

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 27th July 2026

Contract award Replacement of Bathrooms 2026-2031

Report of the Portfolio Holder for Housing

Classification	This report is Public
Contact Officer	Contracts Administrator Strategic Director Property, Construction & Assets
Is this a Key Decision?	Yes ☒ No ☐

PURPOSE/SUMMARY OF REPORT

To seek approval to enter a 5-year contract with Matthews & Tannert Ltd for the replacement of bathrooms at Council properties.

REPORT DETAILS

1. Background

- 1.1 Housing Services have identified a requirement to undertake bathroom refurbishment at council owned properties, following the Savills Stock Condition Survey.
- 1.2 Property Services, working with the Council's Housing and Procurement team commenced a tender exercise on 10th April 2026.

2. Details of Proposal or Information

- 2.1 This report seeks approval to grant the replacement of bathrooms contract to Matthews & Tannert Ltd.
- 2.2 The term is a 5-year contract based on 1 year plus 2, plus 2 year extension basis, with a total value of £1.9m.
- 2.3 The Council's Procurement Team have been involved throughout and have delivered a legal compliant procurement exercise culminating with an evaluation moderation session chaired by the Procurement Manager. In addition, the Legal Team are to be involved for the drafting of a JCT contract.

3. Reasons for Recommendation

- 3.1 Matthews & Tannert Ltd were identified as the successful tenderer through a legal compliant open procurement process.

4. Alternative Options and Reasons for Rejection

- 4.1 None, as Matthews & Tannert Ltd were identified as submitting the most advantageous tender through the agreed procurement exercise.

RECOMMENDATION(S)

That Executive approves the contract for 5 years to Matthews & Tannert Ltd for the replacement of bathrooms.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS

A. Finance and Risk	Yes ☐ No ☒
Details: There are sufficient funds within existing budgets to meet the contractual amount.	
On behalf of the Section 151 Officer	

B. Legal (including Data Protection)	Yes ☐ No ☒
Details: Matthews & Tannert Ltd were identified as the most advantageous tender through a procurement exercise.	
On behalf of the Solicitor to the Council	

C. Staffing	Yes ☐ No ☒
Details: There are no staffing implications rising directly from this report.	
On behalf of the Head of Paid Service	

D. Local Government Reorganisation (LGR)	Yes ☒ No ☐
<i>Please identify (if applicable) how you have considered LGR impact in relation to this item.</i>	
Details: The contract is for a period that extends into the new unitary, but this is within existing budgets which were included in the submission as part of the capital programme. The contract will transfer or be transferred to the new authority as business as usual.	

E. Environment Yes ☐ No ☒
<i>Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.</i> Details:

F. Equality and Diversity Yes ☐ No ☒	
Have you considered equality impacts in relation to the topic of this report?	Yes ☐ No ☐
If this is a new or refresh of a policy, guidance or plan, have you carried out an EIA?	Yes ☐ No ☐
Not applicable to this report.	

DECISION INFORMATION

G. Is the decision a Key Decision?	Yes ☒ No ☐
A Key Decision is an Executive decision which has a significant impact on two or more wards in the District, or which results in income or expenditure to the Council above the below thresholds: -	

☒ If the decision is a key decision, please indicate which threshold applies: Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more. Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.	 (a) ☐ (b) ☐ (a) ☐ (b) ☒
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District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state which wards are affected or tick All if all wards are affected.	All ☒ Wards:
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<i>All key decisions are subject to Scrutiny call-in unless the call-in period is to be waived, however, exemption from call-in is only with the agreement of the Monitoring Officer.</i> Is this Key Decision subject to Scrutiny Call-In? (leave blank if not a key decision) If No, has the Monitoring Officer agreed?	Yes ☒ No ☐ Yes ☐
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Consultation carried out: (this is any consultation carried out prior to the report being presented for approval) Leader ☐ Deputy Leader ☐ Executive ☒ SLT ☐ Relevant Service Manager ☐ Members ☐ Public ☐ Other ☐ Details:	Yes ☒ No ☐
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Links to Council Ambition: Customers, Economy, Environment, Housing Housing – Improving homes, raising quality standards and being a decent landlord. Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes.
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DOCUMENT INFORMATION

Appendix No	Title

Background Papers <i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>