



Reigate and Banstead Borough Council

Statement of Decisions made at a meeting of the Executive on Thursday, 14 December 2023

Published: 18 December 2023

The following decisions were made by the Executive at its meeting on **Thursday, 14 December 2023**. These decisions will come into force on **Thursday, 28 December 2023**. A decision by the Executive may be called-in (in accordance with Procedure Rule 5.14 of the Council's Constitution) by **Wednesday, 27 December 2023**. Should you have any queries about any decision that has been made, contact should be made in the first instance to Democratic Services at democratic@reigate-banstead.gov.uk. Any declaration of interest made by any member of the Executive is shown below.

	Item	Reason for Decision:	Options:	Lead officer:
7	<p>Procurement of General and Capital Building Works Contracts</p> <p>RESOLVED – that the Executive approve:</p> <p>i. The award of a three year contract to Bennetts Builders Limited as the provider of general building works (planned preventative maintenance) from 1 March 2023 to 31 February 2026, as set out in the exempt report in Part 2 of this agenda.</p> <p>ii. The award of a three year contract to SW Nichols Limited as the provider of capital building works from 1 March 2023 to 31 February 2026, as set out in the exempt report in Part 2 of this</p>	<ul style="list-style-type: none"> · The Council has previously approved budgets for building works to ensure that assets are maintained in good condition. · Procuring building works contracts ensures that the Council achieves value for money when spending these budgets on various elements of repair, maintenance and other work required to Council-owned buildings and sites. · The general building works contract is required to replace a previous contract, with revised requirements to reflect changes in the property portfolio. · In addition, procurement of the new capital building works contract will enable the Council to be more agile in 	<p>Option 1: To accept the recommendations of this report and approve the award of both contracts.</p> <p>This is the recommended option, as it will enable the Council to efficiently carry out repairs, maintenance and other building works to its operational and commercial portfolio at fixed competitive rates that have been secured as part of an open competition bidding process.</p> <p>Option 2: To partially accept the recommendations of this report and approve the award of one or other of the contracts.</p>	Chief Finance Officer

	Item	Reason for Decision:	Options:	Lead officer:
	agenda.	<p>carrying out minor capital works to enable the letting of commercial property. This will assist in minimising void periods and maintaining commercial income streams. It will also enable preparation of newly-acquired housing property for occupation more quickly.</p> <p>Cost rates for the distinct types of work specified in the contracts have been minimised through open competition and are fixed for the duration of the contracts, which are both for three years with the option of extending for two additional one-year periods.</p>	<p>This is option is not recommended, as it will require individual procurement of each piece of work that would have been covered by the contract that is rejected. This is not only inefficient in terms of officer time but may cause delays in carrying out works and is likely to result in higher total costs over the contract period.</p> <p>Option 3: To reject the recommendations of this report and not award either contract.</p> <p>This is option is not recommended for the same reasons as set out under Option 2.</p>	
10	<p>Marketfield Way Update - December 2023</p> <p>RESOLVED - that Executive:</p> <p>(i) Note the progress that has been made to deliver Stage 4 of the project, in relation to scheme implementation, construction, residential sale and commercial lettings;</p> <p>(ii) Note the initial economic, social and environmental benefits that have been</p>	<p>Significant progress has been made to bring forward Marketfield Way in relation to Stage 4 of the project including scheme implementation, construction, residential sale and commercial lettings. While the build is complete and The Rise has opened, the Council now needs to settle its final account with our contractor; undertake additional landlord works; and complete the letting of the remaining three commercial units. To do this an increase in the Capital Programme budget is required.</p>	<p>Option 1: (Recommended) To approve the recommendations in this report and to increase the capital funding of the project. This option will enable the Council to settle the final account; allocate funding for additional landlord works; and to able to let the remaining commercial space. This option will enable the Council to reach agreement with VCUK on the final account, providing certainty in terms of the cost of construction; will enable the Council to attract major businesses with strong covenants to</p>	Director of Place

	Item	Reason for Decision:	Options:	Lead officer:
	<p>derived;</p> <p>(iii) Note the details set out in the Part 2 report;</p> <p>(iv) Authorise the Head of Place Delivery, in consultation with the Leader, Deputy Leader and Executive Member for Finance & Governance, Executive Member for Place, Planning & Regulatory Services and Chief Finance Officer to settle the final account with the Council's contractor VINCI Construction UK in line with the recommendations set out in Part 2 of this report;</p> <p>(v) Approve the inclusion of £4,297,682 million Capital Programme growth for completion of the development, funded from prudential borrowing, in the final budget report to Executive on 1 February 2024.</p>		<p>take the additional units; and to undertake landlord works that will enable long term revenue cost savings that may not be otherwise recouped from the service charge.</p> <p>Option 2: (Not recommended) To not approve the recommendation in this report and not to increase the capital funding of the project. This option would require the Council to enter into a dispute with our contractor; would not allocate any additional funding for landlord works; and would not make any allowance for any further capital incentives to commercial tenants. This option is not recommended for entering into a dispute with our contractor runs a risk of delay and possible additional costs; would likely result in additional management costs that may not be recouped from the service charge and which would be a long term revenue cost for the Council; and would mean that the Council would need to let the commercial units to tenants with less strong covenants.</p>	
11	<p>Replacement of leased compact road sweepers</p> <p>RESOLVED – that the Executive:</p> <p>(i) Approves the award of a four-</p>	<p>The current compact road sweeper lease is due to expire on 19 January 2024. A new lease is therefore required in order to continue to deliver the service and ensure compliance with Section 22.2 of the pollution control act 1974. The previous lease was</p>	<p>Option 1: To enter into a lease for four compact road sweepers with Karcher UK Limited from January 2024 to January 2028. This is the recommended option. This Option facilitates continuation of the service</p>	<p>Head of Neighbourhood Operations</p>

