

REPORT TO: CABINET

DATE: 24 MARCH 2022

TITLE: FIVE ACRES REFURBISHMENT WORKS TO FIVE BLOCKS (21/051)

PORTFOLIO HOLDER: COUNCILLOR SIMON CARTER, PORTFOLIO HOLDER FOR HOUSING

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

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

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This is a Key Decision

It is on the Forward Plan as Decision Number I013043

This decision is subject to Call-in

This decision will affect the following Wards: Harlow Common

RECOMMENDED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor B, is accepted in the revised sum of £1,204,051.75 for the delivery of the external refurbishment of five 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. External works and fire safety works identified from the fire risk assessment which will include, door closers and signage to the blocks at Five Acres 7-17, 38-42, 45-49, 85-95 and 106-117.
2. The scope of works at blocks at Five Acres, Harlow includes but is not limited to, external refurbishment incorporating pitched roof and chimneys, replacement rain water goods, brickwork and crack repairs, replace shiplap cladding with upvc with insulation to reduce the risk of condensation and also improve the energy efficiency of the block, replacement windows, flat entrance doors and communal

doors and external landscaping repairs.

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 Intermediate Building Contract with Contractor's Design (ICD) 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 per cent price and 30 per cent quality evaluation model.
4. Seven suitably qualified Contractors were invited to submit tenders, having satisfied the Council's pre-tender checks. Three tenders were received by the deadline.
5. 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.
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. Contractor C was unable to provide contractor's design for certain elements of work, and their bid was deemed as non-compliant.
7. The final prices, and rankings are shown below:-

Contractor	Quality Ranking	Tender Price (£)	Adjusted Price (£)	Overall Ranking
Contractor A	3	1,086,244.95	1,206,738.19	2
Contractor B	1	1,197,502.65	1,204,051.75	1
Contractor C	1	1,322,868.41	1,476,452.93	Non-compliant
Contractor D	Quality not provided			
Contractor E	Declined to tender			
Contractor F	Declined to tender			
Contractor G	No Bid received			

Conclusion

8. Contractor B has submitted the most economically advantageous bid, when taking into consideration price and quality elements in line with the pre-defined scoring mechanism. You will note the quality ranking for contractor B and C were equal. 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 the award of any contract.
10. 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.
11. The successful Contractor will be required to enter into a formal contract with the Council.

IMPLICATIONS

Strategic Growth and Regeneration

None specific.

Author: Andrew Bramidge, Director of Strategic Growth and Regeneration

Finance

The costs of the scheme are contained within approved housing budgets.

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

Housing

As outlined in the report.

Author: Andrew Murray, Director of Housing

Communities and Environment

None specific.

Author: Jane Greer, Director of Communities and Environment

Governance and Corporate Support

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

Author: Simon Hill, Director of Governance and Corporate Support

Glossary of Terms/Abbreviations used

HIP – Housing Improvement Programme