

SUMMARY OF URGENT DECISIONS TAKEN BY THE LEADER REPORTED TO CABINET FOR INFORMATION

The following reports were considered in accordance with paragraph 1.21 of the Leader's Portfolio.

ITEM

14.1 BARCLAY HOUSE – DILAPIDATIONS CLAIM

The Council occupies Barclay House under a lease which expires on the 28th September 2011. The landlord has served upon the Council a schedule of dilapidations claiming £479,313.98 exclusive of VAT. Authority is sought to carry out works in the amount of £127,000 plus VAT to part of the property in order to mitigate the landlords claim and to provide the council with a defence strategy should this matter go to litigation.

Due to the tight timescales, authority is also sought to procure the works via the Council's consultants, Jones Lang Lasalle (JLL) and authority is sought to obtain a waiver from the provisions of Contract Standing Orders.

Reasons for Urgency:

The Council has been unable to reach a amicable settlement with the landlord and has been advised by its consultants to carry out the proposed works prior to the lease expiry date which is in four weeks time. It is estimated that the works themselves may take four weeks and it is therefore imperative that authority be granted as soon as possible

Decision taken by the Leader on: 31 August 2011

Recommendations:

- 1. That approval is given to commission works to Barclay House at a total cost of £127,000 plus VAT via the Council's external consultants Jones Lang Lasalle (JLL) as set out in clause 2 of this report.**
- 2. That approval be granted for a waiver from the provisions of the Council's Contract Standing Orders.**

Ward: Town

14.2 REPAIRS SETTLEMENT RELATING TO NOTTING HILL HOUSING TRUST LEASED PROPERTIES

Seeking approval to a payment to Notting Hill housing Trust regarding repairs to leased properties.

Reasons for Urgency:

On 3rd May 2011, the Leader approved a report to effect the hand-back of leased properties to Notting Hill Housing Trust.

However, the date of hand-back of the properties precluded the Council from carrying out the required repairs, primarily ensuring voids were in a fit condition for letting. On legal advice, a cash settlement of £100,000 in respect of outstanding repairs is due to Notting Hill Housing Trust.

Decision taken by the Leader on: 8 September 2011

Recommendation:

That approval is given to make a payment to Notting Hill Housing Trust in respect of repairs outstanding in the 102 leased properties at a total cost of £100,000, as set out in para. 2.2 of the report, funded by the maintenance budget within the Housing Revenue Account.

Wards:All