

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

**SUBJECT: RENOVATION WORKS AT THE PORTMAN CENTRE TO CREATE
 A NEW FAMILY HUB**

Notice is hereby given that , Cabinet Member for Children's Services, Cabinet Member for Finance, Property and Regeneration, has made the following executive decision on the above mentioned subject for the reasons set out below.

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Summary of Decision

Recommendations

That the Cabinet Member for Children's Services and the Cabinet Member for Finance, Property and Regeneration grant approval to enter into a contract for works at Portman Children's Centre with Diamond Build Plc, for the value of £2,262,328.00.

Reasons for Decision

The key reasons and rationale for supporting this decision are as follows:

- 3.1 The tender evaluation report (Gate 3) was presented to the Procurement Assurance Board (PAB) on the 21 January 2020. PAB approved the recommendation of the Bi Borough Executive Director of Children's Services and Executive Director of Finance and Resources to award the contracts to Dimond Build Plc.
- 3.2 The Gate 3 paper and the cost consultant commercial tender review are attached as Appendix D
 - (1) Take the opportunity to remodel and alter the building by creating a fit for purpose family hub achieving the Council's objective
 - (2) The existing building is in need of Health and Safety Works to ensure the staircase serving the building is compliant from a Building Control and Disability Discrimination Act (DDA) perspective
 - (3) The current heating system including boilers and distribution pipework is at the end of its lifespan and requires complete renewal.
- 3.2 The Portman Centre is one of three sites identified to become a family hub. Now that the building has been vacated by the service end users an opportunity has arisen to undertake the heating renewal and remodelling work in one single phase whilst the building is unoccupied. This will enable the work to be undertaken in the most efficient timescale.

- 3.3 The proposed project will create a larger, more welcoming, reception area, a new two-storey extension to the rear of the existing building creating an outside/inside space. The two-storey extension will increase the area of the nursery on the ground floor and provide additional office accommodation and space for general community use on the first floor.
- 3.4 The proposed works will also comprise re-configuring and re-modelling the internal layout of the building creating a better use of space for the community culminating in a new Family Hub. The work will also include installing a new DDA compliant lift, which will extend to the roof terrace, enabling service users with a physical disability to maximise their access to utilising the space.
- 3.5 As stated in item 3.1 the proposed work will include replacing the existing heating system with a far more enhanced system which will produce cost savings on heating bills creating a far more energy efficient building contributing to one of the City for All objectives in creating a greener city.
- 3.6 By undertaking the work included in items 3.1, 3.3 and 3.4, the new Centre will enhance the standard of services that it offers, provide more effective care for families, and create a new Family Service capable of supporting the community in a far more efficient and effective way.

Reasons for Decision

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Publication Date: 06 February 2020

Implementation Date:

Reference: