

18/23

ODR No.: TO BE COMPLETED BY DST



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Regeneration & Neighbourhoods Directorate
Division:	Asset Management Section
Date of Decision / Issue of Licence:	26 <sup>th</sup> September 2018
Officer Making Decision:	Tim Wynn (Strategic Asset Manager)
Subject / Description & Reason for Decision:	<p>Property – Podium area at Middleton Grange Shopping Centre</p> <p>The Podium area at Middleton Grange Shopping Centre fronting on to Victory Square sits across the boundary between land owned by Mars Pension Trustees Ltd by virtue of their long leasehold interest from the Council and land owned by the Council. For some years there has been a water ingress problem whereby rainwater penetrated and percolated through the podium and into unit 93A (formerly the Argos unit). This was due to a combination of inadequate design of the podium and deterioration of the waterproofing.</p> <p>Earlier this year it was agreed that in recognition of the fact that it is partly the Council's responsibility, the Council would pay £20,000 towards the cost totalling £57,336.22 of taking up and relaying part of the podium (up to the Aco drain running down the centre of the podium) with a new Sika waterproof membrane. The works were arranged by the centre's managing agents JLL. In July the contractor began work but on completion of the removal of the paving and substrate as far as the drain, it became apparent that it would be impossible to complete the work satisfactorily without removing the rest of the paving and substrate. This is because neither the contractor nor Sika will guarantee the waterproof joint that would be necessary between the old waterproofing and the new below the Aco drain.</p> <p>An inspection of the podium was carried out by the Council's Principal Estates Surveyor and one of the Council's engineers and after some discussion with the contractor, centre management and JLL it was agreed that it would both be very</p>

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difficult to obtain a satisfactory waterproof joint as required by the original specification and in any event a fall is required across the podium as otherwise water will continue to pool in the substrate and this will lead to further water ingress. It has therefore been agreed that the specification for the works will be amended so that the whole podium is taken up and re-laid with a fall draining to weepholes in the brickwork. The additional cost of this work is £32,688.50 plus VAT. JLL on behalf of Mars are seeking a total of £40,000 (i.e. the original £20,000 plus a further £20,000) towards the works. As originally agreed the cost will be deducted from the quarterly ground rent payment made to the Council.

The Council's quantity Surveyors have examined the quote for the work and are satisfied it is reasonable for the work and materials involved.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

The Director of Regeneration and Neighbourhoods has delegated powers for a variety of transactions within a prescribed threshold which is currently £30,000 in capital value and £12,000 in rental value. The powers are to approve land and property disposals, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within the prescribed thresholds as approved by the Council.

Delegated Powers Authority was approved at Finance & Policy Committee on 18 July 2012

Alternative Options Considered & Rejected:

Consideration was given to procuring the works directly but rejected as it is a specialist area of work, it is unlikely any saving would be made and the centre's contractor is already on site and has carried out part of the original contract work. It would also be necessary to agree the appointment of any other contractor with the centre.

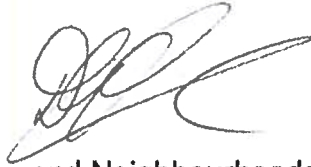
Any Declared Register of Interest

No

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**OFFICER WITH THE DELEGATION**

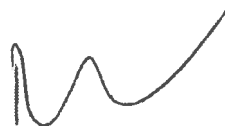
**NAME** Denise Ogden



**POST TITLE** Director of Regeneration and Neighbourhoods

**IN CONSULTATION WITH**

**NAME** Tim Wynn



**POST TITLE** Strategic Asset Manager

