**Dunstable High Street Heritage Action Zone (HAZ)**

Dunstable Town Council in conjunction with Historic England are seeking expressions of interest from suitable contractors to undertake maintenance work within Dunstable High Street South within the zone shown on the attached plan. Suitably qualified contractors are invited to tender for the following works, following success completion of pre-qualification requirements. The works include:

1. The inspection of rainwater goods to the properties fronting the High Street within the attached plan;
2. A brief report on their condition, using a proforma survey sheet which will be supplied by Dunstable Town Council;
3. Undertaking a schedule of repairs to the rainwater goods under the following headings:
* Gutter and silt clearance;
* Repair of defective joints;
* Replacement of defective sections;
* Renewal of defective rainwater downpipes;
* Renewal of brackets to downpipes;
* Redecoration of previously painted surfaces.

The works will include the provision of access equipment to facilitate the works listed above.

The works listed will be based upon a schedule of unit rates plus preliminaries and material costs with a contractor’s uplift, as required for materials and profit.

The intention is the contractors will undertake the works on the basis of submitting invoices calculated on the cost of materials plus an uplift for procurement, delivery and supply.

The works must be completed before 31st March 2023 and will be administered on a time and management basis rather than a fixed price tender. There will be cap upon the expenditure which will be agreed with the successful contractor prior to starting.

Within the tender proposal, you will need to factor in liaison with the Heritage Action Zone Programme Manager, Brasier Freeth LLP and the respective occupiers, landlords and tenants of the properties within the Heritage Action Zone. It is intended that Dunstable Town Council will provide a list of contacts to enable the access and sequence of the events as follows:

1. Arrange access equipment for high level inspections;
2. Gain access to the high level rainwater goods for the removal of silt and debris and provide a brief proforma inspection report on their condition;
3. Agree areas, quantities and labours for repairing the defects notified in the inspection report;
4. Undertake the works.

Expressions of interest should be submitted to Brasier Freeth LLP, Wentworth Lodge, Great North Road, Welwyn Garden City, AL8 7SR by **12.00 noon Monday 12th December 2022** and tenders will be issued to the selected contractors by Monday 19th December 2022 with a return date of Friday 16th January 2023.

For any queries regarding the proposals, please contact Paul Raitt at Brasier Freeth LLP (paul.raitt@brasierfreeth.com).