

## London Borough of Hammersmith and Fulham Record of Officer/Cabinet Member Decision

The Decision below is subject to call-in which expires on: 24<sup>th</sup> July 2025

- Draft Decision List published on: 21<sup>st</sup> July 2025
- Confirmed Decision List published on: 24<sup>th</sup> July 2025

1. **TITLE:** Appointment of a replacement contractor to complete works to Linacre Court W6

2. **DECISION MADE BY:** Executive Director of Finance and Corporate Services

3. **DECISION:**

1. To agree that Appendix 1 is not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
2. That the Executive Director for Finance and Corporate Services, in consultation with the Cabinet Member for Housing and Homelessness, approves the award of a contract to Greyline Group Ltd. in the sum of £438,013.09. The works have a 20 week programme and are expected to start during August 2025 and complete during December 2025.
3. That the Executive Director for Finance and Corporate Services, in consultation with the Cabinet Member for Housing and Homelessness, approves the contingency sum detailed in exempt Appendix 1 to deal with any unforeseen matters that may arise.

4. **REASON FOR DECISION:**

1. This award report is submitted for approval by the Cabinet Member, in accordance with paragraph 18 of the CSOs.
2. A decision is required to progress the appointment of a contractor to complete the outstanding works and bring an important asset into use.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

1. In October 2023 the Cabinet Member for Housing and Homelessness approved the appointment of Breyer Group plc (Breyer) via Lot 1b (Major Refurbishment over £1m) of the South East Consortium Internal and External Works Framework (the "Framework"), to undertake major refurbishment works to 1-69 Linacre Court W6. The works comprise major refurbishment of the residential tower block and the construction of a new community centre on adjacent land. The contract started in January 2024.
2. On 1 April 2025 Breyer filed a notice of appointment of an administrator due to

financial difficulties. Breyer therefore ceased trading as of this date and works on Linacre Court stopped.

3. The works to the tower block are substantially complete with isolated snagging and minor redecorations outstanding. The community hall building has been constructed with minor items of work pending to the roof and windows.
4. However, the internal works have been limited with progress needed for mechanical and electrical services, heating system, kitchen facilities, WC, and finishes to walls and floors. External landscaping works to bring the new community centre into use are scheduled for the end of the programme.
5. It is in the interests of the Council and residents to appoint a contractor to complete the works as quickly as possible and officers have taken steps to progress this in a compliant manner.
6. A waiver of the CSOs necessitating a competitive process has been approved on the grounds that the contract is for works that are required in circumstances of extreme urgency that could not reasonably have been foreseen.
7. Greyline Group Ltd. is currently working on void properties in the borough and have previously successfully delivered various insurance-related projects to a high standard. Greyline Group Ltd. met with officers at Linacre Court on 30 April 2025 to review the site and better understand the Council's requirements, not only in relation to the outstanding works but also assuming responsibility for the defects liability period on works already completed.

6. **CONFLICTS OF INTEREST AND DISPENSATIONS GRANTED:**

None.

Date of Decision
21 July 2025