



Wharf Road Multi-Storey Car Park Grantham Phase 1 Maintenance Works

Report Author

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Purpose of Report

To obtain authority to enter into a contract for essential maintenance works at Wharf Road Multi-Storey Car Park Grantham

Recommendations

Cabinet is asked to approve the award of a contract to Rio Asphalt & Paving Co Ltd for a value of £283,305.14 +VAT for essential maintenance works at Wharf Road Multi-Storey Car Park Grantham.

Decision Information

Is this a Key Decision? Yes

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? Effective council

Which wards are impacted? Grantham St Wulfram's

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 and Procurement

- 1.1 There is an approved budget allocation of £350,000 in the General Fund Capital Programme in order to allow the repair works to progress. SKDC with Welland Procurement have undertaken an open competitive tendering procedure and the successful contractor has priced the work at £283,305.14 +VAT which is within the budget allocation. There may be some income loss depending upon the work programme as it may be necessary to restrict the operation of specific levels of the car park during the works. This will be kept under review.

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

Procurement

- 1.2 The works have been tendered using an open procedure, managed by Welland Procurement and was a compliant process.

Completed by: Helen Baldwin, (Procurement Lead)

Legal and Governance

- 1.3 Undertaking these works will ensure SKDC meet their contractual obligations under the terms of the lease for the car park. Should the contract not be awarded, SKDC will be in contravention of the terms of their lease for which the landlord could take legal recourse to ensure our legal obligations for these repairs are fulfilled.

Completed by: James Welbourn, Democratic Services Manager

Risk and Mitigation

- 1.4 Failure to replace the car park surface may result in claims for compensation therefore it is essential that the car park is maintained in accordance with the lease conditions.

Completed by: (Tracey Elliott, Governance & Risk Officer)

2. Background to the Report

- 2.1. Wharf Road Car Park, Grantham is a multi-storey car park which is leased and maintained by South Kesteven District Council (SKDC).
- 2.2. This leased property is made up of four levels of public car park for which SKDC is responsible for the operation, maintenance and repairs under their lease with the landlord.
- 2.3. Under the terms of the lease, the landlord has been seeking to ensure SKDC fulfil the repairing obligations. The Council instructed Pick Everard to prepare a schedule of dilapidations to itemise those repairs that were required to be carried out and to prepare a programme of work to fulfil these obligations.
- 2.4. SKDC is implementing a phased plan of maintenance work to carry out these repairs which for 2025 include resurfacing of Level 3 with a mastic asphalt surface, various concrete, brickwork and drainage repairs. These works were the subject of the tender for which approval is sought to appoint a contractor. The subsequent phasing of the works is being reviewed and is anticipated to be completed over the next 3 to 5 years subject to agreement with the freehold owner and the necessary budgetary approvals.
- 2.5. The works have been tendered using an open procedure through Welland Procurement. 6 valid tenders were received and were evaluated by Welland, SKDC and our consultant from Pick Everard. The Welland Procurement summary is attached at the exempt Appendix 1. The following table summarises the analysis of the qualitative questions and pricing from the tenders received:

| Method Statements | Bidder 1 | Bidder 2 | Bidder 3 | Bidder 4 | Bidder 5 | Bidder 6 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1 | 1.8 | 1.2 | 1.8 | 2.4 | 1.8 | 1.8 |
| 2 | 8.4 | 8.4 | 8.4 | 8.4 | 11.2 | 8.4 |
| 3 | 8 | 8 | 8 | 12 | 16 | 12 |
| 4 | 2.4 | 1.8 | 1.8 | 2.4 | 2.4 | 1.8 |
| Total Quality | 20.6 | 19.4 | 20 | 25.2 | 31.4 | 24 |
| Quality 40% Score | 20.6 | 19.4 | 20 | 25.2 | 31.4 | 24 |
| Price 60% Score | 41.98 | 37.55 | 36.67 | 39.58 | 60.00 | 45.32 |
| Total % Score | 62.58 | 56.95 | 56.67 | 64.78 | 91.40 | 69.32 |
| Rank | 4 | 5 | 6 | 3 | 1 | 2 |

- 2.6. Rio Asphalt & Paving Co Ltd (Bidder 5), scored highest in their tender submission and it is therefore recommended that Rio Asphalt & Paving Co. Ltd is appointed to undertake the works.

2.7. The works are expected to commence on 18th August 2025 and will be carried out over a period of 3 months. During this period, every effort will be made to minimise disruption to the users but there may be instances when the car park may require full closure in order to undertake the works in a safe manner. If this is the case, then advance publicity will be put in place to ensure users of the car park are made aware in order to make alternative arrangements.

3. Key Considerations

- 3.1. To award the contract for works to Rio Asphalt & Paving Co Ltd at a cost of £283,305.14 + VAT.
- 3.2. Should the contract not be awarded, SKDC will be in contravention of the terms of their lease for which the landlord could take legal recourse to ensure the legal obligations for these repairs are fulfilled.
- 3.3. SKDC are in the process of renegotiation of the lease for the car park with the landlord and SKDC wish to ensure this process is as efficient and smooth as possible. The repairing obligations for the car park are an intrinsic part of the wider negotiation to ensure the Council manages its risk and financial expenditure through a planned programme.

4. Other Options Considered

- 4.1. Delaying the works further will mean the car park surface and underlying concrete framed structure will further deteriorate leading to much higher costs in the future. Therefore this option is not favoured.

5. Reasons for the Recommendations

- 5.1. The structure of the car park is deteriorating as evidenced by corrosion of the concrete plank structural fixings below Level 3. Resurfacing with mastic asphalt to Level 3 will prevent water ingress and the existing corrosion will be treated to prevent further deterioration.

6. Consultation

- 6.1. The funding for the repairs is included in the 2025/26 Budget Framework which has been approved by Council on 27th February 2025 as part of the General Fund Capital Programme.

7. Background Papers

- 7.1. A copy of the Procurement Summary is appended to this report.

8. Appendix

8.1. Appendix 1 - Wharf Road Car Park Procurement Summary