

REPORT TO: CABINET

DATE: 13 OCTOBER 2022

TITLE: FIRE SAFETY WORKS - 1-56 MORLEY GROVE (21/043)

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 I014228

This decision is subject to Call-in

This decision will affect Little Pardon and Hare Street Ward.

RECOMMENDED that:

A The most advantageous tender submitted by Contractor A is accepted in the revised sum of £634,439.17 for the delivery of updated fire compartmentation works subject to contract and leaseholder consultation. Contractor A is Borrás Construction Limited.

REASON FOR DECISION

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

BACKGROUND

1. Following an updated Fire Risk Assessment (FRA) against revised government guidance works have been identified needing to be completed this year to ensure the continued safety of our residents.
2. The Housing Investment Programme (HIP) for 2022/23 did not originally include these works. Usually, if approved, these works would have to be reported as an “adverse variance” within the Housing Capital Programme (HCP). However, following a review of the HCP at Quarter Two, some original approved works programmes will now have needed to be re-profiled into future years which has allowed funding to be identified for this scheme. The wider HCP is supported by a Revenue Contribution to capital (RCCO) and is expected to be within approved forecasts to support this work.

- The scope of works includes flat entrance door replacement, landlord services cupboard door replacement, replacement of loft access hatches, decoration throughout, installation of new fire signage, replacement timber balcony handrails, replacement of external PVCu cladding, new fire alarm installation and fire compartmentation works.

ISSUES/PROPOSALS

- 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 HDC's Special Conditions of Contract.
- Six suitably qualified Contractors were invited to submit tenders and two compliant bids were received by the deadline. The low tender return for this project is likely to be due to recent high-profile fires which have made press and television coverage, resulting in many local authorities embarking on rapid fire safety programmes. Contractors are being selective on tender opportunities due to the nature and current high demand for these specialist works. The market is very competitive for resources required for this type of project.
- Bids have been evaluated against a pre-determined Evaluation Model. In view of the relatively short term and standalone nature of the works, the Tender Evaluation Model was based on 70 per cent price and 30 per cent quality.
- Quality evaluations were completed by a panel of three and this assessment was concluded prior to prices being released. A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications and where appropriate, amendments were sought from tendering contractors.
- The final prices, scores and rankings are shown below:-

Contractor	Quality Score	Price Score	Final Total Price (£)	Overall Ranking
Contractor A	3000	6860	634,439.17	1
Contractor B	2657	7000	620,677.04	2
Contractor C	No bid received			
Contractor D	Declined to tender			
Contractor E	No bid received			
Contractor F	No bid received			

Conclusion

9. Borrás Construction Ltd 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 will be capable of delivering the works to the standard required by the Council.
10. The pre-tender cost analysis for these specialist works was estimated at £800,000 so based on these tender returns and careful financial tender analysis we can demonstrate good value for money in this current climate.

Next Steps

11. The relevant statutory consultation with leaseholders (Notice of Estimates) is due to commence and will need to conclude prior to any contract being awarded.
12. 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

Failure to deliver the works will result in the Council failing to meet its statutory and regulatory requirements aligned to the Fire Safety Risk Assessments.

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

FRA – Fire Risk Assessment

HCP - Housing Capital programme

HIP - Housing Investment Programme