
Meeting: Executive
Date: 8 December 2009
Subject: Re-Roofing Contract 2010 - 2015
Report of: Councillor Rita Drinkwater - Portfolio Holder for Housing
Summary: The report proposes to award the Re-Roofing contract 2010 - 2015

Advising Officer: Julie Ogle – Director of Social Care, Health and Housing
Contact Officer: Ian Johnson – Asset Manager
Public/Exempt: Public – Exempt Appendix B
Wards Affected: All wards within Central Bedfordshire Council owned housing stock
Function of: Executive
Key Decision: Yes
Reason for urgency/ exemption from call-in (if appropriate): N/A

CORPORATE IMPLICATIONS

Council Priorities:

The award of this contract contributes to Central Bedfordshire Council priority “Managing Growth Effectively” and the achievement of the decent homes target 2010.

Financial:

A full financial evaluation and explanation is included in the Exempt Appendix.

Legal:

The contract has been tendered in accordance with the Council’s Corporate Procurement Rules and the OJEU (Official Journal of European Union) Procurement Legislation.

Risk Management:

It is anticipated that contract expenditure will be kept within the agreed budget limits.

The risk in not awarding the Re-Roofing contract will be that the Council’s assets will not be maintained and the Decent Homes Standards will not be achieved.

Staffing (including Trades Unions):

No issues to report.

Equalities/Human Rights:

Equality and diversity are key issues for all directorates within Central Bedfordshire Council. We expect our contractors to comply with our Corporate Equalities Policy and incorporate this within their method statements. As part of ongoing contract monitoring arrangements the Council will check that statutory service delivery and employment requirements relating to equality are being met.

Community Safety:

No issues to report.

Sustainability:

The tendering process included the standard Central Bedfordshire Council standard assessment against environmental performance.

Implementing the Re-Roofing programme will help to improve the energy efficiency of the properties covered. Energy efficiency measures taken will support the Council's commitment to reduce the CO2 emissions in the Central Bedfordshire area as demonstrated by the adoption of NI 186: *CO2 reduction in the LA area*.

In terms of Central Bedfordshire Council's Corporate Environmental Policy, the recommendations contained in this report will have no significantly adverse environmental implications.

Summary of Overview and Scrutiny Comments:

This report has not been considered by the Overview and Scrutiny Committee.

RECOMMENDATION:

That the Re-Roofing Contract 2010 - 2015 is awarded to Contractor A.

<i>Reason for Recommendation(s):</i>	<i>To deliver the Re-Roofing programme, to meet the Decent Homes Standard and to protect the asset value of the Council's housing stock.</i>
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BACKGROUND

1. The Council is committed to its roof replacement programme which is targeted at properties where the roof covering currently does not include under-felt, the roof tiles have cracked or slipped and where there are inadequate levels of insulation in the loft space.

2. Delivering the re-roofing programme also helps to ensure that our properties do not fall into non decency. Delivering decent homes is part of the national strategy for neighbourhood renewal and has a key role to play in narrowing the gap between deprived neighbourhoods and the rest of the country. A decent home meets the following four criteria:
 - a. It meets the current statutory minimum standard for housing;
 - b. It is in a reasonable state of repair;
 - c. It has reasonably modern facilities and services;
 - d. It provides a reasonable degree of thermal comfort
3. The letting of this contract relates to criteria b of the decent homes criteria; it is in a reasonable state of repair. The existing contract has now expired and this contract will commence in time for the new financial year 2010 / 2011.
4. The government target is for 0% of housing stock to be non decent by 2010. This is a performance indicator for Social Care, Health & Housing (NI 158). As at July 2009, 1.5% of the councils housing stock was non decent.
5. This contract is fully funded for the term of up to five years from the Council's Housing Revenue Account, which is a ring-fenced account separate from the Council's General Fund. There are no financial implications arising from the award of this contract for the Council's General Fund.

In the medium term, which is a period up to 15 years based on the current funding regime, the Council's Housing Revenue Account is viable. The award of this contract will support the efficient delivery of the Council's investment programme in council homes and the efficiency saving achieved through procurement supports the continued viability of the Housing Revenue Account in the medium term.
6. The Standard Award Criteria Evaluation Model is a points system based upon 40% of the marks being awarded for financial submissions and 60% for quality submissions, the criteria being specified at Appendix A, for assessment of quality.
7. The evaluation team for the Re-Roofing contract comprised five officers and two tenants who reviewed the Method Statements from each contractor on Friday 11th September 2009.

Appendices:

Appendix A – Tender Award Criteria for Decent Homes Contract

Appendix B – Exempt

Background Papers:

None

Tender Evaluation Award Criteria for Re-Roofing Contract

The Contract is awarded on the basis of a 60% Quality Evaluation and 40% Price.

The criterion for quality evaluation (i.e. 60%) is as follows:-

- Provide a method statement demonstrating clear interpretation of the contract requirements, how the contract will be delivered, and key risks.
- Resources and technical ability to carry out the service, including details of staff to be employed, equipment to be used, any work to be subcontracted.
- Respect for People Including polices and procedures on :
Staff retention/Recruitment/Training and Disciplinary procedures, Diversity.
- Equal opportunities policies /procedures ,including how they eliminate racial discrimination , promote equality , details on employment of local labour .Ethnic and equalities monitoring arrangements
- TUPE transfer arrangements
- Monitoring of the Contract/Kpi's. Quality Management control systems.
- Local office to administer, manage and deliver the service.
- Efficiency clause, added value, shared savings.
- Customer care and liaison, including policies for complaints handling, correspondence, telephone handling.
- Communication. On site, at head office, liaison with the client.
- Support and back up arrangements to cover holiday, sickness, long term absences. Completion of additional wok.
- Partnering proposals.
- Vetting employee's policy including a contract requirement for enhanced Criminal Records Bureau check, child protection questionnaire to be completed.
- Environmental performance and policies.
Any registration by an accredited third party (ISO 14001)
- Provide Health & Safety policy and risk assessments.
- Provide evidence of the following:-
 - £6 m Public Liability Insurance (minimum)
 - £10 m Employers Liability Insurance (Minimum)