

REPORT TO: CABINET

DATE: 9 JULY 2020

TITLE: FLAT BLOCK REFURBISHMENT OF 97-126 THE HIDES

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 I010622
Call-in Procedures may apply
This decision will affect Netteswell Ward.

RECOMMENDED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor A is accepted in the sum of £1,319,516.00 for the delivery of this 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 the continuing delivery of the Housing Investment Programme (HIP).

BACKGROUND

1. The work scheduled for the Hides forms part of the external works packages within the 2020-21 Housing Capital programme.
2. The works identified are making good or replacement of deteriorated or external failing elements which are in poor repair or at the end of their life cycle which include roof replacement, re-rendering, communal lighting, fencing, window/door

replacement, the removal of defective external wall insulation, as well as re-decoration.

ISSUES/PROPOSALS

The Procurement Process

3. 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 per cent price and 30 per cent quality.
4. Five contractors were invited to submit tenders each of which had satisfied the Council's pre-tender checks. Three compliant tenders were received by the deadline.
5. 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.
6. A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications; and where appropriate, amendments were sought from tendering contractors.
7. The final prices, weighted scores and rankings are shown below:

Table 1 – Weighted Scores of Rankings

Contractor	Quality Ranking	Total Price £'s	Ranking
Contractor A	1	£1,319,516.00	1
Contractor B	2	£1,411,702.84	2
Contractor C	3	£1,897,637.97	3
Contractor D		NTR	
Contractor E		NTR	

Conclusions

8. Contractor A has submitted the most advantageous bid overall when taking into consideration price and quality in line with the pre-defined scoring mechanism of the tender. Contractor A provided the highest ranking in both quality submission and price. The conclusion of the tender analysis is that this bid provides good value for money and demonstrates that the contractor should be capable of delivering the works to the standard required by the Council.

Next Steps

9. The relevant statutory consultation with leaseholders (Notice of Estimates) is due to commence and will need to conclude prior to any contract being awarded.
10. Following a pre-contract meeting a 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 during quarter three of the financial year 2020 - 21.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

None specific.

Author: Andrew Bramidge, Head of Environment and Planning

Finance (Includes ICT, and Property and Facilities)

As set out within the report.

Author: Simon Freeman, Head of Finance and Deputy to the Chief Executive

Housing

These programmes of work will enable the Council to:

- a) Deliver its commitments to maintain its properties to a lettable standard.
- b) Meet its obligations to achieve Decent Home targets.
- c) Maintain the overall level of statutory compliance
- d) Help increase tenant satisfaction with the improving standard of its properties.
- e) Provide opportunities for the tenant's to reduce their energy consumption.

If the works packages are not approved, this will have implications on delivering the Housing Capital Programme and maintaining the Decent Homes standard. There will also be knock-on effects to the repair budgets, voids turn-over and resident satisfaction.

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)

This procurement is compliant with contract standing order requirements as outlined in the report and appropriate advice has been sought during the process.

Author: Simon Hill, Head of Governance

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

HIP – Housing Investment Programme