

Delegated Decision Report

NOT FOR PUBLICATION by virtue of Paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972 and it is not in the public interest to disclose the information because it contains information relating to the financial or business affairs of any particular person including Council.

Subject:	Heating System Replacement Scheme at Beever Primary School
Decision maker: Senior Officer	James Kington (Director of Growth)
Decision maker: Cabinet Member	N/A
Decision date:	June 2026
Report author:	Richard Roberts – Project Manager
Ward (s):	St. Mary's

Reason for decision

This report seeks approval for the acceptance of the most technically appropriate tender submission in relation to the boiler replacement scheme at Beever Primary School and to enter into contract with the successful tenderer. A budget figure of £390k was approved for Beever Primary School heating replacement works at the cabinet meeting in January 2026 under reference NE-11-25. The report delegated award of the works to the Director of Growth.

Recommendation(s)

1. Approve the budget required for the tendered works.
2. Note the delivery of the works is below forecast in the cabinet report.
3. Accept the most technically appropriate tender received in respect of the tendered amount of £364,064.00 from Jackwolf Group, plus £10,000.00 of management fees for Property Department staff
4. Approve the appointment of Jackwolf Group and authorise the finalisation of the published form of contract so that the Council can enter into a Contract with Jackwolf Group for the tendered works.
5. Delegate authority to the Borough Solicitor to carry out all necessary legal formalities.

Background

The boiler and plantroom installation at Beever Primary School is reaching the end of its serviceable life. For its continued utilisation and in the interest of Health and Safety, it has been deemed required to be replaced. The new installation should last for a significant period in excess of 15 years.

Tenders have been received and evaluated against the advertised price, quality criteria and the bids have been moderated.

Jackwolf Group have been identified as having submitted the most technically appropriate tender and is the preferred bidder. The costs quoted in respect of the published scope of works are:

Description of Goods/Services/Works	Cost
Supply, deliver and install of a heating system replacement at Beever Primary School	£364,064.00
Property Department Fees	£10,000.00
Total	£374,064.00

Alternative option(s) to be considered *(please give the reason(s) for recommendation(s))*

Option 1 – acceptance of the tender submitted by Jackwolf Group along with their appointment under the published form of contract.

Option 2 is do nothing / defer the works. This is not considered a viable option as this school has been identified by the Property team with high risk of failure of the boiler plant, which could lead to the school closing if not replaced.

Consultation *(include any conflict of interest declared by relevant Cabinet Member consulted)*

N/A

Risks

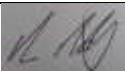
- Works exceed programme completion causing disruption to commencement of school term – Property Services to advise on programme and completion dates on a regular basis.
- Costs exceed contract sum (including contingency) – Property Services to advise on costs on a regular basis undertaking review and forecasting final costs.

Implications

Financial	<p>The proposed scheme represents capital expenditure and will be a charge against the Place - Corporate Property capital programme.</p> <p>A general grant (School Condition Allocations) provision exists within in the capital programme against which this scheme will be a charge and will be fully grant funded.</p> <p>The estimate cost of the scheme is £374,064 and is expected to be wholly defrayed in 2026/27.</p>
Legal	<p>The procurement has been undertaken as a Regulated Below Threshold Open Tender in accordance with the Council's Contract Procedure Rules. The recommended contractor</p>

	achieved the highest overall score following evaluation against the published award criteria. Legal Services will be available to assist with the necessary contractual and execution formalities.																				
Procurement	<p>A Regulated Below Threshold Open tender was issued to the market on 25/04/2026 with a tender close date of 22/05/2026. The tender (DN813108 - Beever Primary School – Boilers and BMS Panel Replacement) received 65 expressions of interest and 10 number of bids.</p> <p>The bids were evaluated against the Council’s requirements detailed below.</p> <table><tr><td>Criteria</td><td>Sub Criteria</td><td>Assessment/ Weightage</td></tr><tr><td rowspan="5">Quality</td><td>Gas SAFE Registration</td><td>Pass / Fail</td></tr><tr><td>Health and Safety Compliance</td><td>Pass / Fail</td></tr><tr><td>Experience in School Environment</td><td>Pass / Fail</td></tr><tr><td>Insurance: EL-£5m PL-£10m PI-£2m</td><td>Pass / Fail</td></tr><tr><td>Responsiveness and Support</td><td>40%</td></tr><tr><td>Social Value</td><td></td><td>10%</td></tr><tr><td>Price</td><td></td><td>50%</td></tr></table> <p>Stage one of the bid process was a series of Pass/Fail mandatory questions surrounding Gas Safe Registration, Health and Safety Compliance, Experience working in School environments and minimum Insurance levels. Seven (7) of the bids failed the stage one process.</p> <p>The final scores awarded for the three compliant bids received are as follows from highest to lowest out of the 100 marks available:</p> <p>1) Jackwolf Group Ltd – Score 86.07 2) Druggitt & Harding Ltd – Score 74.00 3) Building Projects Group Ltd – Score 59.32</p> <p>The MAT received for this tender opportunity is that submitted by Jackwolf Group Ltd. Jackwolf was second place cost wise overall.</p> <p>Please see Appendix 1 for evaluation outcome. (Darren Judge)</p>	Criteria	Sub Criteria	Assessment/ Weightage	Quality	Gas SAFE Registration	Pass / Fail	Health and Safety Compliance	Pass / Fail	Experience in School Environment	Pass / Fail	Insurance: EL-£5m PL-£10m PI-£2m	Pass / Fail	Responsiveness and Support	40%	Social Value		10%	Price		50%
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Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution?	Yes / No
Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget?	Yes / No
Are any of the recommendations within this report contrary to the Policy Framework of the Council?	Yes / No

Report author sign-off	
Role	Project Manager
Date of sign-off	8 June 2026

Approval	
Officer approval sign-off	
Role	James Kington- Director of Growth
Date of sign-off	17 th June 2026