

Report Title	No.1 Market Street - Reroof
Meeting	Executive
Meeting Date	25 th June 2026
Report Author	Bruce Corden/Lynne Rowland
Directorate	Resources
Lead Executive Member(s)	Councillor D. Hartley
Wards Affected	Bradley
Public. Part Exempt, or Fully Exempt	Public
Appendices (if any)	Appendix 1 – Details of tenders received

1. Executive Summary

- 1.1 No.1 Market Street was constructed in 2006/2007. The roof is a flat roof structure with a single ply membrane finish which has suffered multiple rain in / water ingress issues over the last few years.
- 1.2 Isolated repairs have failed to resolve the water ingress leading to regular operational issues and impact on service to the second-floor office space.
- 1.3 A specialist survey and report was completed in 2024 recommending an overlay system incorporating improved drainage, insulation and parapet wall detailing with a 25 year performance guarantee.
- 1.4 The project was first tendered in 2025 but, following minor revisions, the project was retendered in 2026.

2. Recommendations

For the reasons set out in this report, Executive is recommended to:

- 2.1 Approve the award of the contract to Sanderoof Ltd.

3. Information: The Rationale & Evidence for the Recommendations

- 3.1 Contracts with a quoted value of £100,000 or less may be awarded on behalf of the Council by the relevant member of Corporate Management Team to the Contractor who submits the tender which is the most advantageous to the Council, provided in both cases the price quoted is within budgetary limits approved by the Executive.
- 3.2 Contracts with a quoted value in excess of £100,000 may be awarded on behalf of the Council by the relevant Chief Officer, following a report to the Executive, to the Provider who submits the tender which is the most advantageous to the Council provided in both

cases the price quoted is within the budgetary limits approved by the Council or Committee appointed for that purpose.

3.3 The Sanderoof Ltd tender quote at £203,324 is the most advantageous offer for the Council and is within the budgetary limits approved by the Council.

4. Link to Council Plan Priorities: (Providing High Quality Services and Facilities, Proud and Connected Communities and Places, Good Growth and Housing and Healthy Communities)

4.1 Delivering value for money in the services we provide links to the Council Plan priority of Providing High Quality Services and Facilities.

5. Implications

5.1 Financial Implications

The expenditure is within Budget and Policy Framework.

The project was submitted and approved for the 2025/2026 Capital Improvement Programme. The budget has been included in slippage from the last financial year.

5.2 Legal and Governance Implications

None arising directly from the report.

5.3 Climate and Biodiversity Implications

None arising directly from the report.

5.4 Human Resources Implications

None arising directly from the report.

5.5 Equality and Diversity Implications

N/A

6. Consultation

6.1 N/A

7. Alternative Options Considered

N/A

8. Statutory Officer Sign off (please put an x in the relevant box below)

Section 151 Officer	X
Monitoring Officer	X

9. Background Documents

N/A

Contact Officers

Bruce Corden, Facilities Manager, 07764 362570, bruce.corden@pendle.gov.uk

Award of Contracts

1. Following the relevant procurement process, tenders have been received in relation to the following project:-

(a) Name of project – 1 Market Street, Nelson - Reroof

Tenderer	Tender Figure (£)
Sanderoof Ltd	£203,324.00
Tender B	£249,556.00
Tender C	£251,315.00
Tender D	£281,492.00
Tender E	£309,440.15
Tender F	£303,901.14
Tender G	£321,308.23
Tender H	Excluded

It is recommended that the contract be awarded to Sanderoof Ltd.