	Item	Reason for Decision:	Options:	Lead officer:
	<p>year lease contract to Karcher UK Limited to supply four compact road sweepers. Contract to run from January 2024 to January 2028.</p>	<p>entered into in January 2020 to run for four years. There is no provision to extend the contract or to purchase the vehicles. The recent tender having been procured in line with EU Procurement Regulations and the Councils procurement procedures and has demonstrated best value</p>	<p>and allows for future exploration of low carbon alternatives. The difference in overall cost is negligible but the lease option fits better with the services longer-term strategy as it enables increased flexibility when the Council wishes to purchase EV sweepers in the future. The lease includes a service and maintenance contract that covers the four year lease term, providing specialist support.</p> <p>Option 2: To purchase four compact road sweepers in January 2024. This Option was considered and is not recommended for the reasons explained in this report. It would also depend on approval of Capital Programme growth to fund the cost because it cannot be accommodated within the service's current capital allocation for vehicle replacement. A maintenance contract would need to be entered into separately from the vehicle purchase.</p> <p>Option 3: That the compact road sweepers are not replaced. This Option is not recommended; the service cannot continue to operate without replacement sweepers. There is no provision in the current lease to allow for the purchase of the machines at the end of the lease term.</p>	

	Item	Reason for Decision:	Options:	Lead officer:
12	<p>Options for the reduction in Carbon emissions from the Council's fleet of diesel powered vehicles</p> <p>RESOLVED – that the Executive:</p> <p>(i) Approve the inclusion of £0.250million Capital Programme growth for the purchase of one electric refuse collection vehicle, funded from prudential borrowing, in the final budget report to Executive on 1 February 2024.</p> <p>(ii) Agree to delegate authority to award the vehicle supply contract(s) for the four refuse collection vehicles identified for replacement in 2023/24 (one EV garden waste vehicle, two diesel garden waste vehicles and one split body waste & recycling vehicle) to the Head of Neighbourhood Services in consultation with the Chief Finance Officer, the Executive Member for Neighbourhood Services and the Executive Member for Finance, Government & Organisation; following the undertaking of a procurement exercise in line</p>	<p>The Council's vehicle fleet makes a substantial contribution to the Council's carbon emissions. The purchase of one electric refuse collection vehicle (RCV) as part of our ongoing fleet replacement programme represents a measured approach to beginning to transition to low carbon RCVs recognising the currently high cost of these vehicles. The use of HVO in the refuse collection vehicle fleet provides a cost effective means of reducing carbon emissions until such time as these existing vehicles can be replaced with low carbon alternatives.</p>	<p>Recommendation 1: Electric RCVs.</p> <p>Option 1: Approve the inclusion of an increase to the capital programme in the final 2024/25 budget report to allow for the purchase of one electric green waste RCV. This option is recommended as electric RCVs represents a cost effective way of reducing the Council's carbon emissions - as well as delivering other benefits compared to HVO (including reduced air pollution and noise reduction).</p> <p>Option 2: Do not approve the inclusion of an increase to the capital programme in the final 2024/25 budget report to allow for the purchase of one electric green waste RCV. In this event, all three green waste RCVs purchased will be diesel, in line with the existing capital programme. This option is not recommended as it represents a missed opportunity to begin to transition our green waste fleet at a time where the technology exists to do so, a missed opportunity to secure wider co-benefits, and to demonstrate our commitment to moving to fully low carbon fleet.</p> <p>Option 3: Approve the inclusion of an increase to the capital</p>	<p>Director of Place</p>

	Item	Reason for Decision:	Options:	Lead officer:
	<p>with the Council’s Contract Procedure Rules.</p> <p>(iii) Endorse the transition of the existing diesel refuse collection vehicle fleet to run on Hydrotreated Vegetable Oil, noting the financial implications that were included within the draft budget proposals reported to Executive on 16 November 2023.</p>		<p>programme in the final 2024/25 budget report to allow for the purchase of three electric green waste RCVs. This option is not recommended as there is currently insufficient certainty that the Depot has the capacity to charge three electric RCVs.</p> <p>Recommendation 2: Delegation of authority to agree purchase.</p> <p>Option 1: Agree to delegate authority to the Head of Neighbourhood Services (in consultation with the Executive Member for Neighbourhood Services along with the Chief Finance Officer and the portfolio holder for Finance, Governance, and Organisation, to enter into contracts for the purchase of the 4 RCVs that are due for replacement in 2023/24. This option is recommended as it will remove the need to bring a further report back to the Executive and will therefore expedite the purchase of the required vehicles and minimise risk to service disruption.</p> <p>Option 2: Do not agree to delegate authority for the purchase of the 4 RCVs. This option is not recommended as it will result in a longer period before purchase contracts can be entered into,</p>	

	Item	Reason for Decision:	Options:	Lead officer:
			<p>increasing the risk of issues arising with failure of the current vehicles.</p> <p>Recommendation 3: HVO. Option 1: Endorse the transition to HVO for compatible vehicles with in the RCV fleet. This option is recommended as HVO provides a cost effective means of reducing carbon emissions from our vehicles in the short term (as a transition fuel while other options are developed), which are the greatest source of operational carbon emissions. Option 2: Do not endorse the transition. This option is not recommended as it represents a missed opportunity to reduce council carbon emissions at a time when action is needed to mitigate climate change.</p>	