

## Officer Non Key Executive Decision

<b>Relevant Chief Officer (Decision Maker):</b>	Steve Thompson, Director of Resources
<b>Relevant Cabinet Member (for consultation purposes):</b>	Councillor Mark Smith, Cabinet Member for Regeneration, Enterprise and Economic Development
<b>Report Author (Officer name and title):</b>	Trish Rimmer, Corporate Procurement and Project Officer
<b>Implementation Date of Decision:</b>	7 January 2019

## FIBROUS MOULDED (AND OTHER) PLASTER CEILING SURVEYS

### 1.0 Purpose of the report:

- 1.1 To confirm the outcome of the recent tender exercise undertaken for the provision of Fibrous Moulded (and other) Plaster Ceiling Surveys (Properties and Assets) across Blackpool (Blackpool Tower, Blackpool Winter Gardens, Grundy Art Gallery, Town Hall, Central Library).

### 2.0 Recommendation(s):

- 2.1 To approve the appointment of the following contractor to carry out the specialist ceiling surveying services:
  - Hayles and Howe (Bristol)

### 3.0 Reasons for recommendation(s):

- 3.1 A formal tendering exercise was undertaken between October and December 2018, in order to select a specialist heritage plasterwork surveyor/conservator and structural engineer to undertake baseline and safety re-inspections on fibrous moulded plaster ceilings and ceilings in public spaces to ensure their safety via a safety certificate and to prioritise any remedial works. The baseline surveys are to be completed in Year 1 and re-inspections in Year 2.

The Council conducted an open OJEU tender via our electronic tendering portal, The Chest. 21 companies registered an interest with 3 submitting a tender.

Tender submissions were received from:

- Hayles and Howe, (Bristol)
- Cliveden Conservation, (Bath (workshop))
- Womersleys (Dewsbury)

Hayles and Howe provided the most economically advantageous tenders and it is therefore, the intention to enter into a formal agreement with this organisation.

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| 3.2a | Is the recommendation contrary to a plan or strategy adopted or approved by the Council? | No  |
| 3.2b | Is the recommendation in accordance with the Council's approved budget?                  | Yes |

Given that a budget will need to be found to carry out these essential surveys to ensure safety certificates are in place and for public safety.

- 3.3 Other alternative options to be considered:

None.

**4.0 Council Priority:**

- 4.1 The relevant Council Priority is: "Organisational Resilience: Ensuring the efficient and effective running of the organisation to enable us to deliver quality services"

**5.0 Background Information**

- 5.1 The Council operates or owns a large number of public spaces some with heritage fibrous moulded plaster ceilings. The collapse of the ceiling in the Apollo theatre, London in 2013 caused the Association of British Theatre Technicians to issue advice on surveying suspended fibrous moulded plaster ceilings. The more recent failure of a panel at the Empress Ballroom in the Winter Gardens and the extensive requirement for remedial works brought this issue into sharp focus.
- 5.2 Currently there is no routine specialist survey scheme in place to issue safety certificates on these ceilings.
- 5.3 The nature of the work is very specialist and requires analysis of both above and below the plaster ceilings, often in cramped, confined and dusty spaces and a survey of the structural elements supporting the ceilings. The surveys should indicate and prioritise any remedial works required to keep the public safe and to protect these heritage assets from further damage.
- 5.4 The contract allows for a baseline survey and re-inspection survey also including dust / debris removal of a sufficient standard to allow visual inspection.

- 5.5 The completion of these works should result in certificates of safety for these assets and / or a more thorough understanding of repair and refurbishment works. Using a single contractor for these works allows the Council to benefit from economies of scale e.g. mobilising and locating the surveyors and also allows consistency across the portfolio.
- 5.6 Does the information submitted include any exempt information? No
- 5.7 **List of Appendices:**
- None.
- 6.0 Legal considerations:**
- 6.1 The process was undertaken in line with Public Contract Regulations 2015 and is in line with the Council's Contract Procedure Rules. Authority has been sought from the Head of Procurement. The Council will enter into a contract with Hayles and Howe.
- 7.0 Human Resources considerations:**
- 7.1 No TUPE was applicable to this contract as this is a new service.
- 8.0 Equalities considerations:**
- 8.1 None.
- 9.0 Financial considerations:**
- 9.1 No existing arrangements were in place. This contract will provide price certainty as Pricing Schedules and fixed staffing fees have been assessed up front.
- 9.2 Price was weighted at 40% of the total award value to ensure that competitive price quotations would be received.
- 9.3 The value of the contract is £243,000 – the next nearest compliant bid was £990,000.
- 10.0 Risk management considerations:**
- 10.1 If the contract is not awarded, the provision of safety certificates will not be in place which could leave the Council open to claims and further scrutiny in the event of a ceiling failure.

**11.0 Ethical considerations:**

- 11.1 The preferred supplier to sign the Council's Supplier Charter prior to contract award.

**12.0 Internal/ External Consultation undertaken:**

- 12.1 Winter Gardens and Merlin (Tower) staff were consulted throughout the process and participated in the evaluation. 2 bidder engagement days were held to give a walkaround of the sites and to discuss the tender with potential bidders.

**13.0 Decision of Chief Officer**

- 13.1 To approve the appointment of Hayles and Howe

**14.0 Reasons for the Decision of the Chief Officer**

- 14.1 Hayles and Howe has provided the most economically advantageous tender.