



INDIVIDUAL CABINET MEMBER AND OFFICER DELEGATED DECISIONS

MONDAY, 15 OCTOBER 2012

Please find enclosed Decision Notices in connection with the following:

1. Former Shell/ICI Site, Middleton (Pages 1 - 7)
2. Renew Air Conditioning Units to Lancaster Town Hall offices, G1, G29, G31 and B9 (Pages 8 - 9)

Please note that these are subject to call-in.

Queries regarding these documents

Please contact Liz Bateson, Democratic Services - telephone 01524 582047, or e-mail ebateson@lancaster.gov.uk.

Democratic Services,
Town Hall,
Dalton Square,
Lancaster LA1 1PJ

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Promoting City, Coast & Countryside

**EXECUTIVE DECISIONS TAKEN BY CABINET PORTFOLIO HOLDER OR DELEGATED OFFICER
NOTICE OF DECISION**

THIS SECTION TO BE COMPLETED BY THE PORTFOLIO HOLDER AND CONTACT OFFICER

TITLE OF DECISION: FORMER SHELL/ICI SITE, MIDDLETON			
NAME OF DECISION TAKER:	Councillor Hamilton Cox		
POSITION AND RESPONSIBILITY HELD:	CABINET MEMBER WITH RESPONSIBILITY FOR PROPERTY		
CONTACT OFFICER:	JULIA GREENWOOD		
TELEPHONE:	582507		
E-MAIL:	jgreenwood@lancaster.gov.uk		
Details of Decision:			
<p>(1) That the principle of entering into an Option to Lease agreement (and subsequent lease if the option is exercised) for part of the land at the former Shell ICI site be agreed, to enable a renewable energy company to enter the land to commence site investigations to locate a wind turbine.</p> <p>(2) That the Head of Resources and Head of Governance be authorised to agree the terms of the option agreement, lease and project agreement for the wind turbine.</p>			
Reasons for the decision:			
<p>The decision will allow a private sector company to provide renewable energy from the Former Shell ICI site which meets with the Council's aims for the site, the Council's Corporate objectives as well as provide an opportunity to receive an annual revenue income from the site.</p>			
IS THE DECISION URGENT			
No			
<p>I CONFIRM THAT I HAVE BEEN CONSULTED ON THE ABOVE DECISION AND THAT IT IS URGENT AND REASONABLE IN ALL THE CIRCUMSTANCES. (IN ACCORDANCE WITH SECTION 17 OF THE OVERVIEW & SCRUTINY PROCEDURE RULES)</p> <p>SIGNATURE OF THE OVERVIEW & SCRUTINY CHAIRMAN:</p>			
<p>I confirm that I have taken account of the options proposed by officers, the various implications set out in the report and the comments of the Monitoring and Section 151 Officers and am authorising the decision as set out above.</p>			
SIGNATURE OF DECISION TAKER:	Cllr Hamilton-Cox		
DATE:	15.10.12		
<i>THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES</i>			REF NO.
			ICMD5
DATE DECISION TAKEN:	15.10.12	DATE RECEIVED BY DEMOCRATIC SERVICES:	15.10.12
DATE DECISION PUBLISHED:	15.10.12	IMPLEMENTATION DATE (publication day + 5 working days):	23.10.12

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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LANCASTER CITY COUNCIL

Promoting City, Coast & Countryside

EXECUTIVE DECISIONS TAKEN BY CABINET PORTFOLIO HOLDER OR DELEGATED OFFICER NOTICE OF DECISION

THIS SECTION TO BE COMPLETED BY THE PORTFOLIO HOLDER AND CONTACT OFFICER

TITLE OF DECISION:	
RENEWAL OF AIR CONDITIONING UNITS TO LANCASTER TOWN HALL OFFICES – G1, G29, G31 AND B9	
NAME OF DECISION TAKER:	MARK CULLINAN
POSITION AND RESPONSIBILITY HELD:	CHIEF EXECUTIVE
CONTACT OFFICER:	GEOFF JACKSON
TELEPHONE:	01524 582083
E-MAIL:	gjackson@lancaster.gov.uk
Details of Decision:	
<p>To appoint Lancashire County Council as Design Service Engineers, Main Contractor supervisors, CDM co-ordinator and CPL Building Services as the main partnering contractor to complete the air conditioning project in G1, G29, G31 and B9 offices at Lancaster Town Hall to the agreed maximum price.</p>	
Reasons for the decision:	
<p>As part of the boiler replacement works to Lancaster Town Hall a number of problems were identified with the Air conditioning units to the ground floor offices and basement offices, Financial Services - Legal Services and Revenues & Benefits. The systems are over 15 years old and obsolete which makes maintenance and the sourcing of spare parts difficult and expensive. A number of units are not working which puts additional strain on those units which are working. The offices which require immediate attention are located on the Ground floor to the front and side of the building with noisy traffic, so clean air can not be obtained through opening windows. The Air Conditioning units serving rooms G1, G29 - G31 and B9 uses R22 refrigerant. Virgin installation of R22 is now prohibited and use of reclaimed R22 will also be prohibited by 2015. This means that any repair work involving de-gassing of the system in 2015 will take the air conditioning to these offices permanently out of use. It was therefore recommended that a planned replacement programme for these units be put into place as soon as possible. As part of the initial air conditioning survey the removal of asbestos material to the value of £15,000 was identified within the ceiling void to the basement offices. Should the above air conditioning project not be approved the asbestos removal would still need to take place, this will be funded from the Repairs & Maintenance.</p> <p>Lancaster City Council and Lancashire County council have recently entered into a collaborative agreement; the principles of the agreement are in pursuit of objectives in the public interest and with a view to securing economic, social and environmental well being. Lancashire County Council will engage with their preferred supplier through their framework contract. Lancaster City Council will use the expertise of the County Council officers; the use of the framework supplier eliminates the need to tender the works saving resources. If the decision was not approved the use of the Counties preferred framework supplier could not be used.</p> <p>Lancashire County Council have therefore submitted their chosen partnering contractors (CPL Building Services) Agreed Maximum Price (AMP), this included asbestos removal to the ceiling void in the Revenues Office.</p> <p>Failure to agree this decision notice to the contract procedure rules undermines the principles and aims of the collaborative agreement. Project start date has been set for 29th October 2012.</p>	

IS THE DECISION URGENT			
No			
I CONFIRM THAT I HAVE BEEN CONSULTED ON THE ABOVE DECISION AND THAT IT IS URGENT AND REASONABLE IN ALL THE CIRCUMSTANCES. (IN ACCORDANCE WITH SECTION 17 OF THE OVERVIEW & SCRUTINY PROCEDURE RULES)			
SIGNATURE OF THE OVERVIEW & SCRUTINY CHAIRMAN:			
SIGNATURE OF DECISION TAKER:		MARK CULLINAN	
DATE:		11.10.12	
<i>THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES</i>			REF NO.
			ODD3
DATE DECISION TAKEN:	11.10.12	DATE RECEIVED BY DEMOCRATIC SERVICES:	12.10.12
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