

Subject:	Capital Repairs and Maintenance Contract 2024/25	Status:	For Publication
Report to:	Cabinet	Date:	5 th June 2024
Report of:	Facilities and Safety Manager	Lead Member:	Environment and Corporate Services.
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required: No	Attached: No	No
Biodiversity Impact Assessment:	Required: No	Attached: No	No
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1. RECOMMENDATION

- 1.1 Cabinet to approve the list of works on the 2024/25 Capital Building Repairs Contract and authorise Officers to go out to tender.
- 1.2 Cabinet to delegate authority to appoint 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 in a state of good repair and to prevent assets creating risks to health and safety.
- 2.2 The contract allows economies of scale by tendering a range of works together and avoids individual procurement of separate planned works. This contract also aims to reduce reactive repairs and enable more efficient facilities management, with officers having to manage one principal contractor rather than several.
- 2.3 This contract is not designed to contribute or subsidise other projects and is prepared using reactive repairs surveys/reports, feedback from officers and building managers and officers' working knowledge of council-owned assets.
- 2.4 The three priority criteria the works are:
 - Health and Safety
 - Wind and Weather Tight
 - Public Facing
- 2.5 The works have been further prioritised to ensure that the most urgent works are addressed within the available budget.
- 2.6 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.

3. BACKGROUND

- 3.1 This is the eighteenth year of the annual capital building repairs contract where works are identified through ongoing reactive repairs surveys/reports, feedback from officers and building managers and officers working knowledge of council owned assets.

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 the 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 The proposed works were selected following consideration of day-to-day reactive repairs surveys/reports, feedback from officers and building managers and officers' working knowledge of council-owned assets.

4.2 Works were prioritised using the following criteria:

- Health and Safety
- Wind and Weather Tight
- Public Facing

They were further prioritised according to urgency and available budget.

4.3 Works to be considered for inclusion within the 2024/25 capital contract are as follows:

- Henrietta Street Depot – Carry out renovations to the back wall of the main depot building;
- Kay Street – carry out reroofing of properties 29, 31, 33-35, 37, 39 and 41-45, together with repointing and flaunching of chimney on 41-45. Work to be phased if necessary to remain within the contract cost;
- The Ashcroft – carry out third phase of reroofing, including removal and replacement of existing solar panels, subject to agreement with Rossendale Leisure Trust;
- Adrenaline Centre – replace 8 air conditioning units;
- Rawtenstall Bus Station – replace/convert existing coin machines to contactless payment and carry out works to redesign entrance to toilet facilities;
- Haslingden Cemetery yard – demolish unsafe garage leaving slab in situ;
- Whitworth Chapel – carry out repointing works to front elevation;
- Whitworth Chapel – Repair external woodwork and guttering.

4.4 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 the annual contract does not proceed 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 costs of the selected works to fall within budget.

- 5.3 Prioritisation of the list of works has resulted in removal of some works from the list due to budget constraints. There is a risk that these assets will suffer further deterioration, which may result in increased repair costs and/or increased health and safety risks.
- 5.4 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 With the exception of the replacement air conditioning units at the Adrenalin Centre, which will be funded from the Carbon Reduction fund, the projects detailed above will be funded from the Capital Building Repairs budget. There is £100k available in 2024/25.
- 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

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 2024/25 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 papers