

Finance & General Purposes Committee

Meeting Date: 18th February 2026

Report Author: Andrew Briggs

Subject: Capital Works Programme

1. Purpose

To update Members on progress of the Council's Capital Works Programme funded through Public Works Loan borrowing, including procurement outcomes, costs, and next steps. The report also seeks approval to progress procurement where appropriate.

2. Report

The Council approved a programme of capital investment funded through Public Works Loan borrowing to address priority asset maintenance, statutory compliance requirements, and improvements to Parish facilities.

The programme aims to:

- Ensure statutory compliance
- Improve accessibility and safety
- Protect Council assets
- Improve public facilities
- Address planned maintenance requirements
- Reduce long term reactive maintenance costs.

Procurement exercises have been undertaken across several projects. A number of contractors were invited to submit quotations; however, response levels have been limited, reflecting current market conditions and contractor availability.

3. Capital Works Programme

3.1 Roofing Works Programme

The Council issued tender documentation for roof replacement and associated works across Parish buildings, including:

- profile sheet roofing replacement
- full roof tile replacement
- guttering replacement
- repair or replacement of defective roof elements.

Status

- Tender evaluation ongoing.
- Additional pricing information is awaited.
- Officers are exploring opportunities for cost efficiencies, including potential coordinated delivery of works where appropriate.

No contract award is recommended at this stage.

Estimated Cost: To be confirmed

3.2 Fire Door and Fire Safety Compliance Programme

The Fire Door Programme will ensure compliance with fire safety legislation and improve building safety across Parish facilities.

Works include:

- replacement of non-compliant fire doors
- upgrading of existing fire doors
- certification and inspection
- compliance with current fire safety standards.

Procurement Outcome

Multiple contractors were invited to submit quotations and three tenders were received.

Tender Summary

Contractor	Tendered Cost (excl. VAT)
A	£64,262.15
B	£78,465.47
C	£216,260.50

Contractor A represents the lowest compliant tender and provides an approximate 18% saving compared with the next lowest quotation.

The Council's procurement consultant has undertaken an initial review and advised that submission A appears to address the required scope, subject to review of assumptions and caveats. Officers have reviewed the submission and are satisfied that it represents value for money and delivers the required specification.

Officer Recommendation

Officers recommend appointment of Contractor A as the most economically advantageous tenderer based on:

- lowest compliant tender
- value for money
- ability to meet specification
- consultant review of submission.

3.3 Des Moffatt Western Community Centre – Compliance Works

A Request for Quotation has been issued for accessibility and compliance improvements at Des Moffatt Western Community Centre.

Works include:

- installation of DDA-compliant automatic entrance doors
- accessible WC alterations
- accessible parking provision
- associated structural and accessibility improvements.

Status

- RFQ issued to contractors.
- Submission deadline: 27 February 2026.
- Costs not yet confirmed.

No award is recommended at this stage.

3.4 Southbrook Recreation Ground Patio Replacement and Penhill Park Block Paving Repairs

The Council sought quotations for improvement works to address uneven surfaces, drainage issues and trip hazards.

Works include:

- removal of uneven patio slabs
- ground stabilisation and drainage works
- installation of permeable surface
- repair of approximately 100 linear metres of paving.

Procurement Outcome

Several contractors were invited to submit quotations; however, one compliant submission was received.

4. Tender Summary

Contractor: A

Total Tender Value: £40,556.27 (excluding VAT)

The submission includes detailed pricing for plant hire, ground preparation, installation works, waste disposal and contingency allowances.

Officers have assessed the submission and consider the pricing reasonable and consistent with expected market rates.

Officer Recommendation

Officers recommend appointment of **Contractor A** to deliver the works based on:

- compliant submission
- acceptable pricing
- ability to meet specification
- timely delivery.

5. Procurement and Market Response

Procurement exercises were undertaken in accordance with the Council's Financial Regulations and procurement procedures. A number of suitably qualified contractors were invited to submit quotations; however, response levels were limited in certain areas.

Officers are satisfied that appropriate market testing has been undertaken and that recommended appointments represent value for money.

The Council's procurement consultant has advised that further pricing information may be obtained for remaining works and that opportunities may exist to secure additional cost efficiencies through coordinated delivery of multiple projects. Officers therefore propose extending procurement activity for remaining works to ensure best value.

6. Financial Implications

The Capital Works Programme is funded through Public Works Loan borrowing.

Current known costs include:

- Fire Door Programme — £64,262.15 (recommended appointment)
- Patio and paving works — £40,556.27 (recommended appointment)
- Roofing works — costs pending
- Compliance works — costs pending.

Final programme costs will be reported to Members once procurement is complete and will be contained within approved capital allocations.

7. Risk Implications

The programme mitigates risks associated with:

- statutory non-compliance
- health and safety liabilities
- asset deterioration
- increased future maintenance costs.

Approving a short extension for remaining procurement activity reduces the risk of premature contract award and supports achievement of best value.

8. Legal and Governance Implications

All procurement activity is being undertaken in accordance with:

- Council Financial Regulations
- public procurement principles
- Equality Act 2010
- Building Regulations
- Health and Safety legislation
- CDM 2015 requirements.

9. Environmental and Community Impact

The programme will:

- improve accessibility and safety
- enhance public spaces and facilities
- improve building compliance
- reduce long-term maintenance requirements
- improve user experience of Parish assets.

10. Proposed Programme Timetable

Stage	Date
Further procurement evaluation	February–March 2026
Finance & General Purposes Committee	18 March 2026
Full Council approval	25 March 2026
Contract awards	Following Council approval

11. Recommendations

Members are requested to:

1. **NOTE** progress of the Public Works Loan funded Capital Works Programme.
2. **NOTE** the procurement outcomes and limited market response received to date.
3. **APPROVE** appointment of contractor A for:
 - Fire Door and Fire Safety Compliance Programme; and
 - Southbrook Recreation Ground Patio Replacement and Penhill Park Block Paving Repairs.
4. **APPROVE** extension of procurement activity for the remaining capital works (including roofing) for a further 4 weeks to secure best value.
5. **NOTE** that final costs and award recommendations for remaining works will be reported to:
 - Finance & General Purposes Committee — 18th March 2026
 - Full Council — 25th March 2026.