

**REPORT TO:** CABINET

**DATE:** 18 OCTOBER 2018

**TITLE:** CONTRACT AWARD FOR EXTERNAL  
REFURBISHMENT WORKS TO 7-255 THE  
HORNBEAMS

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

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**CONTRIBUTING OFFICER:** WENDY MAKEPEACE, SENIOR HOUSING  
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**This is a Key Decision**

**It is on the Forward Plan as Decision Number I009430**

**Call-in Procedures may apply**

**This decision will affect Little Parndon and Hare Street Ward.**

**RECOMMENDED that:**

- A** The most economically advantageous tender submitted by Contractor E is accepted in the sum of £355,809.85 for the delivery of the external refurbishment works as detailed 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 Hornbeams Estate which form the basis of this work package were identified for inclusion within year three of the previous eight year programme and represent a refurbishment priority area within the Housing Department. 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 comprises of isolated chimney, roof, wall and render repairs, communal window screen, fascia and rainwater system replacement along with pre-paint repairs and decoration, cavity wall insulation and fire risk reduction works as recommended by existing block Fire Risk Assessments.
4. The works affect nine leaseholder blocks across the estate: 7-10, 40-43, 54-57, 87-90, 101-104, 177-180, 213-216, 224-227 and 252-255 The Hornbeams.

## **ISSUES/PROPOSALS**

### **The Procurement Process**

5. 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 relatively short term and standalone nature of the works the tender comprised of a 70 percent price and 30 percent quality weighting.
6. Six contractors were invited to submit tenders, each of which had satisfied the Council's pre-tender checks. Six tenders were received by the deadline.
7. 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.
8. 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**

<b>Contractor</b>	<b>Quality Weighted Score %</b>	<b>Total Price £'s</b>	<b>Price Weighted Score %</b>	<b>Total Points Score</b>	<b>Ranking</b>
Contractor A	5.14	435,294.26	57.23	62.37	4
Contractor B	13.71	466,316.81	53.41	67.13	3
Contractor C	22.29	403,806.90	61.68	83.97	2
Contractor D	6.86	958,177.00	25.99	32.85	5
<b>Contractor E</b>	<b>30.00</b>	<b>355,809.85</b>	<b>70.00</b>	<b>100.00</b>	<b>1</b>

## **Conclusions**

9. Contractor E has submitted the most advantageous bid overall and has also provided both the lowest price and most highly ranked quality submission. Our conclusion is that Contractor E'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**

10. The relevant statutory consultation with leaseholders (Notice of Estimates) is due to commence 20 September 2018 and will need to conclude satisfactorily prior to contract award.
11. 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 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