
Meeting: Executive
Date: 9 March 2010
Subject: External / Internal Decorations Contract 2010 – 2015 For Council Housing Stock
Report of: Councillor Rita Drinkwater - Portfolio Holder for Housing
Summary: The report proposes to award the External / Internal Decorations contract 2010 - 2015

Advising Officer: Julie Ogley – Director of Social Care, Health and Housing
Contact Officer: Ian Johnson – Asset Manager
Public/Exempt: Public
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

1.0 Council Priorities:

The award of this contract contributes to Central Bedfordshire Council priority “Managing Growth Effectively” and maintaining the asset value of the Council housing stock.

2.0 Financial:

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

The current revenue budget for external / internal decorations in 2009/10 is £525k. (3 contractors currently used). This is a rolling budget which is located in the Cyclical Repairs Cost Centre.

A due diligence analysis of the successful contractors rates for the contract show some increases and reductions.

It is anticipated that contract expenditure for the 3 selected contractors will be kept within the agreed budget limits.

3.0 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.

4.0 Risk Management:

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

The risk in not awarding the External / Internal Decorations contract will be that the Council's housing assets will not be maintained.

5.0 Staffing (including Trades Unions):

TUPE applies to this contract and all staff will transfer to the successful contractors. The transfer will not take place until the agreed commencement date.

6.0 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.

7.0 Community Safety:

No issues to report.

8.0 Sustainability:

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

The quality submissions were judged on the tenderer's environmental management system and specifically whether they were accredited by a third party to BS EN ISO 14000 standard or equivalent.

The criteria also included evidence on their Environmental Performance and any other environmental policies.

All painting materials will be disposed of in an environmentally friendly way.

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(S):

That the External / Internal Decorations Contract 2010 – 2015 for Council housing stock is awarded to Contractors F, G and I.

Reason for Recommendation(s): To deliver the External / Internal Decoration programme and to protect the asset value of the Council's housing stock.

BACKGROUND

1. The Council is committed to its External / Internal Decoration programme which is targeted at properties on a five year cycle.
2. The existing contract (3 contractors currently used) expires in April 2010 and this contract again with 3 contractors will commence in time for the new financial year 2010 / 2011.
3. 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.

4. 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.
5. The evaluation team for the External / Internal Decorations contract comprised six officers and two tenants who reviewed the Method Statements from each contractor on Thursday 28th January 2010.

Appendices:

Appendix A – Tender Award Criteria for External / Internal Decorations Contract

Background Papers:

None

Tender Evaluation Award Criteria for External / Internal Decorations 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.
- The contractors have been asked to provide a minimum of two case studies demonstrating their capability to carry out the service specified.
- Respect for People Including policies 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.