

<b>Subject:</b>	2023/24 Building Capital Repairs Contract	<b>Status:</b>	For Publication
<b>Report to:</b>	Full Council	<b>Date:</b>	28 <sup>th</sup> June 2023
<b>Report of:</b>	Facilities Manager	<b>Lead member:</b>	Resources
<b>Key Decision:</b>	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	<b>General Exception</b>	<input type="checkbox"/> <b>Special Urgency</b> <input type="checkbox"/>
<b>Equality Impact Assessment:</b>	Required:	No	Attached: No
<b>Biodiversity Impact Assessment:</b>	Required:	No	Attached: No
<b>Contact Officer:</b>	Lee Childs	<b>Telephone:</b>	01706 252527
<b>Email:</b>	leechilds@rossendalebc.gov.uk		

## 1. RECOMMENDATION(S)

- 1.1 Full Council to approve the list of works on the 2023/24 Capital Building Repairs Contract and authorise officers to go out to tender.
- 1.2 Full Council delegates the appointment of the contractor to the Head of People and Policy in consultation with the Lead Member.

## 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 Corporate Management Team and Cabinet to approve any contract with an expenditure of over £100k prior to going out to tender. It is however important to tender this contract as soon as possible due to the external works that will be required. It is therefore prudent and expedient for the matter to be considered by Full Council.

## 3. BACKGROUND

- 3.1 This is the seventeenth 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 2023/24 contract are -:

- Henrietta Street Depot – Carry out decorations to staff facilities
- Queen Street – Carry out external repairs and painting
- Adrenaline Centre – Carry out second phase of roofing works over extension.
- Whitworth, Rawtenstall & Haslingden Chapels – Carry out repairs and painting
- Mechanics Hall – Carry out full re-roofing
- The Ashcroft – Carry out roofing works over Town Council reception area.
- Stubblee Hall – Treat dry rot and make good damaged areas

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 could exceed 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

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

2023/24 Capital Building Repairs Budget	100k
2022/23 Capital Building Repairs Slippage	40k
Henrietta Street dedicated capital budget	114k
Queen Street Revenue Reserves	70k

Note: the works for re-roofing the Mechanics Hall will be subject to a 40% contribution for Lancashire County Council.

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

**7. LEGAL**

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**

No policy or equalities implications

**9. REASON FOR DECISION**

To approve the level of works and tender process for the 2023/24 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.

No background documents