



RECORD OF DECISION TAKEN UNDER DELEGATED POWERS OUTLINED IN THE CONSTITUTION – Part 3 Section 16

DELEGATED
OFFICER DECISION Martin Eden
TAKEN BY:
PORTFOLIO
AREA: Regeneration

SUBJECT: Repair and Restoration of Darwen Jubilee Tower

1. DECISION

To award the contract to repair and restore Darwen Jubilee Tower to UK Restoration Services

2. REASON FOR DECISION

The tender and specification for the repair of Darwen Jubilee Tower was issued on The Chest: North West Procurement Portal, to five specialist historic building contractors, all of which have experience of restoring Grade 2 listed buildings.

Tenders that have been evaluated to determine the most economically advantageous Tender, with 50% of the score awarded to Price and 50% of the score awarded to Quality.

An evaluation panel made up of Council officers from procurement services and corporate property services along with a Chartered Surveyor and Historic Environment Advisor have evaluated the tenders for the repair works at Darwen Jubilee Tower. The evaluation panel agreed that UK Restoration Services achieved the highest overall score.

At the Executive Board meeting on 11 March 2021, members approved that the Director of Place would award the contract to repair and restore Darwen Jubilee Tower following the procurement process, in consultation with the Executive Member for Growth and Development. I have consulted with the Executive Member for Growth and Development and he has agreed with the evaluation panel's view that UK Restoration Services provided the most economically advantageous tender and should be appointed to undertake the repair work to Darwen Jubilee Tower.

3. BACKGROUND

Darwen Tower is a Grade 2 listed octagonal Jubilee Tower on Beacon Hill known by the name of the town it overlooks. The Tower was built in 1898 by public subscription to celebrate Queen Victoria's Diamond Jubilee.

The location of the Tower is what makes it iconic, but it is also its weakest feature, being cited on top of a hill is wonderful for visibility but the building condition report outlines the physical deterioration that has occurred as a result of being so exposed to the elements. The roof has already been replaced twice but more difficult and less visible issues with the building also need remedial work.

Darwen Town Deal funding of £225,000 coupled with c.£70,000 generated from fund raising activities led by Darwen Rotary and a £10,000 contribution from the Council will provide sufficient

funding to undertake the repairs necessary to ensure the long-term sustainability of the Tower and allow this landmark to remain open to the public for future generations.

The capital works comprise of repair to the rainwater disposal system, repair to the weathering and deck of the upper observation level, repointing and consolidation of the walls, replacement of polycarbonate windows, improvements to access and installation of interpretation boards.

4. OPTIONS CONSIDERED AND REJECTED

Do nothing – this would result in the further deterioration of Darwen Tower and the more the building deteriorates, the more expensive the repairs would be. The external funding from the Darwen Town Deal, the fund raising and the Councils contribution are currently in place and it makes sense to complete the repair works now.

Further information is available via the following link [] or from the report author

5. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION:	1
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CONTACT OFFICER:	Martin Eden
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DATE:	23 March 2021
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BACKGROUND DOCUMENTS:	Executive board report 'Restoration of Darwen Jubilee Tower' 11 March 2021
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Signed:



Director: Martin Eden	Date: 23 March 2023
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