

CABINET

DATE	19 th January 2022
REPORT OF	Councillor Stanley Shreeve – Deputy Leader and Portfolio Holder for Finance, Resources and Assets
RESPONSIBLE OFFICER	Sharon Wroot – Executive Director Environment, Economy and Resources
SUBJECT	Replacement flat roof areas to Municipal Offices
STATUS	Open Report
	Appendices NOT FOR PUBLICATION Exempt information within paragraphs 3 and 4 of Schedule 12A to the Local Government Act 1972 (as amended)
FORWARD PLAN REF NO.	SPECIAL URGENCY - Not included on the Forward Plan therefore, to be considered as an urgent item under the Special Urgency provisions of the Constitution and with the permission of the Economy Scrutiny Chair

CONTRIBUTION TO OUR AIMS

The responsibility for the maintenance of operational assets supports Council key priorities of promoting a stronger local economy and stronger communities. A fit for purpose and well-maintained public asset is a key component of local environmental quality and has been shown to have a positive impact on a person's sense of "well-being".

EXECUTIVE SUMMARY

The Council has tendered for works to replace all flat roof areas to its main Headquarters at the Municipal Offices. This is routine capital maintenance as included in the annual Corporate Backlog Maintenance Programme; however in this instance the cost is such so as to warrant a key decision.

RECOMMENDATIONS

It is recommended that Cabinet:

1. approves the main contract sum, contingency and fees as set out in Appendix A;
2. delegates to the Executive Director Environment, Economy and Resources in consultation with the Deputy Leader and Portfolio Holder for Finance, Resources and Assets, authority to make an award, settle all terms and ensure all ancillary actions are carried out to mobilise and complete the works;
3. authorises the Assistant Director of Law, Governance and Assets (Monitoring Officer) to complete and execute all requisite legal documentation in relation to the matters outlined above.

REASONS FOR DECISION

To allow works to progress at pace to completion of the initial phase prior to March 2022 which will ultimately result in the replacement of all the flat roof areas of the Municipal Offices, Grimsby.

1. BACKGROUND AND ISSUES

1.1 The Council has issued a tender for the replacement flat roof and associated works at the Municipal Offices, Grimsby. A high-level summary overview of the works are listed below:

- Replacement roof coverings to all flat roof areas;
- Removal and reinstallation of the solar panels;
- Removal of the popups on the roof;
- New suspended ceiling to the third floor;
- Lighting works to the third floor;
- Installation of safe access equipment;
- CCTV of high-level drainage.

1.2 The tender was posted open to the market to ensure value for money with roofing contractors bidding for the works to complete by the 31st March 2022.

1.3 The tenders were received on the 3rd December due to re-costing to those contractors who had already submitted a price earlier in the year and the evaluation concluded with a preferred contractor.

1.4 The Council has received two (2) tender prices resulting in an arithmetical and technical appraisal being carried out of both returns, with no errors being found.

1.5 All Technical information has been reviewed and no errors found, with no clarifications required.

1.6 Both contractors advised provisionally that the works, if approved quickly, could be programmed into their existing commitments and can be started within this financial year. With any major project, this will roll in to the early part of the new financial year in terms of completion of costs.

2. RISKS AND OPPORTUNITIES

2.1 The risks associated with this proposal are considered minimal. All procurement processes have been adhered to, with this exception report to Cabinet on the grounds of value only. The opportunity to ensure the contract is mobilised early will mean spend is met from both this and the next financial year as set out within the annual Corporate Backlog Maintenance programme.

3. OTHER OPTIONS CONSIDERED

If Cabinet are minded not to proceed as recommended, the condition of the roof at the subject premises will continue to deteriorate and lead to increased costs through revenue repairs and maintenance. It is therefore preferred that replacement works are undertaken to ensure the integrity and use of the premises is maintained.

4. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

There are potential positive reputational implications for the Council resulting from the decision. The appropriate maintenance activities of public assets ensure the least financial impact and that the premise continues to be operational to support Council activities. It is a positive project for the Borough through employing local people.

5. FINANCIAL CONSIDERATIONS

5.1 The proposal outlined within the report supports the Council's key priorities of 'stronger economy and stronger communities', by enabling the Council to maintain the subject premises, leading to continued appropriate asset management of the premises for the ultimate benefit of the Borough.

5.2 The maintenance costs of the project will be financed through corporate capital resources and will minimise ongoing annual revenue spend. This is consistent with the Council's policy to contribute to improved value for money and supports the financial objective and our determination to be an efficient and effective Council.

6. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

6.1 The recommendations outlined within this report have been considered so far as their impact of the proposal on climate change and the environment. In reference to the Council's environmental policy, the proposal supports the Council's environmental priorities:

- By recognising and realising the economic and social benefits of a high-quality environment.
- By working towards a low carbon North East Lincolnshire that is prepared for, and resilient to, the impacts of climate change.

6.2 Providing the latest materials from the market and approach to replacement will reduce the environmental impact through reduced emissions and consumption of fuel. Well-maintained public assets are a key component of local environmental quality.

7. CHILDREN AND YOUNG PEOPLE IMPLICATIONS

There are no direct Children and Young People implications contained in this report.

8. CONSULTATION WITH SCRUTINY

There has been no consultation with Scrutiny at this stage.

9. FINANCIAL IMPLICATIONS

The cost of the works will be met from within the existing Backlog Maintenance budget within the Council's Capital Investment Programme.

10. LEGAL IMPLICATIONS

10.1 Backlog maintenance is an operational matter, but the cost of works has unexpectedly exceeded certain thresholds. Therefore the matter is coming before Cabinet for final decision.

10.2 The procurement process has been lawfully applied and Cabinet is asked to support the decision to award, mobilise and complete the anticipated works as set out above.

11. HUMAN RESOURCES IMPLICATIONS

There are no direct HR implications contained in this report.

12. WARD IMPLICATIONS

This proposal directly affects the ward of West Marsh.

13. BACKGROUND PAPERS

There are no background papers to this report.

14. CONTACT OFFICERS

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