

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 27th July 2026

Contract award for the Repair of Concrete Lintel Features at various BDC residential properties

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 contract with JB Specialist Refurbishments Ltd to provide repair works to concrete lintel features to a number of residential properties throughout the district owned by Bolsover District Council.

REPORT DETAILS

1. Background

- 1.1 There are a number of properties within the Bolsover District which have concrete lintel features which are failing due to corrosion of the steel reinforcement which is blowing the concrete covering off the lintel feature. This is causing the steel reinforcement to deteriorate further as it is exposed to the weather and causing a hazard to tenants and residents as pieces of concrete fall from height.
- 1.2 Property Services, working with the Council's Housing and Procurement team commenced a tender exercise to procure a suitable contractor to carry out remedial works on the concrete lintel features to extend their lifespan and remove the hazard of falling debris.

2. Details of Proposal or Information

- 2.1 This report seeks approval to grant the contract to carry out the remedial works to the concrete features to JB Specialist Refurbishments Limited.
- 2.2 The budget for these works has already been allocated based on a trial that was completed by an alternative firm for a total provision £450,000. It is proposed that the total budget will be spent over a three-year period from 2026 – 2029.

- 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 Measured Term contract.

3. Reasons for Recommendation

- 3.1 JB Specialist Refurbishments 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 JB Specialist Refurbishments Ltd were identified as submitting the most advantageous tender through the agreed procurement exercise.

RECOMMENDATION(S)

That Executive approves the contract for 3 years to JB Specialist Refurbishments Ltd for the refurbishment of the concrete lintel features.

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: JB Specialist Refurbishments 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 arising 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 ☒

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

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.

(a) ☐ (b) ☐

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) ☒

District Wards Significantly Affected: *(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)*

Please state which wards are affected or tick **All** if all wards are affected.

All ☒
Wards:

<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: Section 20 Leaseholder consultation has been carried out by the Asset Management team and there have been no objections to the proposed works or successful bidder.	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>