



URGENT BUSINESS

THURSDAY, 5 JUNE 2025

Please find enclosed Urgent Business Notice in connection with the following:

UB138 BRIDGE HOUSE - REMEDIATION OF DEFECTIVE RENDER (Pages 2 - 3)

In accordance with the Constitution (Delegations to the Chief Executive) Matters of Urgency the Chief Executive has consulted with the Leader, Deputy Leader and the Chair of Overview & Scrutiny with regard to authorising action reasonably necessary to protect the health, safety or welfare of individuals or the safety of property. Call-in has been waived on this decision which has been implemented with immediate effect.

Queries regarding these documents

Please contact Liz Bateson - Democratic Support - telephone 01524 582047, or email: ebateson@lancaster.gov.uk.

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

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**EXECUTIVE DECISIONS TAKEN BY DELEGATED OFFICER
 NOTICE OF DECISION**

TITLE OF DECISION:	
BRIDGE HOUSE, REMEDIATION OF DEFECTIVE RENDER	
NAME OF DECISION TAKER:	MARK DAVIES
POSITION AND RESPONSIBILITY HELD:	CHIEF EXECUTIVE
CONTACT OFFICER:	JO WILKINSON – CHIEF OFFICER HOUSING & PROPERTY
TELEPHONE:	01524 582762
E-MAIL:	jwilkinson@lancaster.gov.uk
Details of Decision: Pursuant to the urgency provisions contained within the Constitution to authorise the procurement of a contractor to carry out urgent works on Bridge House, Lancaster (option 2 below)	
Reasons for the decision: The Chief Executive is empowered to authorise any action reasonably necessary to protect the health, safety or welfare of individuals or the safety of property. Defects discovered to the cladding on Bridge House present a serious health and safety risk. Urgent intervention is required Emergency works have been completed to create an exclusion zone and protect the public from any falling debris. Prominent safety signage is in place warning of the danger and to divert pedestrian and traffic and to prevent parking in the immediate dangerous area. A more permanent remediation is required and given the urgency there are only the following 2 realistic options Option 1 – Structural scaffold & cladding removal Option 2 – Telehandler cladding removal Option 2 is the most cost effective solution for these urgent works which are estimated at (£135k) and will come from the Council's HRA Responsive Repairs budget.	
IS THE DECISION URGENT YES ADVICE HAS BEEN TAKEN FROM HEALTH AND SAFETY MANAGER, BUILDING CONTROL AND EXTERNAL ADVISORS THAT THERE IS AN IMMEDIATE RISK TO HEALTH & SAFETY FROM FALLING RENDER.	
I can confirm that this decision is urgent as any delay likely to be caused by the Call-in process would seriously prejudice the Council's or the public's interests and therefore is not subject to Call-in. The Chair of the Overview and Scrutiny Committee has been consulted. I hereby agree both that the decision proposed is reasonable, in all the circumstances, and to it being treated as a matter of urgency.	
SIGNATURE OF DECISION TAKER: 	Mark Davies: Chief Executive



Promoting City, Coast & Countryside

DATE:		4.6.25	
<i>THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES</i>			REF NO.
			UB138
DATE DECISION TAKEN:	4.6.25	DATE RECEIVED BY DEMOCRATIC SERVICES:	4.6.25
DATE DECISION PUBLISHED:	5.6.25	IMPLEMENTATION DATE	Immediate – call-in waived