

Heather House

Final Decision-Maker	Communities, Housing and Environment Committee
Lead Head of Service/Lead Director	Georgia Hawkes, Head of Commissioning and Business Improvement
Lead Officer and Report Author	Lucy Stroud, Corporate Property Manager
Classification	Public, with exempt appendix. 3 = Information relating to the financial or business affairs of any particular person (including the authority holding that information) <u>Public Interest Test</u> It is in the public interest that this report be taken in private because it relates to commercially and financially sensitive information.
Wards affected	Parkwood Ward

Executive Summary

Faithorn Farrell Timms LLP were instructed to carry out a Condition Survey at Heather House Community Centre. The instruction was to assess the current condition of the property and provide a 15 year maintenance plan with costs for planned maintenance requirements. The survey is presented in the report attached at Exempt Appendix A.

This report makes the following recommendations to this Committee:

1. That the Condition Survey report prepared by Faithorn Farrell Timms LLP, as detailed in Exempt Appendix 1, be noted.
2. That a further report is submitted to the Committee in December 2018 outlining redevelopment options.

Timetable	
<i>Meeting</i>	<i>Date</i>
Communities, Housing and Environment Committee	16 th October 2018

Heather House

1. INTRODUCTION AND BACKGROUND

- 1.1 A report was taken to Communities, Housing and Environment Committee earlier in the year that made a recommendation to keep Heather House open unless significant deterioration of the building required the situation to be reviewed. The Committee raised concerns that a survey of the building had not been carried out, and this was necessary in order to ensure the safety of the building users.
 - 1.2 Faithorn Farrell Timms LLP were instructed to carry out a Condition Survey to assess the building and estimate costs of keeping the building open for the next 15 years.
 - 1.3 The report by FFT describes Heather House as in a 'fair condition' for its age, but has identified the roof as being beyond economic repair. There are other components that are recommended for replacement within the next 12 months, and they include external cladding, doors and windows. To carry out all the works that have been recommended within the next 12 months would have an estimated cost of £395,386.
 - 1.4 To keep Heather House open for the next 5 years, FFT have estimated there are works needed that would have an estimated cost of £616,815.
 - 1.5 To keep Heather House open for the next 10 years, FFT have estimated the cost to be £709,649.
 - 1.6 To keep Heather House open for the next 15 years, FFT have estimated the cost to be £765,148.
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2. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 2.1 This report is for noting only. A subsequent report, outlining redevelopment options, will be submitted to the Committee in December 2018.
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3. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 3.1 Previously, Communities, Housing and Environment Committee made the decision that Heather House should remain open, but requested further information on the condition of the building. That information is now attached as a report from Faithorn Farrell Timms LLP in Exempt Appendix 1.
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4. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	No implications.	Democratic Services Officer
Risk Management	No implications.	Democratic Services Officer
Financial	No implications.	Democratic Services Officer
Staffing	No implications.	Democratic Services Officer
Legal	No implications.	Democratic Services Officer
Privacy and Data Protection	No implications.	Democratic Services Officer
Equalities	No implications.	Democratic Services Officer
Procurement	No implications.	Democratic Services Officer

5. REPORT APPENDICES

- Exempt Appendix 1: Heather House