

**Report to** Cabinet  
08 February 2017  
**Report of** Director of neighbourhoods  
**Subject** Award of contracts for structural repairs to council homes

**Item**

12

## KEY DECISION

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### Purpose

To consider the award of contracts for structural repairs and improvements to council homes.

### Recommendations

To approve the award of the following structural repair and improvement contracts:

- 1) Somerleyton Gardens and Wilberforce Road – concrete repairs and deck membrane replacement to Thomas Sinden Ltd;
- 2) West Pottergate - concrete repairs and deck membrane replacement to JB Specialist Refurbishments Ltd; and,
- 3) Omnia Ph.4 (William Mear Gardens) – concrete repairs and staircase replacement to Thomas Sinden Ltd.

### Corporate and service priorities

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

### Financial implications

The financial consequences of this report are the award of contracts for structural repairs and improvements with a total tendered cost of £889,152.58, which is included within the Housing Revenue Account financial forecasts and budgets for this financial year (2016/17).

**Ward/s:** Multiple Wards

**Cabinet member:** Councillor Harris – Deputy leader and council housing

### Contact officers

Gary Atkins, associate director of operations 01603 227903

Carol Marney, head of operational property management 01603 227904

### Background documents

None

# **Report**

## **Background**

1. This report was presented to cabinet in January but unfortunately an error was made in the recommendations resulting in contractors names transposed between the three contract awards.
2. As this is a key decision, cabinet approval is required and therefore the report is being presented at this meeting for approval with the correct awards now incorporated into the recommendations.
3. The council has a programme of structural repairs and improvements deemed necessary in order 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.
4. The scope of the contracts includes concrete repairs and the replacement of external staircases to Omnia style flats at William Mear Gardens, and concrete repairs and deck membrane replacement at West Pottergate and Somerleyton Gardens and Wilberforce Road. The staircases are made of reinforced concrete which has deteriorated to a point where it is more economic to replace rather than repair. The deck membranes protect the concrete walkways between flats from water ingress which causes rusting of the steel reinforcement and subsequent structural failure.

## **Tender process**

5. The contracts were advertised on the council's e-tendering portal and Business Link / Contracts Finder.
6. 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 then evaluated to ensure that suppliers met the council's basic requirements.
7. At the same time suppliers submitted 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.
8. The tender return dates varied between 14 November 2016 and 29 November 2016.

## **Tender evaluation**

9. The supplier selection process was the same for each contract. The responses given were evaluated against pre-determined criteria. This quality assessment carried a maximum of 60% of the marks. The lowest price was allocated 40% of the marks and marks were then deducted, pro-rata, with each increasing tender price.

10. Four suppliers returned tenders for the first contract (Somerleyton Gardens, concrete repairs and deck membrane replacement) and the highest scoring tender was submitted by Thomas Sinden Ltd.
11. Three suppliers returned tenders for the second contract (West Pottergate, concrete repairs and deck membrane replacement) and the highest scoring tender was submitted by JB Specialist Refurbishments Ltd.
12. One supplier returned a tender for the third contract (William Mear Gardens, concrete repairs and staircase replacement). This was Thomas Sinden Ltd.
13. It is recommended that the contracts be awarded as shown below:

<b>Contract Title</b>	<b>Successful Bidder</b>	<b>Tender Amount</b>
Somerleyton Gardens and Wilberforce Road - concrete repairs and deck membrane replacement	Thomas Sinden Ltd	£260,683.36
West Pottergate – concrete repairs and deck membrane replacement	JB Specialist Refurbishments Ltd.	£188,113.80
Omnia Ph.4 (William Mear Gardens) – concrete repairs and staircase replacement	Thomas Sinden Ltd	£440,355.42

## Integrated impact assessment



**NORWICH**  
City Council

### Report author to complete

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	18 January 2017
<b>Head of service:</b>	Head of neighbourhood housing services
<b>Report subject:</b>	Award of contract for structural repairs to council homes
<b>Date assessed:</b>	21 December 2016
<b>Description:</b>	Replacement of external concrete staircases, concrete repairs and replacement waterproof deck membranes to low rise flats

	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"/>	The tender process ensures that the Council achieves the best value for money at that particular time.
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"/>	
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"/>	

	Impact			
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 contract will ensure the built environment is maintained and improved to a high standard.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>1. There is a risk of challenge from an unsuccessful supplier. This risk is mitigated by the fact the value of contracts is below the thresholds in the Public Contracts Regulations. Also the tender has followed an open process with award criteria being based on the lowest compliant tender, but there is always a risk of challenge from unsuccessful suppliers.</p> <p>2. There is a risk that the appointed supplier could fail during the duration of the contracts. This is low risk due to the relatively short nature of the contracts and the planned nature of the works. In addition to this the Council is not investing in the supplier and so the risk is one of service continuity rather than financial, which is further mitigated by the fact the work is planned not responsive in nature.</p>

Recommendations from impact assessment
<b>Positive</b>
Value for money and the built environment.
<b>Negative</b>
<b>Neutral</b>