Birmingham City Council
Report to Cabinet
26 April 2022

Subject:	Replacement of Quinborne Community Centre Roof
Report of:	Rob James, Managing Director City Operations Directorate
Relevant Cabinet Member:	Councillor Shabrana Hussain, Homes and Neighbourhoods
	Councillor Tristan Chatfield, Finance and Resources
Relevant O &S Chair(s):	Councillor Kate Booth, Housing and Neighbourhoods
	Councillor Mohammed Aikhlaq, Resources
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Are specific wards affected? If yes, name(s) of ward(s): Quinton	☒ Yes	☐ No – All wards affected
Is this a key decision? If relevant, add Forward Plan Reference: 009909/2022	☐ Yes	☒ No
Is the decision eligible for call-in?	☒ Yes	☐ No
Does the report contain confidential or exempt information? If relevant, provide exempt information paragraph number or reason if confidential :	☐ Yes	☒ No

1 Executive Summary

1.1 The purpose of this report is to seek approval to prudential borrowing in order to fund a project to replace the roof area above Quinborne Community Centre, as set out in the Full Business Case attached at Appendix 1.

2 Recommendations

That Cabinet :

2.1 Approves the Full Business Case (FBC) in Appendix 1 for the replacement of the flat roof areas at Quinborne Community Centre at an estimated capital cost £323,358 inclusive of works, fees and contingencies.

2.2 Authorises the Director of Council Management to set aside a capital sum of £323,358 from service prudential borrowing towards the roof replacement at Quinborne Community Centre. The capital repayment and interest cost over the 20 year period is £20,449 per annum which will be contained within the service revenue budget.

2.3 Authorises the Acting City Solicitor and Monitoring Officer to negotiate, execute and complete all necessary documents to give effect to the above recommendations.

3 Background

3.1 Quinborne Community Centre, located on Ridgacre Road in Quinton, is owned by the Council but is leased to a community association of the same name ("the Lessee") for a period of 25 years (until 2033) on a historic grant-for-rent lease arrangement. The building is a large community facility with multiple groups and activities operating on site and is attached to a BCC Library (with shared access).

3.2 The roof above the Community Centre part of the building has failed allowing significant water ingress, and an inspection concluded that it is no longer repairable and needs to be replaced. Responsibility for the maintenance of the internal fabric of the building, statutory testing, and upkeep of the grounds lies with the Quinborne Community Association but the terms of the lease mean that liability for structural repairs and the roof remain with the Council.

3.3 The roof defects continue to worsen with each weather event and if the situation is not addressed the structural damage and repair costs will only escalate further and this will be exacerbated by the current level of inflation in the construction industry.

3.4 Due to the urgency of the situation the project has moved straight to Full Business Case, supported by an Options Appraisal.

4 Options considered and Recommended Proposal

A full options appraisal has been appended to this report (Appendix 1 A).

4.1 **Option 1 – Full Replacement of Flat Roofs, including thermal insulation**

Recommended option in order to make the building watertight, protect a Council asset, allow the local community to continue to access services and facilities, and discharge the Council's legal responsibility as Landlord. The project does not include any works to the adjoining area above the Library which is managed by Children's Services.

4.2 **Option 2 – Patch Repairs**

The professional advice received from the surveyor is that the roof is beyond economic repair and is in places too dangerous to access therefore this is not a viable option.

4.3 **Option 3 – Do Nothing**

This would result in the progressive deterioration of a BCC asset, the loss of a community amenity, and a potential breach of landlord legal responsibilities by the Council of the Lease.

5 Consultation

5.1 The Quinton Ward Councillors have been consulted and are fully supportive of the proposal.

5.2 The Quinborne Community Association who lease the property from the Council have been consulted and are very eager to see the roof replacement proceed.

5.3 The FBC has been presented to Capital Board on 04.03,22 and the proposal was supported.

6 Risk Management

A risk register is included in the FBC (Appendix 1). The main risks identified are :

6.1 Unforeseen additional works may arise in course of refurbishment creating an additional funding requirement

Mitigation: Comprehensive surveys have been carried out. All known risks have been evaluated, and a contingency sum allocated to mitigate overall project risk.

