

**Report to** Cabinet  
06 February 2019  
**Report of** Director of neighbourhoods  
**Subject** Procurement of a housing structural repairs contract

**Item**

11

## KEY DECISION

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### Purpose

To advise cabinet of the procurement process for two housing structural repairs contracts and to seek approval to award the contracts.

### Recommendation

To award two contracts for structural repairs at Godric Place (Phase 3) and Heartsease (Omnia blocks) to JB Specialist Refurbishments Ltd.

### 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 two contracts for structural repairs and improvements with a tendered costs of £520,449.21 for Godric Place and £391,358.36 for Heartsease. These amounts are included within the Housing Revenue Account financial budget for the financial year 2019/20 which are subject to approval by council in February 2019.

**Ward/s:** Thorpe Hamlet and 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 to ensure the housing stock remains in a good state of repair and tenants have quality homes to live in. The contracts covered in this report form a part of this programme of works. A total of 45 flats will benefit from the repairs, situated in Godric Place and 36 flats will benefit from the repairs, situated at Sale and Woodside Road.
2. The scope of the contracts 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 and timber, both of which have deteriorated. The deck membranes protect the concrete walkways between flats from water ingress. This membrane is failing, causing rusting of the steel reinforcement and subsequent structural damage.
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 (10 years for concrete repairs and 15 years for the waterproof anti-slip membrane systems).

## **Procurement Process**

4. The opportunities were advertised on the council's e-procurement portal and Contracts Finder on 16th and 31<sup>st</sup> October 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 the following contractors for each of the following locations:

Contractor	Godric Place	Heartsease
AD Construction Ltd	✓	
Bawburgh Installations Ltd	✓	✓
ETEC 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.

### Godric Place

Price	Price score	Quality score	Total score
£520,449.21	60	40	100
£617,020.63	48.78	40	88.78
£639,685.77	46.16	40	86.16
£703,997.18	38.74	36.67	75.41
£875,966.22	18.89	40	58.89

10. For works at Godric place, the tender submitted by JB Specialist Refurbishments Ltd received the highest score and therefore represents the best value for money.

### Heartsease

Price	Price score	Quality score	Total score
£391,358.36	60	40	100
£427,968.32	54.39	40	94.39
£462,355.85	49.12	40	89.12
£487,860.21	45.21	40	85.21

11. For works at Heartsease, the tender submitted by JB Specialist Refurbishments Ltd received the highest score and therefore represents the best value for money.
12. Both contracts are subject to leaseholder consultation.

## Integrated impact assessment



**NORWICH**  
City Council

### Report author to complete

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	6 February 2019
<b>Director / Head of service</b>	Lee Robson
<b>Report subject:</b>	Procurement of a housing structural repairs contract
<b>Date assessed:</b>	14 December 2018
<b>Description:</b>	Structural repairs to flats at Godric Place and Heartsease

	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			
<b>Risk management</b>	<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	
<b>Positive</b>	
The works on both projects will extend the serviceable life of the structures, reduce on-going maintenance costs, address inherent structural issues, bring the communal areas and access stairways up to current Building Regulation standards and generally enhance the appearance of the sites as a whole.	
<b>Negative</b>	
<b>Neutral</b>	
<b>Issues</b>	