

**WIRRAL COUNCIL**

**PENSIONS COMMITTEE**

**16 SEPTEMBER 2013**

<b>SUBJECT:</b>	<b>TUNSGATE PATIO ROOF COVERING REPLACEMENT FOR FLATS</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>
<b>REPORT OF:</b>	<b>STRATEGIC DIRECTOR OF TRANSFORMATION AND RESOURCES</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	
<b>KEY DECISION</b>	<b>NO</b>

**1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to inform Members of the outcome for the recent tendering exercise in respect of replacing the patio roof covering for the flats which form part of the Tunsgate shopping centre in Guildford which is owned by MPF as part of the direct property investment portfolio. The Tendering process was conducted on behalf of MPF by CB Richard Ellis (CBRE).
- 1.2 The appendix to the report (report from CBRE on the tender process) contains exempt information. This is by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972, ie information relating to the financial or business affairs of any particular person (including the authority holding that information).

**2.0 BACKGROUND AND KEY ISSUES**

- 2.1 The existing waterproof membrane was ageing with the potential to leak causing disruption to the retail tenants below
- 2.2 The tender process was managed by CBRE in accordance with financial Guidelines. Tenders were received from:

Cooper Clarke Ltd  
Paragon management Ltd  
Art Contracts Ltd

Tenders were not received from Botley Roofing and Mitie Tilley Roofing.

- 2.3 Following analysis of the tenders submitted by the contractors each were competitive and in the opinion of CBRE competent to undertake the proposed works.

2.4 On the basis of cost, Cooper Clarke Ltd offered the best value for the contract as detailed in the exempt appendix.

### **3.0 RELEVANT RISKS**

3.1 Not relevant for this report.

### **4.0 OTHER OPTIONS CONSIDERED**

4.1 Not relevant for this report.

### **5.0 CONSULTATION**

5.1 Not relevant for this report.

### **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

6.1 There are none arising from this report.

### **7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

7.1 The cost of the refurbishments will be met from the investments of the Pension Fund and is within the existing allocation to property. There is no staffing or IT issues arising.

### **8.0 LEGAL IMPLICATIONS**

8.1 There are none arising from this report.

### **9.0 EQUALITIES IMPLICATIONS**

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No, because there is no relevance to equality.

### **10.0 CARBON REDUCTION IMPLICATIONS**

10.1 None arising from this report

### **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

11.1 None arising from this report

### **12.0 RECOMMENDATION/S**

12.1 Members note the acceptance by the Interim Director of Finance of the lowest cost tender from Cooper Clarke Ltd.

### **13.0 REASON/S FOR RECOMMENDATION/S**

13.1 CBRE assessed the tenders and recommended acceptance of the tender from Cooper Clarke which offered the best value in the circumstances.

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**SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>