

WIRRAL COUNCIL

PENSIONS COMMITTEE

25 JUNE 2012

SUBJECT:	CUNARD BUILDING, LIVERPOOL SECOND FLOOR REFURBISHMENT
WARD/S AFFECTED:	NONE
REPORT OF:	ACTING CHIEF FINANCE OFFICER
RESPONSIBLE PORTFOLIO HOLDER	
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to inform Members of the outcome of the recent tendering exercise in respect of the internal refurbishment works for the Cunard Building, Liverpool which is owned by MPF as part of the direct property investment portfolio. The tendering process was conducted on behalf of MPF by CB Richard Ellis (CBRE).
- 1.2 An exempt report (report from CBRE on the tender process) contains exempt information. This is by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972, i.e. information relating to the financial or business affairs of any particular person (including the authority holding that information).

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Seven small individual offices and one fire exit on the second floor require refurbishing to form serviced office accommodation to take advantage of the current market where demand for larger spaces is limited. The strategy is to capture the smaller business enterprises where short lets are required as and when operations expand.
- 2.2 The works include stripping out and constructing new partitions to create separate offices, complete redecoration, new floor covering, new lighting installation, new IT and data installations together with new office furniture for the show suite.
- 2.3 The tender process was managed by CBRE in accordance with financial guidelines.

3.0 RELEVANT RISKS

- 3.1 Not relevant for this report

4.0 OTHER OPTIONS CONSIDERED

- 4.1 Not relevant for this report

5.0 CONSULTATION

5.1 Not relevant for this report

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 There are no implications arising directly from this report.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

7.1 The costs of the work will be £183,871 excluding VAT

8.0 LEGAL IMPLICATIONS

8.1 There are no implications arising directly from this report.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(b) No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

10.1 There are no carbon usage implications, nor any other relevant environmental issues arising from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 There are no planning or community safety implications arising from this report.

12.0 RECOMMENDATION

12.1 That Members note that the tender by Rotary, in the sum outlined in the exempt report, was accepted under delegation.

13.0 REASON FOR RECOMMENDATION

13.1 The tender recommended is the lowest cost tender.

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APPENDICES

None.

REFERENCE MATERIAL

No reference material used in the production of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Pensions Committee	20 March 2012