

REPORT TO: CABINET

DATE: 18 OCTOBER 2018

TITLE: CONTRACT AWARD FOR EXTERNAL
REFURBISHMENT WORKS TO 15-96 AND 129-
312 THE HIDES

PORTFOLIO HOLDER: COUNCILLOR MARK WILKINSON, DEPUTY
LEADER AND PORTFOLIO HOLDER FOR
HOUSING

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This is a Key Decision
It is on the Forward Plan as Decision Number I009429
Call-in Procedures may apply
This decision will affect Netteswell Ward.

RECOMMENDED that:

- A** The most economically advantageous tender submitted by Contractor D is accepted in the sum of £929,376.35 for the delivery of the external refurbishment works programme subject to contract and Leaseholder consultation.

REASON FOR DECISION

- A** To enable the Council to enter into a contract for these works in compliance with Contracts Standing Orders, and to deliver the Council's priorities as part of its Housing Investment Programme (HIP).

BACKGROUND

1. The block addresses within the Hides Estate which form the basis of this work package were identified for inclusion within year two of the previous eight year programmes. As a result of programme delivery delays and budgetary pressures their refurbishment did not proceed as planned. As such, and in line with current Housing priorities, this scheme has been prioritised for the 2018-19 External Works budget allocation. Effectively this work package represents a continuation of the Council's existing capital works programme but via a new procurement

model as a result of the earlier than planned termination of the former framework agreement.

2. The main drivers for this budget stream and the works identified for this scheme are:
 - a) To ensure properties meet Central Government Decency Standards and are kept weather proof and watertight; and
 - b) To preserve the value, presentation and integrity of the block and properties therein through a planned maintenance programme, including repairing, making good or replacement of deteriorated or failing elements which are in poor repair or at the end of their lifecycle.
3. The scope of works at six large leasehold blocks forming 15-96 The Hides comprises of roof, window and door replacements along with associated cyclical repairs, replacements and decoration to external fascias, rainwater goods, render, walls and ceilings, paving, drainage, boundaries and outbuildings.
4. The scope of works at six smaller leasehold corner blocks comprises cyclical repairs and replacements and decoration to communal rear door, fascia, rainwater goods, render, walls, single glazed window, paving, drainage, boundaries and outbuildings.
5. Works recommended by block Fire Risk Assessments are being undertaken within both block archetypes.

ISSUES/PROPOSALS

The Procurement Process

6. The works have been subject to a competitive tender process, in line with the Council's procurement procedures. The selected form of contract is JCT Minor Works Building Contract 2016 Edition incorporating the Council's preferred amendments. In view of the relatively short term and standalone nature of the works the tender comprised of a 70 percent price and 30 percent quality weighting.
7. Six contractors were invited to submit tenders, each of which had satisfied the Council's pre-tender checks. Four compliant tenders were received by the deadline.
8. Bids were evaluated against a pre-determined evaluation model. Quality evaluations were completed by a panel of three and this assessment was concluded prior to prices being released.
9. A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications; and where appropriate, amendments were sought

from tendering contractors. The final prices, weighted scores and rankings are shown below.

Table 1 – Weighted Scores for Tenders

Contractor	Quality Weighted Score %	Total Price £'s	Price Weighted Score %	Total Points Score	Ranking
Contractor A	17.37	997,424.42	65.22	82.59	3
Contractor B	27.63	1,108,398.75	58.69	86.33	2
Contractor C	12.63	1,221,788.89	53.25	65.88	4
Contractor D	30.00	929,376.35	70.00	100.00	1

Conclusion

10. Contractor D has submitted the most advantageous bid overall and furthermore has provided both the lowest price and most highly ranked quality submission. Our conclusion is that Contractor D's bid provides good value for money and demonstrates that they will be capable of delivering the works to the standard required by the Council.

Next Steps

11. The relevant statutory consultation with leaseholders (Notice of Estimates) is currently ongoing and due to conclude 12 October 2018.
12. A contract lead in period of at least four weeks is necessary in order for the contractor to mobilise their supply chain and internal resources. It is anticipated that works will commence on site December 2018.

IMPLICATIONS

Place (Includes Sustainability)

None specific.

Author: Jane Greer, Head of Community Wellbeing on behalf of Graeme Bloomer, Head of Place

Finance (Includes ICT)

As detailed within the report – the costs are included and can be contained within the existing approved Housing Capital Programme.

Author: Simon Freeman, Head of Finance

Housing

The Housing Revenue Account Business Plan which is approved annually identifies priorities for inclusion in the Housing Investment Programme (HIP). The HIP programme identifies short, medium and long term priorities for investment in the Council's housing stock in order to maintain it in good order, meeting the Government's statutory requirement.

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 compliance with contract standing orders for seeking tenders together with the application of an agreed evaluation process ensures value for money and demonstrates robust governance arrangements.

Author: Colleen O'Boyle, Interim Head of Governance

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

HIP – Housing Investment Programme