

Report to Cabinet
12 December 2018
Report of Director of neighbourhoods
Subject Procurement of a housing structural repairs contract

Item

11

KEY DECISION

Purpose

To advise cabinet of the procurement process for a housing structural repairs contract and to seek approval to award the contract

Recommendation

To award the contract for housing structural repairs to flats at William Mear Gardens to Bawburgh Installations Limited.

Corporate and service priorities

The report helps to meet the corporate priority a healthy city with good housing.

Financial implications

The financial consequences of this report is the award of a contract for structural repairs and improvements with a tender cost of £545,017.81 which is included within the Housing Revenue Account financial budgets for 2018/19

Ward/s: Crome

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

Lee Robson, head of neighbourhood housing 01603 212939

Carol Marney, interim operational director NPS Norwich 01603 227904

Background documents

None

Introduction

1. The Council has a programme of structural repairs and improvements in order to ensure the housing stock remains in a good state of repair and tenants have quality homes to live in. The contract covered in this report forms a part of this programme of works. A total of 45 flats will benefit from the repairs, situated in William Mear Gardens.
2. The scope of the contract includes repairs to concrete communal walkways, deck membrane works, replacement stairs with galvanised steel, structural steel strengthening works, re-roofing of communal flat roof areas and brickwork repairs. The staircases are made of reinforced concrete, which has deteriorated. The deck membranes protect the concrete walkways between flats from water ingress, which causes rusting of the steel reinforcement and subsequent structural failure.
3. These works will extend the life expectancy of the structural integrity of the communal walkways and staircases by carrying out specialist concrete repairs and installing full anti-carbonation management systems that protects the reinforcement steel within the concrete from further corrosion. Specialist systems come with warranties for materials and workmanship at 10 years for concrete repairs and 15 years for the waterproof anti-slip membrane systems.

Procurement Process

4. The opportunity was advertised on the council's e-procurement portal and contracts finder on 18 September 2018.
5. Suppliers were asked to submit details of their organisation in terms of finance, contractual matters, insurances, quality assurance, environmental standards, health and safety, equality and diversity credentials, references and previous experience. These aspects were evaluated to ensure that suppliers met the Council's basic requirements.
6. At the same time, suppliers were asked to submit details in the form of method statements proposing how they would meet the requirement for the work package and the price that they would charge to carry out this work. These method statements were evaluated once it had been confirmed that the supplier had met the Council's basic requirements.

Tender evaluation

7. Tenders were received from:

Bawburgh Installations Ltd
Gunitite (Eastern) Ltd
JB Specialist Refurbishments Ltd
UK Gunitite Ltd

8. The supplier selection process required suppliers to complete a questionnaire. The responses given were evaluated against pre-determined criteria. This quality assessment carried a maximum of 40% of the marks. The lowest price was allocated 60% of the marks and the marks were deducted, pro-rata, with each increasing tender price.
9. The supplier with the highest cumulative score was deemed the best value submission. The results are shown below.

	Price	Quality	Total
	score	score	score
£545,017.81	60	40	100
£582,971.54	55.82	40	95.82
£639,905.25	49.55	40	89.55
£745,943.20	37.88	40	77.88

10. The tender submitted by Bawburgh Installations Ltd received the highest score and therefore represents the best value for money.
11. These works are subject to leaseholder consultation.

Integrated impact assessment



NORWICH
City Council

Report author to complete

Committee:	Cabinet
Committee date:	12 December 2018
Director / Head of service	Lee Robson
Report subject:	Procurement of a housing structural repairs contract
Date assessed:	06 November 2018
Description:	Structural repairs to flats at William Mear Gardens (Crome Ward)

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open tendering ensures that best value is achieved.
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The works will extend the life expectancy of the properties
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments

	Impact			
Risk management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a low risk that the appointed supplier could fail during the life of the contract. There is little risk to the council, as it is not investing in the supplier. The risk is one of service continuity rather than financial which is further mitigated by the fact that the contract is planned in nature.

Recommendations from impact assessment	
Positive	
Negative	
Neutral	
Issues	