work, it will be carried out by the Planned Works Team in Housing and resource has been allocated. Contractors will have to be procured to complete the works and whilst market costs are escalating this has been considered and incorporated into the funding request.

### **6.3 Legal**

Council has previously given authority for the Executive to act as Trustee in relation to matters such as that covered in this report. There are no direct legal implications arising from this report.

### **6.4 Equality, diversity and inclusion**

“There are no direct equality, diversity or inclusion implications in this report. Equality impact assessments are carried out when necessary across the council to ensure service delivery meets the requirements of the Public Sector Equality Duty under the Equality Act 2010.”

### **6.5 Climate emergency declaration**

By ensuring an appropriate survey is undertaken works and materials will be utilised to ensure that the most sustainable options are utilised and contractors will be expected to recycle or reuse materials on site

## **7. Governance journey**

- 7.1 The report has been presented to Executive Briefing on 22 March 2022 prior to Executive on 5 April 2022

### **Annexes:**

NA

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### **Background Papers**

There are / are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

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### **CONTACT OFFICER:**

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Agreed and signed off by:

Legal Services: date: 4 March 2022 (Daniel Bainbridge)

Head of Finance: 22 February 2022 (Rosie Plaistowe)

Strategic Director: date

Portfolio Holder: date