



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Officer Delegated Decision

11th January 2024

Richard Wyles – Deputy Chief
Executive and S151 Officer

Stamford Leisure Centre Replacement Fire Doors

To seek approval to enter a Contractual Agreement with Lindum Construction to undertake a Fire Door Replacement programme at Stamford Leisure Centre

Contact

Lynda Priest, Senior Assets Officer

 Lynda.priest@southkesteven.gov.uk

Decision made by:	Richard Wyles – Deputy Chief Executive and s151 Officer
Decision:	To enter into a Construction Agreement with Lindum Construction to undertake a Fire Door Replacement programme at Stamford Leisure Centre
Public or Exempt:	This report is not exempt from publication, with the exemption of Appendix 1.
Reasons for exemption:	The Appendix 1 includes information relating to the financial or business affairs of any particular person / organisation.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	The Deputy Chief Executive is authorised under at Part 3 (c) for Delegated Powers to Officers, item 28 (Tendering) of the constitution to accept tenders and award contracts to contractors on behalf of the Council in the following circumstances: a) Following a tender process strictly in accordance with the Council's Contract Procedure Rules and Financial Regulations. b) For carrying out works and/or the provision of goods and/or services.

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 The cost of these works can be met from the allocated capital programme budget for the current financial year.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Procurement

Value of works awarded via the Scape Framework directly to Lindum Construction:
£17,151.84

Under the Contract Procedure Rules, an award of this value should be competed.

As this value of works is under the FTS threshold and a Direct Award via Scape FW is a compliant procurement route. The risk of challenge to awarding this contract is minimal.

Completed by: Helen Baldwin Procurement Lead

Legal and Governance

- 1.2 There are no further legal implications identified other than those mentioned in procurement comments above.

Completed by: Mandy Braithwaite, Legal Executive.

2. The Purpose of the Report

- 2.1 To seek approval to enter a Contractual Agreement with Lindum Construction to undertake a Fire Door Replacement programme at Stamford Leisure Centre

3. Available Options Considered

- 3.1 Option 1 – appoint a contractor (Lindum) to manage repairs and replacement of the existing fire doors throughout the building to ensure compliance with statutory regulations.
- 3.2 Option 2 – not to undertake the repair and replacement of doors and leave it in its current dated state at risk to the Council.

4. Preferred Option

- 4.1 Option 1: To proceed with the recommend Fire Door Replacement Programme

5. Reasons for the Decision(s)

- 5.1 The Council owns and maintains the Stamford Leisure Centre building, which is ran on a service agreement by a Council owned company (Leisure SK Ltd).
- 5.2 As part of a recent condition survey undertaken by William Saunders Partnership in April 2022, and subsequent Compartmentation Survey undertaken by Linum in 2023, there were various fire doors which were identified as being non-compliant or in need of some form of repair to ensure that the building was compliant from a fire safety perspective.
- 5.3 With the condition and compartmentation surveys now completed, we are looking to progress actions identified from the survey reports in terms of repairs/replacement doors, to ensure our buildings compliance with health and safety regulations are met.
- 5.4 Lindum has been procured via the Scape Regional framework due to the urgency of these works and have provided quotation (See attached – **Exempt Appendix 1 - Cost Summary – 10.10.23**) to carry out the works and certify all the internal timber fire doors across the Stamford Leisure Centre.
- 5.5 These works are to be funded from the SKDC Maintenance budget for 2023/24

6. Consultation

- 6.1 Lindum Construction carried out a full fire door and compartmentation survey and advised on the requirements following the identification of non-compliant fire doors.

7. Appendices

- 7.1 Exempt Appendix 1 – Cost Summary
Included Appendices 2 – Appendix A Fire Compartmentation Rev. A and E23-087-A SKDC Fire Doors

Signed by: Richard Wyles

Dated: 11 January 2024