

REPORT TO: CABINET

DATE: 3 DECEMBER 2020

TITLE: SELECTION OF A CONTRACTOR FOR BUILDING
NEW COUNCIL HOMES AT BUSHEY CROFT

PORTFOLIO HOLDER: COUNCILLOR TONY DURCAN, PORTFOLIO
HOLDER FOR GROWTH AND PROSPERITY

LEAD OFFICER: JANE GREER, HEAD OF COMMUNITY
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CONTRIBUTING OFFICER: ANDY START, REGENERATION AND
DEVELOPMENT MANAGER (01279) 446546

This is a Key Decision
It is on the Forward Plan as Decision Number I0012012
Call-in Procedures may apply
This decision will affect Toddbrook Ward.

RECOMMENDED that:

- A** Cabinet approves (subject to formal contract) the appointment of Contractor A for Council new build works at Bushey Croft for the sum of £2,601,141 plus provision for contingency sums as contained in this report.

REASON FOR DECISION

- A** Proceeding on this basis will enable the Council to deliver its commitment to delivering new council homes for residents of Harlow who are on the Housing Needs Register.

BACKGROUND

1. In December 2018, Cabinet agreed that the construction of 16 dwellings should proceed on the basis of an affordable option that had been identified.
2. In March 2016, Cabinet also approved the appointment of Faithfull & Gould for consultancy services. This included the procurement of the design, obtaining planning permission, providing an appropriate specification to construct 16 new dwellings on the proposed site, and to undertake a full review of the tender submissions when received.

ISSUES/PROPOSALS

3. The Council invited five suitably qualified and experienced contractors to tender for the works. Four tenders were received by the deadline.
4. The tenders have been evaluated using a 60/40 quality/financial ratio against the criteria included in the tender document. A full analysis of the tenders has been undertaken by Faithfull and Gould. The evaluation of the tenders included:
 - a) Examination and consideration of exceptions, qualifications and exclusions;
 - b) Compliance with all tender documentation and all addendum information; and
 - c) Checking pricing to ensure the information is commercially viable.
5. The qualitative assessment has been measured against a series of questions raised within the tender documents, covering the following themes:
 - a) Method Statement and delivery team;
 - b) Programme and planning; and
 - c) Local employment and apprenticeships
6. The price assessment has been calculated and ranked in order of the most economically advantageous to the Council, having submitted a compliant bid. The prices, rankings and weighted scores are shown below.

Table 1 – Weighted Prices, Rankings and Scores

	Quality Weighted Score (Out of 60%)	Cost Weighted Score (Out of 40%)	Total Points score (Cost/Quality combined)	Tender amount	Ranking
Contractor A	48	40	88	£2,601,141	1
Contractor B	48	22.5	70.5	£4,657,408	2
Contractor C	40	28	68	£3,737,925	3
Contractor D	32	31.5	63.5	£3,291,181	4
Contractor E	Declined to tender				

7. Contractor A 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.
8. Faith & Gould they have advised a contingency figure of 5 per cent equating to £130,057 together with a Covid-19 contingency of 2.5 per cent equating to £65,029 making the Tender Budget of £2,796,227.
9. The anticipated date of commencement of this project is March 2021, with a scheduled 65 week works programme

IMPLICATIONS

Environment and Planning (Includes Sustainability)

Planning consent for the development was secured in 2018 and this expires in August 2021. The appointment of a contractor now will enable this development to proceed and help to deliver an important component of the town's affordable housing needs.

Author: Andrew Bramidge, Head of Environment and Planning

Finance (Includes ICT, and Property and Facilities)

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

Housing

Responses from the recent consultation process will need to be managed particularly in relation to "off street parking" for residents around the area.

Author: Andrew Murray, Head of Housing

Community Wellbeing (Includes Equalities and Social Inclusion)

This development will provide much needed council homes from people on Harlow's Housing needs Register

Author: Jane Greer, Head of Community Wellbeing

Governance (Includes HR)

Procurement has been undertaken under the guidance of consultants and in line with Contract Standing Orders. The JCT intermediate contract prepared by the consultant must incorporate appropriate clauses in light of Covid and Brexit risk.

Author: Simon Hill, Head of Governance

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

None.