

**REPORT TO:** CABINET

**DATE:** 24 MARCH 2022

**TITLE:** FIRE SAFETY WORKS – BRENTHALL TOWER 1-28, BRENTHALL TOWER 29-56 AND STORT TOWER

**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 I013046**  
**Call-in Procedures may apply**  
**This decision will affect no ward specifically.**

**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 £1,281,792.92 for the delivery of updated Fire Compartmentation between floors, in service duct and ventilation system, internal and front entrance fire doors programme, subject to contract and Leaseholder consultation.

**REASON FOR DECISION**

- A** To enable the Council to enter into a formal contract for fire safety remedial works in compliance with Contracts Standing Orders.

**BACKGROUND**

1. Fire safety works for Brenthall Towers 1-28 and 29-56 and Stort Tower following updated fire risk assessments are identified for inclusion within the 2021-22 Housing Capital programme (HCP).
2. The scope of works includes enhancing the compartmentation between floors, in service and ventilation ducts, the replacement of front entrance and internal fire doors, associated builders work and decorations.

## ISSUES/PROPOSALS

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 Contractors Design ICD 2016 Edition, incorporating the Council's Special Conditions of Contract. In view of the relatively short term and standalone nature of the works, the tender Evaluation Model was based on 70 percent price and 30 percent quality.
4. Six suitably qualified Contractors were invited to submit tenders and four compliant bids 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, scores and rankings are shown below:

<b>Contractor</b>	<b>Quality Ranking</b>	<b>Final Total Price £'s</b>	<b>Overall Ranking</b>
Contractor A	2	1,275,208.23	2
Contractor B	1	1,281,792.92	1
Contractor C	3	1,392,742.01	3
Contractor D	4	1,509,514.52	4
Contractor E	No Bid		
Contractor F	No Bid		

8. Contractor B has submitted the most advantageous bid overall when taking into consideration the combined quality and price scores. 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.
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 early in the new financial year (2022 – 23).

## **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 Services**

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

**Author: Simon Hill, Director of Governance and Corporate Services**

### **Appendices**

None.

### **Background Papers**

None.

### **Glossary of terms/abbreviations used**

HCP - Housing Capital programme