

Report Title:	Reactive Repairs Framework Tender		
Report to:	Cabinet	Date:	13 th May 2026
Report of:	Corporate Procurement Officer	Cabinet Portfolio:	Environment and Corporate Services
Cabinet Lead Member:	Councillor Lythgoe	Wards Affected:	All
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Integrated Impact Assessment:	Required: No	Attached:	No
Contact Officer:	Kevin Fenton-Clough	Telephone:	01706 252472
Email:	kevinfentonclough@rossendalebc.gov.uk		

Valley Plan Priorities	Thriving Local Economy: This involves securing new inward investment, creating a sustainable economy, matching local skills with future job opportunities, and supporting town centres as unique destinations.	<input type="checkbox"/>
	High Quality Environment: This includes having a "clean and green" local environment, reducing the borough's carbon footprint, improving waste and recycling rates, and delivering new homes with a good mix of housing tenures.	<input type="checkbox"/>
	Healthy & Proud Communities: This priority focuses on improving the health and physical/mental wellbeing of residents, reducing health inequalities, ensuring access to better leisure facilities and health services, and fostering a sense of pride in the community.	<input type="checkbox"/>
	Effective & Efficient Council: The aim is to provide good quality and responsive services, embrace new technology, be a financially sustainable council with a commercial outlook, and ensure sound governance.	<input checked="" type="checkbox"/>

1. PURPOSE OF THE REPORT AND EXECUTIVE SUMMARY

- 1.1 The Council's framework agreement relating to reactive repairs has come to the end of its current term so it is necessary to go out to tender for a new 4-year framework agreement. This report seeks approval from Cabinet to proceed with the tendering process for Reactive Repairs Framework Tender and to request that the acceptance of tenders be delegated to the Head of People and Policy in consultation with the Lead Member. The estimated value is above £100k and therefore agreement of the Corporate Management Team and Cabinet is required prior to expenditure.

2. RECOMMENDATION

- 2.1 That Cabinet approves the commencement of a tender process for a Reactive Repairs Framework, for a period of up to four years.
- 2.2 That Cabinet delegates authority to the Head of People and Policy, in consultation with the Lead Member, to accept the most advantageous tenders and enter into the Framework Agreement(s) following completion of the procurement process.

3. BACKGROUND AND REASON FOR THE DECISION

- 3.1 The Council spend annually approximately £450K, funded from both core funding streams and external funding across various budgets including Property, Operations and Economic Development on reactive building repairs and small works, which are not included in the annual Building Capital Repairs contract and planned work scheduled.

- 3.2 There is an existing Reactive Repairs Framework that has been in place since 2022 and expired in January 2026 and is in need of a refresh.
- 3.3 The works will be valued less than £10K and cover unplanned reactive repairs and also small works to the Council's buildings and assets. The works will cover a range of repairs and small works such as collapsed walls, making safe damaged buildings, repairing culverts, burst pipes, electrical works, etc., where the requirement is for the works to be undertaken as a priority.
- 3.4 The Reactive Repairs Framework Tender is designed to obtain priced rates for all trades, including emergency call-out rates, contractors' percentage profit on materials and prices for equipment and machinery. These rates will be categorised in lots for each trade or discipline, for example, plumbing, roofing, ground works, electrical, and stone walling.
- 3.5 All types of contractors will be able to quote their prices, for example, sole traders who have only one trade would submit a price for one lot, through to general builders who would have numerous trades, and could submit prices for several of the lots. This process will give equal opportunity to small local contractors.
- 3.6 Contractors will be evaluated upon their competence in areas of Quality, Accreditations, Experience, Health and Safety and also contribution to Social Value.
- 3.7 The tender will give all sections of the Council, including Building Control, Environmental Health and Operations, a list of contractors to use with costing for all trades and disciplines, which they may call off the framework when required.
- 3.8 To be accepted onto the framework, certain tender requirements must be complied with, and the contractors will be required to provide insurances, indemnities, health and safety policies, references and the employer must pay employees a foundation living wage.
- 3.9 Following the tender process and the subsequent evaluation of the contractors, formal letters will be sent to the successful contractors indicating they are now on the Rossendale framework, though not guaranteed work and confirming the terms of the framework agreement.
- 3.10 When works are required, a council purchase order will be raised for each job, where the purchase order standard terms and conditions will apply or stipulate that the contract will be subject to, for example, the JCT Minor Works Building Contract, dependent on the works to be carried out.
- 3.11 The proposed framework will be for a 4-year period. Prices submitted will be fixed for the first 24 months of the Framework. After 24 months, the Council will conduct a Framework Refresh, inviting existing suppliers to resubmit prices and new suppliers to apply for inclusion. This may result in changes to the ranked supplier list or replacement of suppliers who no longer offer Most Advantageous Tender outcomes or have failed to meet performance standards.
- 3.12 The Council will publish a Tender Notice for the Framework Refresh in accordance with the Procurement Act 2023 transparency requirements.

