

Report to Cabinet

15 March 2017

Item

Report of Director of neighbourhoods

Subject Award of contracts for structural repairs to council homes

11

KEY DECISION

Purpose

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

Recommendation

To award the structural repair and improvement contracts for:

- 1) Vale Green Phase 2 concrete repairs and deck membrane replacement to Acclaim Contracts Ltd.
- 2) Portway Place and Hall Road – structural repairs to type MM blocks of flats to JB Specialist Refurbishments Ltd.
- 3) Omnia Phase 5 Heartsease – concrete repairs and staircase and deck membrane replacement to Thomas Sinden 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 are the award of contracts for structural repairs and improvements with a total tendered cost of £944,884.90 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

Lee Robson, Head of Neighbourhood Housing 01603 212939

Background documents

None

Report

Background

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.
2. The scope of the contracts includes concrete repairs and the replacement of deck membranes to flats at Vale Green, Portway Place and Hall Road, and concrete repairs and replacement staircases and deck membranes in Omnia type flats at Heartsease. The staircases are made of reinforced concrete which has deteriorated. Some can be repaired but others have 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

3. The contracts were advertised on the council's e-tendering portal and Business Link/Contracts Finder.
4. The tender return dates were 2 December (Heartsease), 18 January (Vale Green) and 27 January 2017 (Portway Place and Hall Road).
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 then evaluated to ensure that suppliers met the Council's basic requirements.
6. 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.

Tender evaluation

7. Five suppliers returned tenders for the Vale Green Phase 2 contract and the highest scoring tender was submitted by Acclaim Contracts Ltd.
8. Two suppliers returned tenders for the Portway Place and Hall Road contract and the highest scoring tender was submitted by JB Specialist Refurbishments Ltd.
9. One supplier returned a tender for the Heartsease contract. This was Thomas Sinden Ltd.
10. 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.
11. It is recommended that the contracts be awarded as shown below:

Contract Title	Successful Bidder	Tender Amount
Vale Green Phase 2 – Structural repairs	Acclaim Contracts Ltd	£225,014.21
Portway Place and Hall Road – Structural repairs to type MM flats	JB Specialist Refurbishments Ltd	£208,998.84
Omina Phase 5 – Heartsease – Structural repairs	Thomas Sinden Ltd	£510,871.85

Integrated impact assessment



NORWICH
City Council

Report author to complete

Committee:	Cabinet
Committee date:	15 March 2017
Head of service:	Head of neighbourhood housing services
Report subject:	Award of contract for structural repairs to council homes
Date assessed:	10 February 2017
Description:	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"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
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
Risk management	<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
Positive
Value for money and the built environment.
Negative
Neutral
Issues