

REPORT TO: CABINET

DATE: 7 DECEMBER 2017

TITLE: LIFT REFURBISHMENT PROGRAMME

PORTFOLIO HOLDER: COUNCILLOR MARK WILKINSON,
PORTFOLIO HOLDER FOR HOUSING

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This is a Key Decision

It is on the Forward Plan as Decision Number I007847

Call-in Procedures may apply

This decision will affect no ward specifically.

RECOMMENDED that:

- A** The most advantageous tender submitted by Contractor B is accepted in the sum of £1,504,060.97 for the delivery of the lift refurbishment programme subject to contract and Leasehold consultation.

REASON FOR DECISION

- A** To enable the Council to enter into a contract for these works in compliance with Contracts Standing Orders.

BACKGROUND

1. The Council has 49 passenger lifts located at 32 sites throughout the district. A lift maintenance and support arrangement is in place to respond to day to day repair and/or breakdown.
2. The Housing Asset Management Strategy (HAMS), informed by maintenance and breakdown data, has determined the need for major works needing to be undertaken to 15 lifts at 11 of these sites.
3. A specialist Lift Consultant (Cundalls Ltd) was commissioned to undertake a report for the 15 lifts, which determined the specification to fully refurbish 11 and replace 4 of the lifts.
4. Due to the extent of works, minimizing disruption to local residents, and managing reduced resources, the works have been programmed over a four year period (2017/18 to 2020/21). The lifts identified to be in the worst condition have been prioritised in years one and two of the programme.

THE PROCUREMENT PROCESS

5. The works were tendered using the Fusion 21 Framework Agreement. This is an EU compliant solution which complies with Contract Standing Orders. Fusion 21 specialises in the Social Housing Sector and offers bespoke procurement support for Local Authorities. Five contractors included on the Lift Framework Agreement Lot 3 (Lift Replacement & Refurbishment) were invited to tender for the works and all five tenders were received by the deadline. A tender analysis has been undertaken on the basis of the most economically advantageous, against a 50:50 Quality/Price split. The prices, rankings and weighted scores are shown below:-

	Quality Weighted Score %	Total Price* £'s	Price Weighted Score %	Total Points Score	Ranking
Contractor A	36.20	1,434,840.00	35.14	71.34	3
Contractor B	43.70	1,504,060.97	33.52	77.22	1
Contractor C	43.60	1,591,989.00	31.67	75.27	2
Contractor D	12.80	1,008,330.89	50.00	62.80	5
Contractor E	40.50	1,802,572.72	27.97	68.47	4

* Price is for the delivery of 4 year programme

CONCLUSION

6. Contractor B has submitted the most economically advantageous bid when assessed against the criteria included in the tender documents. This Contractor submitted the highest quality bid and has demonstrated that they will be able deliver the works to the standard required by the Council.

NEXT STEPS

7. A contract lead in period of 12 weeks is necessary to allow time for the supply of the lift machinery and associated materials. Therefore, the Year 1 Programme is anticipated to commence on 5 March 2018. The value of the Year 1 programme is £413,090.63.
8. The second and subsequent years of the programme will be subject to satisfactory performance of Contractor B and approval of the funding on an annual basis.

IMPLICATIONS

Place (includes Sustainability)

None specific.

Author: **Graeme Bloomer, Head of Place**

Finance (Includes ICT)

The Housing Capital Programme contains funding allocations to meet the costs of the proposed contract award.

Author: **Simon Freeman, Head of Finance**

Housing

The Council as a landlord has a responsibility to ensure its passenger lifts are well maintained and in good order as part of the housing regulatory requirements,

Author: **Andrew Murray, Head of Housing**

Community Wellbeing (includes Equalities and Social Inclusion)

None specific,

Author: **Jane Greer, Head of Community Wellbeing**

Governance (includes HR)

The Council is responsible for undertaking the repair, maintenance and improvement of its housing estates and properties and installations pursuant to the Housing Act 1985. Accordingly, the Council may procure a contract for the lift refurbishment works (section 1 Local Authorities Contracts Act 1997).

By undertaking a procurement exercise in accordance with the Council's Standing Orders and using a European compliant framework the Council has mitigated the risk of challenge of the award. The decision to award the contract will be compliant with the articles within the Constitution therefore will be within the scope of the functions of the Cabinet.

An appropriate proportion of the costs of the contract will be recoverable from the leaseholders of the relevant properties, pursuant to the service charge provisions of their leases, subject to the consultation requirements of section 20 of the Landlord and Tenant act 1985 and the Consultation Regulations. The Council must have due regard to any responses to the consultation process when making the decision on the proportion to recharge, by doing so the Council will mitigate the risk of challenge.

The Council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between those who share a relevant protected characteristic and those who do not under s149 Equality Act 2010. The Council has a duty to promote inclusion of disabled people in public life. One way of doing so is to ensure accessibility. Ensuring lifts are refurbished and in working order will show that the Council is fulfilling its public sector equality duty within its housing stock.

Author: **Amanda Julian, Legal Service Manager, on behalf of Brian Keane, Head of Governance**