6.2 Work not completed on time

Mitigation: The contractor will work to an agreed programme of scheduled activities that will be reviewed at each progress meeting. Slippage of activities will be highlighted at an early stage and activities rescheduled/adjusted to mitigate any delays.

7 Compliance Issues:

7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

The proposal supports the Birmingham City Council Plan 2018-2022 (as updated in 2019) by contributing to the Council's Key Priorities, specifically :

7.1.1 Priority 1 Birmingham is an entrepreneurial city to learn, work and invest in;

The Centre hosts a nursery facility which supports parents to access employment and training opportunities.

7.1.2 Priority 2 Birmingham is an aspirational city to grow up in;

In addition to the nursery, the Centre hosts a youth club and a variety of other activities for children and young people. The nursery helps develop younger children's social skills and abilities, enabling them to be more ready to start school. Activities such as street dance and youth club give young people the chance to meet new friends and develop life skills which assists their personal development, supports their wellbeing and enables them to take advantage of future learning and job opportunities**.**

7.1.3 Priority 3 Birmingham is a fulfilling city to age well in;

The Centre is a local hub for the community and residents of all ages but runs activities specifically aimed at older citizens such as Tai Chi, Digital Learning, mental health support, and a Dementia Café. These opportunities help break down social isolation, encourage residents to feel part of the community and enable them to remain physically active and mentally alert.

7.1.4 Priority 4 Birmingham is a great clean and green city to live in;

The Quinborne Community Centre is part of the network of hubs across the City that serve a vital function in communities, giving people an opportunity to have fun, socialise, learn, exercise and access key support services. Community and voluntary groups do incredible work to bring people together and to support individuals in difficult circumstances. Post pandemic, this support has assumed an even greater significance and facilities such as Quinborne are key to community recovery.

7.1.5 Priority 6 Birmingham is a city that takes a leading role in tackling climate change;

Replacing the roof and improving the insulation will make the building more energy efficient and reduce carbon emissions. Once the roof has been replaced, the Community Association intends to explore fitting solar panels to generate electricity from a renewable source further reducing the carbon impact in line with the Council's ambition for the City to become carbon neutral.

7.1.6 The proposal also supports the **Property Strategy 2018/19 – 2023/24** by putting forward a solution whereby, with the support of a partner organisation, an existing building can be improved

7.2 Legal Implications

7.2.1 Under S.2 Local Government Act 2000 the Council is empowered to anything which it considers is likely to further the social wellbeing of its area.

7.2.2 Quinborne Community Centre is owned by the Council and it is leased to the Lessee for a period of 25 years (until 2033) on a historic grant-for-rent lease arrangement. The Council's obligations under the Landlord covenant of the lease under clause 5.4 stipulate the repair obligation to fix the roof and any structural maintenance.

7.2.3 Responsibility for the maintenance of the internal fabric of the building, statutory testing, and upkeep of the grounds lies with the Lessee but the express terms of the lease mean that legal maintenance obligations for structural repairs and the roof remain with the Council (under clause 5.4).

7.2.4 Part D (2.1) of the Council's Constitution requires that all new capital projects of more than £200,000 must be approved by Cabinet.

7.3 Financial Implications

Approval is sought to fund the project through capital borrowing of £323,358 with an annual repayment cost of £20,449 which can be met by the service from its prudential borrowing revenue budget allocation for 2022/23 onwards. Prudential borrowing costs (capital repayment and interest) are for a period of 20 years commencing 2023/24 and will amount to £409,980 in total.

7.4 Procurement Implications (if required)

There are no procurement implications with the recommendations of this report. The procurement strategy for the works to undertake a further competition exercise using Acivico Ltd's Constructing West Midlands Building Fabric Framework Agreement was approved in the Planned Procurement Activities report to Cabinet dated 22nd March 2022

7.5 Human Resources Implications (if required)

There are no direct human resource implications.

7.5 Public Sector Equality Duty

The Centre is managed by an external party and therefore there is no requirement to undertake an Equalities Impact Assessment for this project. However, the maintenance or an existing facility would have no specific impact on individuals with protected characteristics.

8 Background Documents

8.1 None

List of appendices accompanying this report:

Appendix 1 Full Business Case
Appendix 1 A Options Appraisal
Appendix 2 Consultation Matrix
Appendix 3 Environmental & Sustainability Assessment