



London Borough of Hammersmith & Fulham

# Cabinet

5 SEPTEMBER 2011

**CABINET MEMBER  
FOR HOUSING**

*Councillor Andrew  
Johnson*

**PROJECT: 302 FULHAM PALACE ROAD,  
LONDON SW6. WORKS: EXTERNAL AND  
COMMUNAL REPAIRS AND REDECORATIONS.**

**Ward:  
Palace  
Riverside**

It is proposed to carry out external and communal repairs & redecorations to 302 Fulham Palace Road SW6, including repair and replacement of windows, repairs to guttering and drainage, upgrading of entrance doors, providing a fire barrier in the loft space, and renewal of the communal electrical installation.

A separate report on the exempt part of the agenda provides confidential information regarding the financial aspects, tendering process and leaseholder service charging for this contract.

**CONTRIBUTORS:**

ENV(BPM)  
HRD  
FCS  
FCSLs

**Recommendations:**

- 1. That the lowest tender submitted by Bell Decorating & Building Limited be accepted.**
- 2. To note that the contract is expected to start on 10 October 2011 for a period of 14 weeks.**

**HAS A EIA BEEN  
COMPLETED?  
YES**

**HAS THE REPORT  
CONTENT BEEN RISK  
ASSESSED?  
YES**

## **1. BACKGROUND**

- 1.1 The proposed works form part of the Housing & Regeneration 2010/11 – 2012/13 Capital Programmes for which the Cabinet Member for Housing has responsibility.
- 1.2 These works need to be undertaken to maintain a satisfactory standard to the external fabric and communal parts of the building and to ensure they remain in good decorative order.

## **2. BRIEF DETAILS OF THE WORKS**

- 2.1 The proposed works consist of external and communal repairs and redecorations, including repair and replacement of windows, repairs to guttering and drainage, upgrading of the doors in the entrance hall to comply with current regulations, providing access to and a fire barrier within the loft space, and renewal of the landlord's lighting and incoming lateral mains to each of the four flats.

## **3. COMMENTS OF THE DIRECTOR OF HOUSING & REGENERATION**

- 3.1 Consultation meetings have provided an opportunity for officers to explain the works, as well as the proposed location of the contractor's welfare and storage facilities and for residents to ask questions about the project. Further consultation to take place will include the issuing of statutory leaseholder notices (Section 20) on 8th July 2011, which will expire 8th August 2011. During that time, a residents' meeting will take place with all leaseholders to raise issues concerning the works and for all residents to have the opportunity to meet the contractor and ask questions about the works and the programme. During the progress of the contract on site there will be regular resident drop-in surgeries with the contractors to discuss any issues that may arise from the works.
- 3.2 Expenditure on this project will be charged to Cost Centre CYC001 and Project Code CHRA0041.

## **4. PROGRAMME OF WORK**

- 4.1 The anticipated programme of work is as follows:

	Date:	
Cabinet	5 <sup>th</sup> September	2011
Issue Section 20 Notices:	8 <sup>th</sup> July	2011
Section 20 Notices Expire	8 <sup>th</sup> August	2011
Issue Letter of Acceptance:	12 <sup>th</sup> September	2011
Proposed Start on Site:	10 <sup>th</sup> October	2011
Anticipated Completion:	13 <sup>th</sup> January	2012

**5. COMMENTS OF THE ASSISTANT DIRECTOR FOR PROCUREMENT & IT STRATEGY.**

5.1 The AD supports the recommendation contained in the report. The tender list was generated by using the Constructionline database which is in accordance with the Council's Contract Standing Orders.

**6. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)**

6.1 The AD (Legal and Democratic Services) supports the recommendation in this report

**7. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES**

7.1 These are in the separate report on the exempt Cabinet agenda.

**LOCAL GOVERNMENT ACT 2000**  
**BACKGROUND PAPERS**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
1.	Procurement details, correspondence, Project file	Roberto H Rosales Ext. 4828	BPM/ENV, 6 <sup>th</sup> floor Hammersmith Town Hall Extension, Hammersmith W6 9JU
2.	Project development	Jodie Reddick Ext. 3830	Housing & Regeneration 3 <sup>rd</sup> Floor Hammersmith Town Hall Extension W6 9JU

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PROCON NUMBER: 591158

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