

OFFICER

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Date: 6 th Sept 2020	Ref No: 260
Type of Operational Decision:	
Executive Decision <input checked="" type="checkbox"/>	Council Decision <input type="checkbox"/>
Status: To be published	
<ul style="list-style-type: none">Title/Subject matter: Following discussion and verbal approval at the Corporate Landlord Board on the 18th August 2020 this is to grant formal approval to award the procurement to repair / replace all of the first floor Town Hall external Balcony Railings as these currently represent a Health and Safety risk not only to people entering the balcony areas, but also any members of Staff/public who may be underneath balconies.	
Budget/Strategy/Policy/Compliance – Is the decision:	
(i) within an Approved Budget	Yes
(ii) in accordance with Council Policy	Yes
Equality Impact Assessment [Does this decision change policy, procedure or working practice or negatively impact on a group of people? If yes – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR]	
	No

Details of Operational Decision Taken *[with reasons]*:

Executive Summary

Following a compliant procurement process it is recommended that the Council award a repair/replacement contract for the Town Hall balcony railings to Girling Engineering of Radcliffe at a total projected costs £25,650. Formal sign off is now required to proceed to contract award.

Background

The balcony railings are located at first floor level to the main four corner blocks to the main town hall central section and front elevation. The railings were manufactured off site around 1954 and brought to site and assembled in position with a separate top wrought iron connecting handrail section fixed in place on site to hide the assembly joint. The railings (11 no in total) have two horizontal metal carrying rails that the ornate cast spindles (some with a raised Lancashire rose feature picked out in red) are fixed between with small feet into the balcony deck.

Requirement's

Following up on survey's carried out in December 2009 (part of main roof survey), 2016 condition update of building elements and the most recent Health, safety and welfare inspection of December 2019 the Balcony survey observations are as follows :-

- All the railing to varying degrees are suffering corrosion but mainly to the horizontal wrought-iron carriage rails. Corrosion is also apparent to the support feet that hold the railings off the balcony floor deck and into the feet located in sockets also to the top rail wall fixing positions. There is also evidence of previous patch repairs and in few cases plastic cable ties are holding the top handrail onto the carriage frame.
- Overall the railings have deteriorated to the point that the majority are a Health & safety risk because of their condition, weight and position above the ground of the key metal location points. This presents a risk for anyone going on to the balconies, but also any members of Staff/public who may be underneath balconies.

Procurement Process

Following a compliant procurement 30 day live tender process supported by the strategic procurement team, there were 11 Expressions of Interest (EOI) across two separate tender rounds, Bury council received 2 bids of which following tender evaluation one was disqualified (giving contact details only) with 9 nil-returns. It is therefore recommended that the council award the repair/replace contract to Girling Engineering from Radcliffe. This represents best value for money.

Budget

This works falls inside the authorised Town Hall capital expenditure programme and allocated against the cost code XCB0012. From the previous condition surveys an estimated budget of £20,000 was allocated with Girling providing costs of £22,800 and with Architectural service fees of 12.5% then the total projected costs are £25,650. The approx. £6K overspend on this budget item will be offset with savings from replacing the balcony doors.

Decision taken by:	Signature:	Date:
Executive Director or Chief/Senior Officer		16/09/2020
Members Consulted <i>[see note 1 below]</i>		

Cabinet Member/Chair		
Lead Member		
Opposition Spokesperson		

Notes

1. It is not generally a requirement to consult with any Members on Operational Decisions but where a Chief Officer considers it necessary to consult with the appropriate Cabinet Member and/or Lead Member, they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained to confirm that he/she has been consulted.
2. **This form must not be used for urgent decisions.**