

Record of operational decision

Decision title:	Decision to award contract and approve the expenditure of up to £214,431 for roof replacement and external refurbishment works at Kington Market Hall.
Date of decision:	18.06.2026
Decision maker:	Service Director, Economy and Environment
Authority for delegated decision:	A key decision was taken at the Cabinet meeting on the 22 April 2025 authorising the Officer and allocating the use the Property Services Estate Capital Building Improvement Programme 2025/2028 to enable the council to deliver on its obligations to maintain buildings fit for purpose utilising £6,019,602 capital budget as approved at council budget meeting on the 7 February 2025. The full report and decision notice can be found here; Decision - Decision - Property Services Estate Capital Building Improvement Programme 2025/28 - Herefordshire Council Appendix 1- Appendix 1 for Property Services Estate Capital Building Improvement Programme 202528.pdf Appendix 2 - Appendix 2 for Property Services Estate Capital Building Improvement Programme 2025/28  PDF 157 KB Sub Delegation to Service Director to take all operational decisions relating to the award of contracts for the 2025-2028 Capital Estates Programme. Decision - Gardner Hall Improvement Works - Herefordshire Council
Ward:	Kington
Consultation:	None
Decision made:	Decision to award contract to Reynolds Conservation Ltd and approve the expenditure of up to £185,431 for roof replacement and external refurbishment works at Kington Market Hall following a successful tender on the Council's procurement portal. Approve the expenditure of up to £4,000 for internal and external professional fees. Approve a contingency budget of up to £25,000 for any unforeseen costs that may arise. Authority is delegated to the Capital Project Manager from the Service Director of Economy and Environment to act as spend manager for the project. Responsibility for monitoring the remaining works to be carried out by the Capital Project Manager within the spend budget.
Reasons for decision:	These works are included in the Property Services Estates Capital Programme 2025/28.

	Reynolds Conservation Ltd were the successful bidder following a competitive tender process. The required improvement works have been assessed and prioritised based upon select criteria which covers health and safety, operational need, impact and lifecycle and value.
Equality Considerations	Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to – (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services. Our providers will be made aware of their contractual requirements in regards to equality legislation. The proposed capital improvement works have given due consideration to equality issues particularly in relation to disability.
Highlight any associated risks/finance/legal/equality considerations:	By not carrying out the roof replacement and external refurbishment works at Kington Market Hall, HC is at risk of incurring further maintenance requirements, potentially costing the Council further money. There is also a health and safety risk associated with not carrying out these works. There is a risk that once on site, further works are identified that was not previously apparent. A contingency has been allowed to cover unforeseen elements once the works commence. Should this contingency be insufficient then a further officer decision will be required.
Details of any alternative options considered and rejected:	Do nothing. This is not recommended as the risk of the works not being completed means that the health and safety risk associated with the continued existence of the building remains. Not to appoint. This is not recommended, Reynolds Conservation Ltd have been selected through a competitive tendering process.
Details of any declarations of interest made:	None.