4. RISK

4.1 Failure to ensure that the Council has effective and reliable contractors in place to deal with any reactive repairs could result in a delay in the emergency repair works and have a detrimental impact on the delivery of effective services and endanger the public.

4.2 To develop a reactive building repairs framework to support officers across the Council to undertake works in an effective and timely manner will mitigate the risk and ensure that reactive repairs are carried out in compliance with procurement regulations and the Constitution.

5. SECTION 151 OFFICER COMMENTS (FINANCE)

5.1 The proposed Reactive Repairs Framework does not commit the Council to expenditure but sets out the terms and rates under which reactive works may be commissioned as required. Spend through the framework will be contained within existing approved revenue budgets for repairs and maintenance and will remain subject to normal budget controls and authorisation processes. To note that the amounts quoted in this report are based on historical data and are not intended to set limits going forward. All expenditure will continue to be procured using Procurement Act 2023 compliant methods and be within approved budgets.

6. MONITORING OFFICER COMMENTS (LEGAL)

6.1 The proposed procurement and framework arrangements will be undertaken in accordance with the Procurement Act 2023 and the Council's Contract Procedure Rules. The report seeks Cabinet approval due to the anticipated value of spend, with authority delegated for contract award following completion of a compliant tender process.

7. INTEGRATED IMPACT ASSESSMENT IMPLICATIONS

7.1 An Integrated Impact Assessment is not required. This report seeks approval to establish a compliant Reactive Repairs Framework in accordance with the Procurement Act 2023, replacing an existing arrangement that has expired. The proposal is operational in nature and does not introduce new services or change service delivery, access, or policy outcomes.

8. POLICY/STRATEGY FRAMEWORK IMPLICATIONS

8.1 The tender supports the Council's Constitution Contract Procedure Rules and Compliance with the Procurement Act 2023. Cabinet Approval is required for all contracts with a value of over £100K.

9. LOCAL GOVERNMENT REORGANISATION IMPLICATIONS

9.1 The period of the Framework will run beyond April 2028 and clauses in the Framework will need to be introduced to enable the contract to be transferred over to the new Council beyond that date.

10. BACKGROUND PAPERS

10.1 Ordered Works 1st April 2025 – 31st March 2026 – attached.

10.2 Reactive Repairs Framework 2026 supporting notes – attached.

Cost Per Contractor

Supplier Name	Amount Spent
DARWEN ELECTRICAL SERVICES LTD	£ 97,224.77
FORDSTONE CONTRACTS LTD	£ 198,870.00
HYDROBLASTERS	£ 1,760.00
IMG FIRE & SECURITY LTD	£ 63,120.18
KAYCLIFFE LIMITED	£ 192,429.53
LIGHTING AND BUILDING SERVICES LIMITED	£ 9,503.75
MEDWAY HEATING (BOLTON) LTD	£ 21,351.17
P & M COPPACK AIR CONDITIONING LIMITED	£ 8,160.24
PORTMAN DOORS LIMITED	£ 4,915.00
STEVE COUNSELL CONSTRUCTION (SCC)	£ 3,800.00
Total Result	£ 601,134.64

Type of Works and Cost

Row Labels	Cost Of Works
Compliance & Servicing	£ 24,746.82
Large Works	£ 144,756.13
Planned Works	£ 117,394.32
Repairs	£ 116,584.35
Small Works	£ 197,221.02
(empty)	£ 432.00
Total Result	£ 601,134.64

Value of Purchase Orders Raised by Department

Row Labels	Cost
CORPORATE SUPPORT	£ 792.00
Econ Reg & Spatial Dev	£ 24,034.57
OPERATIONS TEAM	£ 70,610.65
Property Management	£ 505,697.42
Total Result	£ 601,134.64

Reactive Repairs Framework 2026 – Supporting Notes and Key Points

The £456k annual value is not a like-for-like increase on the £80k used in 2022. The two figures are based on different scope, coverage, and evidence, and shouldn't be directly compared.

The 2022 80K Figure

In 2022, the framework was scoped tightly around a subset of reactive building repairs. It was never intended to reflect the full volume of reactive activity now taking place across the Council's estate

- Based on an estimate related to budget for reactive building repairs.
- based on a narrow definition of reactive building repairs
- It was intended to cover:
 - unplanned repairs
 - under £10k per job
 - funded solely from the repairs & maintenance budget
- It was not designed as:
 - a whole-estate reactive solution
 - a compliance or emergency response framework
 - a cross-departmental framework capturing all reactive activity

The 2026 £456K Figure

Much of this work was happening already, but outside the framework. The new framework brings it into a single, governed route.

The proposed framework now formally includes:

- emergency response (including out-of-hours)
- mechanical, electrical and gas works
- drainage, culverts and groundworks
- fire alarms, emergency lighting and security systems
- specialist and hazardous cleaning
- flood response and make-safe works
- transport, plant and operated equipment
- reactive support to markets, parks, cemeteries, leisure facilities and residential accommodation

The Council estate we are supporting today is broader and more operationally complex than when the £80k estimate was set.

