



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

18th September 2024

Deputy Chief Executive and s151
Officer



Award of Contract for toilet refurbishment at Conduit Lane, Grantham

This report sets out a summary of the activities taken in order to be able to award the contract to Lindum Group Ltd for the sum of £189,770.78 for the refurbishment of the closed public conveniences at Conduit Lane, Grantham.

Contact

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Decision made by:	Deputy Chief Executive and s151 Officer
Decision:	Officer Delegation
Public or Exempt:	This report is not exempt from publication
Reasons for exemption:	None
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 budget allocation of £190k for the refurbishment of the facility is being funded from the Future High Streets Fund which is a government allocation. The 2024/25 budget framework has been amended accordingly.

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

Procurement

- 1.2 The procurement route of direct awarding under a framework is a compliant route.

Completed by: Helen Baldwin

Legal and Governance

- 1.3 A compliant procurement route has been undertaken and the recommended action is in line with the Council's Contract Procedure Rules.
- 1.4 The VAT is fully reclaimable; therefore, the contract price remains within the threshold of officer delegation as detailed in the heading of this report.

2. The Purpose of the Report

- 2.1 This report sets out a summary of the activities taken in order to seek authority to be able to award the contract to Lindum Group Ltd for the sum of £189,770.78 for the refurbishment of the closed public conveniences at Conduit Lane, Grantham.

3. Available Options Considered

- 3.1 Option 1) To proceed with award of contract to Lindum Group Ltd for the sum of £189,770.78 for the refurbishment of the closed public conveniences at Conduit Lane, Grantham.
- 3.2 Option 2) Not to undertake these refurbishment works and leave the building unused and as a potential hotspot for antisocial behaviour and liability to SKDC.

4. Preferred Option

- 4.1 Option 1) To proceed with award of contract to Lindum Group Ltd for the sum of £189,770.78 for the refurbishment of the closed public conveniences at Conduit Lane, Grantham.

5. Reasons for the Decision(s)

- 5.2 South Kesteven District Council owns and manages the closed public convenience at Conduit Lane in Grantham. The buildings primarily function for SKDC has been for the propose of public convenience within the town centre but has stood unused for a number of years.
- 5.3 Over recent years it has become apparent that the existing toilet provision within the premises has become dated and tired with no decoration or refurbishment, along with the site becoming a hotspot for antisocial behaviour and vandalism.
- 5.4 The existing toilet space is also very restricted and does not provide the image SKDC wish to portray of Grantham to its residents and visitors within the district and wider area.
- 5.5 In undertaking the toilet refurbishment, SKDC are looking to future proof the building and support the continued use of the building to enhance the towns offer to visitors and residents for the foreseeable future. This will also be complimented by works ongoing to enhance the towns market square and support the towns retail offer.
- 5.6 SKDC have undertaken a design exercise with William Saunders Partnership to provide a quality design for the building while considering practicalities and cost.
- 5.7 Lindum have undertaken feasibility exercise, procured via the Scape Procure Regional Construction Framework, in line with the Council's Contract and Procurement Procedure Rules.
- 5.8 Based on this feasibility the refurbishment works can be undertaken within the £190k budget awarded from the Future Highstreets fund, to undertake the refurbishment of the building. The refurbishment project has been estimated and scoped by Lindum to be achievable for the sum of £189,770.78.
- 5.9 Funding received through the Future Highstreets fund is time bound and any works to be undertaken are to be within contract by September 2024 and completed on site no later than the end of March 2025. Therefore, in order to ensure that this was achieved works have been procured via the Scape Procure Regional Construction Framework, in line with the Council's Contract and Procurement Procedure Rules.

6. Appendices

- 6.1 *N/A*

Signed by: **Richard Wyles**

Dated: **18 September 2024**