

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: T284 - PARSONS HOUSE HEATING, HOT WATER AND COMMUNAL DECS

Notice is hereby given that the Cabinet Member for Housing has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That in accordance with Paragraph 3 of schedule 12A to the Local Government Act 1972, this report be exempt from publication in that it contains information relating to the financial or business affairs of any particular person (including the authority holding the information).
2. That the Cabinet Member for Housing approved the award of a contract for the replacement of in flat heating and hot water systems, communal pipework and internal communal redecoration works at Parsons House to T&B (Contractors) Limited (T&B) to the sum as set out in the report, with and an additional contingency sum as specified in the report if necessary.
3. That the Cabinet Member for Housing agreed the total scheme costs inclusive of a contingency sum and management overhead costs as set out in the report.
4. That the Cabinet Member for Housing delegated authority to the CityWest Homes Chief Executive, in conjunction with the Director of Law, to agree any minor amendments to the contract deemed necessary and to conclude the contract accordingly.

Reasons for Decision

1. The replacement domestic heating and hot water units, communal distribution pipework and controls will eliminate or reduce risks to CityWest Homes which would have health and safety and maintenance implications and will also provide operational benefits.
2. These encompass:
 - A reduction in operational running costs compared with the existing system.
 - All of the proposed technical measures will decrease future maintenance liabilities and also reduce the risk of fire and in dwelling legionella.
 - A Net Present Value (NPV) calculation establishes that the proposed design is the most cost effective option for the block over a 30 year period.
 - The provision of in flat heating and hot water controls.
 - Instantaneous hot water for residents.
 - Improved living comfort with the installation of thermostatic radiator valves.
 - A reduction of the block carbon footprint.

**Charlie Parker, Chief Executive,
Westminster City Hall,
64 Victoria Street
LONDON SW1E 6QP**

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Implementation Date: 20 February 2017, 5.00pm

Reference: CMfH/2016-2017/02