

Subject:	2022/23 Building Capital Repairs Contract	Status:	For Publication		
Report to:	Cabinet	Date:	19 th July 2022		
Report of:	Facilities Manager	Portfolio Holder:	Resources		
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/>	Special Urgency	<input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached:	No	
Biodiversity Impact Assessment:	Required:	No	Attached:	No	
Contact Officer:	Lee Childs	Telephone:	01706 252527		
Email:	leechilds@rossendalebc.gov.uk				

1. RECOMMENDATIONS

- 1.1 Cabinet to approve the list of works on the 2022/23 Capital Building Repairs Contract and authorise officers to go out to tender.
- 1.2 Cabinet delegates the appointment of the contractor to the Head of People and Policy in consultation with the Portfolio Holder

2. EXECUTIVE SUMMARY

- 2.1 The purpose of the annual Capital Building Repairs Contract is to keep buildings, structures and other council assets up to a standard of good repair.
- 2.2 The contract allows economies of scale when tendering different works together and avoids individual procurement of separate planned works. This contract also results in keeping reactive repairs down to a minimum and provides for more efficient facilities management with officers having to manage one contractor only instead of multiple contracts.
- 2.3 This contract is not designed to contribute or subsidise other projects and is prepared using the IPF Stock Condition reports.
- 2.4 The three priority criteria the works are -:
 - Health and Safety
 - Wind and Weather Tight
 - Public Facing
- 2.5 The Contract Procedure Rules require Cabinet to approve any contract with an expenditure of over £100k prior to going out to tender.

3. BACKGROUND

- 3.1 This is the sixteenth year of the annual capital building repairs contract where works are identified and carried out having regards to the recommended works from the IPF stock condition reports, the day to day reactive repairs surveys/reports and feedback from officers and building managers.
- 3.2 The proposed works will form the basis of the tender and a specification will be drawn up to precisely detail the Council's requirements. It is officer's opinion that the list of works will be achievable within the stipulated budget envelope but this will be tested in the tender process.

Some minor value engineering may be undertaken without putting the Council at risk of challenge.

4. DETAILS

4.1 As detailed above the proposed works have been selected following consideration of the stock condition surveys and officers working knowledge of council owned assets.

4.2 Works to be considered under the 2022/23 contract are:-

- Whitworth, Rawtenstall & Haslingden Chapels – Carry out roofing works, repairs and painting.
- Haslingden Chapel - Carry out internal decoration.
- The Ashcroft – Carry out roofing works.
- The Adrenaline Centre – Carry out roofing works.
- Marl Pits Pool – Renewal of final exit fire doors.
- Clare House – Carry out external repairs and painting.
- Deed Room – Form new deed room in Futures Park and transfer deeds from Stubbylee.
- Whitworth Museum – Take down chimney and make good roof.
- Whitaker Park Public W/C – Carry out deep clean and internal decorations.
- Whitaker Park Museum – Install new mains electrical distribution boards.
- Rawtenstall Market – Repairs and painting to external cabins.
- Hall Street Car Park – Resurfacing.
- Rochdale Road Car Park – Resurfacing.
- Futures Park Car Park – Reline.
- Mechanics Hall – Install new boiler.
- Futures Park – Install new LED lighting.

4.3 When tendered, the contract will be advertised on the Contracts Finder portal and the Council website. The opportunity will also be brought to attention of known contractors. The tender will be evaluated on the basis of 80% price and 20% quality with 5% each for health and safety, references, social values and insurances.

5. RISK

5.1 If this annual contract does not proceed the council buildings, structures and assets will suffer from deterioration with health and safety implications and increased repair cost when finally addressed.

5.2 The cost of the works far exceeding the cost envelopes. It is not envisaged that this will be the case and internal costs estimates have shown to fall within budget.

5.3 Contractors not being aware of the opportunity. This will be extensively advertised and be published both on the Council's website and the government procurement portal.

6. FINANCE

6.1 It is proposed to fund the projects detailed above from several different schemes :-

2022/23 Capital Building Repairs Budget

2021/22 Futures Park Accommodation Project Slippage

2022/ 23 Car Parks Capital Budget

The new boiler at the mechanics Hall and the Futures Park LED lighting will be funded from external grants where possible and/or the Carbon Reduction Fund Capital Budget subject to

approval by the Executive Member Resources, the Climate Change Member Champion and the S151 Officer.

Clare House Revenue Reserves

- 6.2 Should the budgets not be enough to cover the whole works they will be prioritised to fit within the available budget.

7. LEGAL

- 7.1 The legal implications are covered within the body of the report. A JCT Minor Works Building Contract will be entered into with the successful tenderer once the appointment of the contractor has been approved.

8. POLICY AND EQUALITIES IMPLICATIONS

- 8.1 No policy or equalities implications

9. REASON FOR DECISION

- 9.1 Cabinet to approve the level of works and tender process for the 2022/23 contract to maintain council owned assets ensuring that the same do not suffer from deterioration with health and safety implications and increased repair cost when finally addressed.

Background Papers	
Document	Place of Inspection
Appendix 1 works with budget prices	Confidential – Futures Park