



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Cabinet

Tuesday, 5 May 2026

Report of Councillor Richard
Cleaver Cabinet Member for
Property and Public
Engagement

Wharf Road Multi-Storey Car Park Grantham – Maintenance Works

Report Author

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Purpose of Report

To obtain authority to enter into a contract for the resurfacing of Level Four of Wharf Road Multi-Storey Car Park Grantham and to seek delegated authority to the Deputy Chief Executive and S.151 Officer and the Cabinet Member for Property, for the award of a contract for repair works to all levels of the car park.

Recommendations

Cabinet is asked to:

- 1. Approve the award of a contract to Rio Asphalt & Paving Co Ltd for a value of £298,948.12 exclusive of VAT for essential resurfacing of Level Four of Wharf Road Multi-Storey Car Park Grantham.**
- 2. Delegate authority to the Deputy Chief Executive and Section 151 Officer and the Cabinet Member for Property to award a further contract for general repair works to all levels of the 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Does the report contain any exempt or confidential information not for publication?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 Enabling economic opportunities
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 The 2026/27 General Fund capital programme approved by Council on 26th February 2026 includes an allocation of £650,000 for all works at the Wharf Road car park. This contract award together with the delegation decision to award a further contract for repairs will be met from the capital allocation.

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

Legal and Governance

- 1.2 Due to the value of the contract award Cabinet are the appropriate body to consider agreeing the proposals. Further legal implications are outlined at Section 3 of the report.

Completed by: James Welbourn, Democratic Services Manager

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 comprises 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 that SKDC fulfil their repairing obligations. The Council instructed Pick Everard to prepare a schedule of dilapidations, itemising repairs needing to be carried out, and to prepare a programme of work to fulfil these obligations.
- 2.4 SKDC is now implementing a phased plan of maintenance work to carry out these repairs. The first phase of works, resurfacing Level Three of the car park, was completed in November 2025. The project was tendered by an open procedure, through Welland Procurement, following which Rio Asphalt & Paving Ltd were appointed to carry out the works.

- 2.5 The Council has now tendered the resurfacing of Level Four, again using an open procedure through Welland Procurement. On this occasion there was only one bid from Rio Asphalt & Paving Ltd.
- 2.6 Rio Asphalt & Paving's tender has been evaluated by both SKDC, and its specialist technical consultant Pick Everard. The Welland Procurement summary is attached at **Appendix One**.
- 2.7 Rio Asphalt & Paving Co Ltd tender is compliant, meeting all technical requirements and it is therefore recommended that Rio Asphalt & Paving Co. Ltd is appointed to undertake the works.
- 2.8 The works are expected to commence in June 2026 and will be carried out over a period of five to six weeks. 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 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.
- 2.9 The Council has also gone out to tender through Welland Procurement, again on an open procedure, for general repair works to all levels of the car park. The tender for this project is currently live, and responses are due to be evaluated during May. The intention is that this work should start on site in July meaning a potential two week overlap with the Level Four works.
- 2.10 In order to ensure that the works can be completed as soon as possible, in line with the overall programme, approval is being sought for delegation to be given to the Deputy Chief Executive and Section 151 Officer and the Cabinet Member for Property to award a contract for repair works to all levels of the Car Park.
- 2.11 Delegated authority is required to allow the prompt award of a second contract for associated repair works, ensuring continuity from the initial contract works, maintaining programme momentum, and reducing the risk of delay, increased cost, or extended closure of the facility creating negative publicity.

3. Key Considerations

- 3.1 To award the contract for works to Rio Asphalt & Paving Co Ltd at a cost of £298,948.12 + 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 is 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.

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. Background Papers

- 6.1 A copy of the Procurement Summary is attached to this report.

7. Appendix

- 7.1 Appendix 1 – Welland Procurement Summary