Since 2022, reactive repairs are routinely required across:

- offices and civic buildings
- markets and temporary facilities
- leisure centres and pavilions
- cemeteries and memorial grounds
- parks, playgrounds and public realm assets
- depots and transport facilities
- residential and temporary accommodation

How the £456K has been calculated

The framework value reflects what officers are already buying based on historic orders raised during 2025/26. which includes:

- burst pipes and drainage call-outs
- electrical and lighting faults
- lock changes and vandal damage
- emergency fencing and make-safe works
- compliance-driven remedial repairs are now more common and included.
 - fire and emergency lighting systems
 - gas safety and heating faults
 - access control and alarms
 - electrical safety following faults or damage
 - make-safe instructions from Building Control or Environmental Health
- These works are non-optional. They are driven by safety and compliance, not discretionary spend.

The spread of spend value:

- The majority of jobs are:
 - under £1,000
 - urgent
 - safety or service-critical

- There is no single project driving the value
- The total is the cumulative effect of many small jobs across many sites

Also Important:

- Inflation is a contributing factor, but the main difference is how much activity we now capture and govern through the framework.
- The framework improves control and transparency; it does not commit the Council to spend more money.
- The proposed framework aligns governance with reality. It brings together activity that was previously fragmented across multiple arrangements, gives price certainty, strengthens compliance, and supports faster response to safety-critical issues.
- The £80k figure was an estimate for a limited type of work in 2022. The £456k figure reflects a broader, evidence-based view of reactive activity already occurring today.

Headline Points relating to the Framework ITT (currently in draft form).

The Framework ITT, supported by the Find a Tender process, gives the Council a compliant, transparent and well-controlled way of managing reactive and emergency works, improving governance around activity that is already necessary rather than committing the Council to additional spend.

Key Benefits

1. Statutory compliance and transparency (including Find a Tender)

- The framework will be procured in line with:
 - the Council's Contract Procedure Rules
 - the Procurement Act 2023
- The opportunity will be advertised via **Find a Tender**, ensuring:
 - open, transparent competition
 - equal access for the wider market
 - compliance with national procurement publication requirements
- This provides a clear audit trail and assurance that the process is legally robust.

Member reassurance

The framework is planned to follow the correct statutory route and be fully compliant with public procurement requirements.

2. Contractual governance

- An ITT provides a single, consistent set of Terms & Conditions for all reactive call-offs.
- It replaces fragmented arrangements and ad-hoc procurement with:
 - standardised controls
 - consistent obligations
 - clearer accountability.
- All work ordered through the framework is subject to these same contractual protections.

3. Cost control and value for money are built in

- Tendered rates are:
 - fixed for the first 24 months
 - fully inclusive (travel, tools, overheads, admin)
- Clear rules prevent:
 - additional call-out or attendance charges
 - hidden travel or fuel costs
- Materials are charged at actual net cost plus a tendered percentage uplift, improving transparency.

Benefit

This makes costs predictable, comparable, and easier to manage across services.

4. Control over subcontracting and supply chains

- Subcontracting is:
 - permitted only with Council consent
 - required to follow all ITT2 obligations
- Main contractors remain fully responsible for:
 - quality
 - health and safety
 - compliance
 - performance

Why this matters

This prevents loss of control, avoids cost inflation, and keeps accountability clear.

5. Health, safety and competence safeguards

- ITT2 enforces minimum standards for:
 - insurance (including enhanced cover where needed)
 - trade accreditation and licensing
 - risk assessments and method statements
 - safeguarding and lone-working controls
- The Council retains the right to:
 - suspend or remove contractors
 - refuse subcontractors
 - intervene where standards fall short.

6. Designed to support emergency and priority response

- The framework supports:
 - emergency attendance requirements
 - in-hours and out-of-hours response
 - make-safe and compliance-critical works
- Clear mobilisation and escalation responsibilities are defined.

Benefit

This improves resilience and response times for safety-critical situations.

7. Flexibility without loss of control

- Multiple suppliers are appointed per trade to:
 - maintain competition
 - provide resilience if a contractor is unavailable
- Officers can select the most appropriate contractor for the job while remaining within the framework rules.
- All call-offs remain subject to:
 - purchase orders
 - budget controls
 - internal approvals.

8. Fair competition and sustainable pricing

- Pricing is evaluated using a standardised pricing basket.
- This avoids:
 - artificially low headline rates

- cost recovery through hidden uplifts later.
- Contractors are assessed on **most advantageous tender**, not lowest price alone.

9. Framework refresh mechanism reduces long-term risk

- Prices are fixed for 24 months.
- A formal framework refresh allows:
 - re-pricing in line with the market
 - removal of poor-performing suppliers
 - inclusion of new suppliers.
- This avoids being locked into unsuitable rates for the full term.

10. What the Framework does *not* do

- It does not guarantee spend or work.
- It does not override budget controls.
- It does provide structure, governance and protection for reactive activity that must happen.