

REPORT TO: CABINET

DATE: 2 DECEMBER 2021

TITLE: CONTRACT AWARD FOR EXTERNAL
REFURBISHMENT AT 19-22, 35-38, 41-44, 55-58,
158-161, 167-170, 189-192 AND 198-201 POTTERS
FIELD

PORTFOLIO HOLDER: COUNCILLOR SIMON CARTER, PORTFOLIO
HOLDER FOR HOUSING

LEAD OFFICER: ANDREW MURRAY, DIRECTOR OF HOUSING
(01279) 446676

CONTRIBUTING OFFICER: DAVID COLEMAN, HOUSING OPERATIONS
MANAGER (PROPERTY) (01279) 446388

This is a Key Decision
It is on the Forward Plan as Decision Number I013044
Call-in Procedures may apply
This decision will affect Harlow Common 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 £322,425.00 for the delivery of the external refurbishment of eight blocks, 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 Contract Standing Orders and deliver the Council's priorities as part of its decent homes delivery and Housing Investment Programme (HIP).

BACKGROUND

1. The scope of works at corner blocks (19-22, 35-38, 41-44, 55-58, 158-161, 167-170, 189-192, 198-201) Potters Field Estate, Harlow includes but is not limited to, external refurbishment incorporating external render, fascia soffit and guttering works, fencing, window and door replacement along with cyclical repairs, replacements, enhancements to fire safety and decoration of render.

ISSUES/PROPOSALS

The Procurement Process

2. The works were required to be subject to a competitive tender process, in line with the Council's Standing orders, Leaseholder arrangements, and associated procurement procedures. The selected Form of Contract is JCT Intermediate Building Contract 2016 Edition (incorporating Harlow Council's Special Conditions of Contract). In view of the relatively short term and standalone nature of the works, tenders were evaluated against a 70 percent price and 30 percent quality evaluation model.
3. Five suitably qualified Contractors, due to the nature of the work, were invited to submit tenders, having satisfied the Council's pre-tender checks. Three compliant tenders were received by the deadline.
4. Bids were evaluated against a pre-determined evaluation model. The Quality submissions were assessed and concluded by a panel of three, prior to the release of any pricing information. At this point one Contractor was eliminated further from the process as they failed to meet the minimum quality threshold.
5. A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications; and where appropriate, amendments were sought from tendering contractors.
6. The final prices, and rankings are shown below:

Contractor	Quality Ranking	Total Price £'s	Overall Ranking
Contractor A	1	322,425.00	1
Contractor B	2	464,142.06	2
Contractor C	Declined		
Contractor D	Declined		
Contractor E	Non-compliant		

7. Contractor A has submitted the most economically advantageous bid, when taking into consideration price and quality elements in line with the pre-defined scoring mechanism of the tender. 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.
8. The relevant statutory consultation with leaseholders (Notice of Estimates) is due to commence and will need to conclude prior to the award of any contract.
9. It has been determined that a lead-in period of at least four weeks is necessary in order for the Contractor to mobilise their supply chain and internal resources.
10. The successful Contractor will be required to provide a Performance Bond equal to 10 percent of the contract sum.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

None specific.

Author: Andrew Bramidge, Director of Strategic Growth and Regeneration

Finance (Includes ICT, and Property and Facilities)

The costs of the contract award have been included as part of the approved Housing budgets.

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

Housing

As contained in the report.

Author: Andrew Murray, Director of Housing

Community Wellbeing

As outlined in the report.

Author: Jane Greer, Director of Communities and Environment

Governance (Includes HR)

The procurement is compliant with Contract Standing Orders as outlined in the report.

Author: Simon Hill, Director of Governance and Corporate Support

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

HIP – Housing Investment Programme