

<b>Report to:</b>	Cabinet	<b>Date:</b> 05 November 2025
<b>Subject:</b>	Bell Group Damp and Mould Services Contract Award Decision	
<b>Report of</b>	Cabinet Member for Housing Services	

## Summary

1. This report seeks approval to award a Contract for the delivery of Reactive Damp, Mould Treatment and Ancillary Works within Housing Services.
2. The value for the three year contract period is estimated to be £569,260.20. (£189,753.40 per annum)
3. Bury Council want to appoint a contractor to deliver reactive mould washes, damp treatment, and survey works for those properties suffering damp and mould problems. Includes, where appropriate and instructed only, fitting of humidistat fans, PIVs, DPC works, decoration with thermal paint and thermal insulation works. A basic survey is to be included every time mould works are carried out and returned to employer for further instruction. Some other low key maintenance work may be required, instructed and agreed such as easing windows etc. More in-depth surveys will be instructed. The works will be provided on a supply and fit basis.
4. Bids were received from the following two Companies:
  - Bell Group
  - Westhoughton Roofing & Pointing Services Ltd
5. Following full clarification process on the commercial submissions and moderation of the quality scores, Bell Group were ranked 1st overall for quality and price combined, therefore are deemed to be the most economically advantageous contractor for Bury Council to appoint for these works.

## Recommendation(s)

6. That the Cabinet approves the award of the new Damp, Mould Treatment and Ancillary Works Contract for 36 months until November 2028.

## Reasons for recommendation(s)

7. The contract delivers Landlord Statutory Compliance Services under Awaabs Law on behalf of the Council.

## Alternative options considered and rejected

8. None
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## **Report Author and Contact Details:**

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## **Background**

9. There is no current contract in place for these services which will be essential for us to fulfil our duties under the requirements of 'Awaab's Law' legislation which comes in to force 27<sup>th</sup> October 2025.
  10. Damp and Mould inspection and remedial works are currently being carried out by various contractors but not necessarily in line with the response time targets stipulated in Awaabs Law so we may be at risk of not achieving these targets until Bell Group are in contract with Bury Council.
  11. The Contract was procured via Procure Plus.
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## **Links with the Corporate Priorities:**

12. Local – ensuring that tenants are kept safe and live in properties they can be proud of, increasing life chances of residents in our most deprived areas.
  13. Together – respect for our tenants by ensuring their voices are heard and respected.
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## **Equality Impact and Considerations:**

The award of the contract is unlikely to have any adverse impact on people from equality groups.

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## **Environmental Impact and Considerations:**

14. Environmental impacts are improved air quality and reducing health impacts associated with mould spores.
  15. Associated works are completed to help make the property safe and more energy efficient.
  16. Removing mould can negatively impact biodiversity if the mould is acting as a decomposer in an ecosystem, as it recycles nutrients from dead organic matter. However, in a human-made context, removing invasive or toxic mould (like black mould) from buildings is necessary to protect human health and the environment from its harmful effects and does not directly affect the natural ecosystem's biodiversity, though harsh chemicals could harm the local environment.
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**Assessment and Mitigation of Risk:**

<b>Risk / opportunity</b>	<b>Mitigation</b>
The Council is required to meet its obligations under Awaabs Law.	Failing to award this contract would hinder the Council in fulfilling its statutory duties.

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**Legal Implications:**

17. Procure Plus have provided the Council with the relevant advice and assistance with the procurement of this matter, which also includes the term and conditions for this matter - JCT Measured Term Contract 2016 amended version.

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**Financial Implications:**

The cost of the contract award will be met from approved budget provision.

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**Appendices:**

None.

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**Background papers:**

None.

**Please include a glossary of terms, abbreviations and acronyms used in this report.**

<b>Term</b>	<b>Meaning</b>