

MAESTEG TOWN COUNCIL

Minutes of an **EXTRAORDINARY HYBRID** meeting of the **Council** held remotely via Microsoft Teams and at the Council Chamber, Council Offices, Talbot Street, on **Tuesday, 28th March 2023**

PRESENT:

COUNCILLORS: **A James (Mayor)**
F Abedalkarim, AR Davies, C Davies, P Davies, C Knight, A
LeGeyt, R Martin, M Rowlands, G Thomas, L Thomas, G
Williams, and I Williams

APOLOGIES were received from Cllr: P Jenkins, R Lewis, R Penhale-Thomas

DECLARATION OF INTEREST: None received

551. TO DISCUSS THE TENDERS AND ADVICE FROM THE AGENT REGARDING THE BUILDING REPAIRS

Members were provided with the following email from our building agent and the two tenders quoting for works to the Council Offices.

I have had a closer look at the two tender returns for the Essential Repair Works for the Maesteg Town Council Offices and I can confirm that the calculations all appear to be correct and both parties appear to have correctly allowed for all elements on my list. I believe, therefore, that they are like-for-like tenders. So, to summarise:

Contractor	Tender	Approx. Programme
Approx. Start Date		
Tender 1	£231,338.91	20-25 weeks
September 2023		
Tender 2	£301,412.12	24 weeks
To be advised		
Variation	£70,073.21	None

Please note that tender 2 applied a number of Qualifications to their tender return which might, or might not, result in a variation to this figure in the end.

Tender 1 did not apply any Qualifications.

So, both tenders appear to be compliant.

- Tender 1 is £70,073.21 (30%) lower.

- Both appear to be committing to approximately the same 20–25-week programme.
- The only unknown is when tender 2 might be able to start on site. I am awaiting their response to this question.

Tender 1 know the project, having already undertaken masonry works to the chimneys and rear wall. Their work appears to have been undertaken conscientiously and well. We feel that, in today's climate as far as the construction industry is concerned, the tender is value for money and we do not see any reason (start date aside) not to engage to undertake the work.

I will get back to you with Tender 2 potential start date when they get back to me. In the meantime, however, if you feel that this is irrelevant and the variation in tenders is enough for make the decision, then please do say, as this might mean we can confirm the result to both Contractors sooner rather than later.

Members discussed both quotes and the information provided by the agent. The following was raised;

- A member asked what the budgeted figure was for the works to the offices and also if there are any grants available in paying for the works. The member was advised that the current budget is set at £127,000 for building works and the main grant available to us is through BCBC and they were happy to facilitate us this financial year, but, as the works couldn't be completed until next financial year then they advised we would have to wait to apply for funding then.
- The member followed up with asking if projects spending would have to be cut back in order for these works to be funded in the worse case scenario. The Chair of Finance advised that the budget is always set for a worse case scenario and usually comes in far lower than the budgeted figures, he continued stating that the finance committee should meet to fine tune the budget and allocate more resource to the building works.
- Another member stated the importance of the works, noting the ongoing deterioration of the building including the new leak and suggested that we commit to a tender before the buildings condition worsens.

Cllr L Thomas **proposed**, seconded by Cllr A James, that Maesteg Town Council provisionally accept tender 1 at £231,338.91 providing there are sufficient funds in the budget to which the finance committee will discuss on Monday (3rd April 2023)

Resolved:

Finance committee to discuss if there are sufficient monies available to facilitate the building works

Minutes emailed to Councillors to Read on 28th March 2023

Minutes accepted at a Hybrid meeting of the Council held on 4th April 2023

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Mayor