

Report to	Cabinet	Item 9
	18 December 2019	
Report of	Director of people and neighbourhoods	
Subject	To award a contract for the structural remedial works – various properties	

KEY DECISION

Purpose

To seek approval to award a contract for the structural remedial works – various properties.

Recommendations

To award a contract for structural remedial works at various properties to JB Specialist Refurbishments Limited.

Corporate and service priorities

The report helps to meet the corporate priority of great neighbourhoods, housing and environment.

Financial implications

The financial consequence of this report is the award of a contract for structural repairs and improvements with a tender cost of £341,251.49, the budget for which is included within the HRA Capital Programme.

Ward/s: Multiple Wards

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

Bob Cronk, Director of people and neighbourhoods 01603 212373

Neil Watts- Manager – Major Works and Services, NPS 01603 227172
Norwich

Background documents

None

Report

Introduction

1. The council has a programme of structural repairs and improvements deemed necessary 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 96 flats will benefit from the repairs, situated in Bowers Avenue, Junction Road, Old Palace Road and William Mear Gardens.
2. The scope of the contract includes concrete repairs to private balconies, deck membrane works and brickwork repairs. The private balconies are made of reinforced concrete, which has deteriorated. The deck membranes protect the concrete balconies between flats from water ingress, which causes rusting of the steel reinforcement and subsequent structural failure if not maintained.

These works will extend the life expectancy of the structural integrity of the balconies by carrying out specialist concrete repairs to prevent further deterioration of the concrete. These specialist systems come with warranties for materials and workmanship of 10 years for concrete repairs and 15 years for the waterproof anti-slip deck membrane systems.

Procurement Process

3. The opportunity was advertised on the council's e-procurement portal and Contracts Finder on 11 October 2019 with 17 expressions of interest received.
4. 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.
5. 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

6. Tenders were received from six contractors.
7. The tender process required suppliers to answer quality questions covering five topics:
 - Project timeline
 - Project delivery
 - Use and management of sub-contractors
 - Company's resources and accreditations
 - Managing temperature sensitive work

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 deducted, pro-rata, with each increasing tender price.

8. The supplier with the highest cumulative score was deemed the best value submission. The results are shown below.

Contractor	Price	Price score	Quality score	Total score
1	£341,251.49	38.35	60	98.35
2	£389,120.40	32.51	56.67	89.18
3	£415,734.24	29.26	55	84.26
4	£327,758.37	40.00	25	65
5	£658,927.31	0.00	60	60
6	£645,133.49	1.27	56.67	57.93

9. The tender submitted by JB Specialist Refurbishments Limited received the highest score and therefore represents the best value for money.

10. These works are subject to leaseholder consultation.

Recommendation

11. It is recommended that the contract is awarded to JB Specialist Refurbishments Limited for the sum of £341,251.49

Integrated impact assessment



NORWICH
City Council

The IIA should assess **the impact of the recommendation** being made by the report
Detailed guidance to help with the completion of the assessment can be found [here](#). Delete this row after completion

Report author to complete

Committee:	Cabinet
Committee date:	18 December 2019
Director / Head of service	Bob Cronk
Report subject:	To award a contract for the structural remedial works – various properties
Date assessed:	25 November 2019
Description:	Structural repairs to flats at Bowers Avenue, Junction Road, Old Palace Road and William Mear Gardens.

	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	