

REPORT TO CABINET

19 September 2018

Subject:	Day to Day repairs to Sandwell MBC Properties
Presenting Cabinet Member:	Councillor Kerrie Carmichael - Cabinet Member for Housing
Director:	Director - Housing and Communities - Alan Caddick
Contribution towards Vision 2030: 	
Key Decision:	Yes
Forward Plan (28 day notice) Reference:	SMBC01/11/2018
Cabinet Member Approval and Date:	Cllr K Carmichael
Executive Director Approval:	Alison Knight
Reason for Urgency:	Urgency provisions do not apply
Exempt Information Ref:	Exemption provisions do not apply
Ward Councillor (s) Consulted (if applicable):	This is a boroughwide initiative
Scrutiny Consultation Considered?	Scrutiny have not been consulted
Contact Officer(s):	Steve Piddock Contract Administrator –Neighbourhoods 0121 569 6023 Carol Wintle Procurement Officer - Procurement Services 0121 569 2817

DECISION RECOMMENDATIONS

That Cabinet:

1. Authorise the Executive Director – Neighbourhoods to award the contract for Day to Day Repairs to Council Properties to Axis Europe Plc and Woodland Property Services Limited for a period of four years, from 8th November 2018 to 31st October 2022 at a cost of £2.4m (£600,000 per annum).
2. That in connection with 1. above, the Director – Monitoring Officer be authorised to enter into the appropriate contracts with Axis Europe Plc and Woodland Property Services Limited.

1 PURPOSE OF THE REPORT

- 1.1 This report seeks approval to award the contract to Supply Labour and Materials to undertake repairs to Sandwell MBC properties.

2 IMPLICATION FOR THE COUNCIL'S AMBITION

- 2.1 The renewal of this contract will enable our customers to feel safe within their homes.

3 BACKGROUND AND MAIN CONSIDERATIONS..

- 3.1 The Council is seeking to appoint two contractors to Supply Labour and Materials to undertake repairs to Sandwell MBC properties for a contract period of four years, from 8th November 2018 to 31st October 2022.
- 3.2 The current contract expires on the 7th November 2018.
- 3.3 Fifty expressions of interest were received of which nine compliant tenders were returned by the deadline of 3rd August 2018.
- 3.4 The anticipated value of the contract is in the region of £2.4 Million (£600,000 per annum) for a period of four years.
- 3.5 The nine compliant tenders received have been evaluated in accordance with the criteria stipulated within the tender documentation; the Contractors with the winning submissions are Axis Europe Plc and Woodland Property Services Limited.

4 THE CURRENT POSITION

4.1 The current contract was awarded in September 2015.

4.2 The current contractors undertaking this work are Axis Europe Plc and G Purchase Ltd (Wates).

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

5.1 Consultation with stakeholders is not required for this proposal.

6 ALTERNATIVE OPTIONS

6.1 There are no other options available, this contract is required in order for Sandwell MBC to be able to maintain its current housing stock.

7 STRATEGIC RESOURCE IMPLICATIONS

7.1 The proposed contract for £2.4 Million (£600,000 per annum over four years) for provision of labour and materials to undertake repairs to Sandwell MBC properties is included within approved Housing Revenue Account budgets.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

8.1 All contracts will be awarded in accordance with the council's Procurement and Contract Procedure Rules and the Public Contracts Regulations 2015.

9 EQUALITY IMPACT ASSESSMENT

9.1 An Equality Impact Assessment was not undertaken as this is a renewal of an existing contractual arrangement. The contract will be monitored to ensure compliance.

10 DATA PROTECTION IMPACT ASSESSMENT .

10.1 The sharing of any relevant data for the delivery of this contract will be in compliance with the General Date Protection Regulations.

11 CRIME AND DISORDER AND RISK ASSESSMENT

11.1 There are no crime and disorder issues needed to be considered as part of this report.

12 SUSTAINABILITY OF PROPOSALS

12.1 No sustainability requirements.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE).

Axis Europe Plc response to Social Value Question is as follows:

Winning 9 Business in the Community Awards and obtaining the Community Mark accreditation, we are demonstrably committed to maximising social value. Axis has delivered a huge number of community & volunteering projects, apprenticeships, training programmes & social value initiatives over the last 30 years.

We have a dedicated Community Investment Team who will work collaboratively with Sandwell to develop a bespoke community investment plan – ensuring initiatives chosen are in line with your goals/values.

Axis will develop our existing relationship with Sandwell Think to maximise local opportunities in-line with the Sandwell Guarantee; having brought on 8 apprentices so far through SMBC contracts. Axis will continue this level of support, committing to providing 1 formal three-year apprenticeship in either a trade or professional role.

Through our supply chain training levy we will also look to offer apprenticeships with local subcontractors where possible.

During mobilisation we will identify additional schemes to meet community needs e.g. Digital workshops/DIY days.

Accessibility will be maximised through;

- Newsletter advertisements (Link Me Local and What's on in Sandwell)
- Collaboration with Think Sandwell Employment Team
- Information at local surgeries/community events
- Working with local Colleges, SMBC's Youth Employment Apprenticeship Advisor & Sandwell Connexions

Axis will continue to utilise local labour and business to maximise added value such as use of Sandwell Stores.

Axis works with local educational establishments to provide work placements. We will target students at risk of becoming NEETs; enhancing the training they receive to help break down barriers to employment and raise ambitions. 'Careers in Action Days' are also available for those who want a taster, rather than multi-week work experience. In addition, we will work with you help disadvantaged residents struggling to get into work, giving training and advice on areas including CV writing, interviews, IT and professional personal presentation.

Woodland Property Services Limited response is as follows:

We aim to maximise economic, environmental and social benefits while delivering the Sandwell contract by using local suppliers, creating local jobs and creating local apprenticeships.

Employment

Supporting 'Sandwell Progression into Employment – this initiative will provide short courses and progression into employment for the long term unemployed people within the Sandwell Boroughs. It includes and combines a range of Job Centre Plus and Connexions initiatives including 'Entry to Employment, Training and 'Pathways to Work'. This involves work trials, guaranteed interviews and potentially subsidised employment with Woodland.

Training – Schools, Colleges and Universities

We pro-actively partner with many schools, colleges and Universities in the local Sandwell Boroughs to provide Construction Curriculum Support Activities,

We do this in two ways, firstly by going into schools and colleges and arranging workshops and activities and secondly by organising students to leave the schools and colleges and attend the Woodland workplace

Apprenticeships

Through our approach to apprenticeships and links with CITB, we will recruit one new and one additional apprentice each year during the life of the contract. The apprenticeship will include a training programme and a framework of incorporating NVQ level 2, 3 or above.

Promoting Local Sandwell Supply Chain Opportunities / Buy Local First
We commit to delivering the following on this contract:

- Support the local Sandwell economy by choosing suppliers close to the point of service delivery where possible
- Make accessible all sub-contracting opportunities to a diverse supply base within the Sandwell Boroughs,
- Use local procurement web sites as a primary method of sourcing small and medium sized suppliers and as such increasing the accessibility of

opportunities to local business throughout the supply chain

- Encourage our suppliers to endorse the principals of “Buy Local First” and engage small and medium sized suppliers

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 14.1 The renewal of this contract will enable Sandwell MBC to quickly renew, or repair our properties.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 15.1 The current contract was agreed by Cabinet in September 2015.
- 15.2 This contract is still required in order for Sandwell MBC to continue to maintain its current stock.
- 15.3 Therefore, it is recommended that Cabinet approve the award of the contract for Day to Day Repairs to Axis Europe Plc and Woodland Property Services Limited as set out in Appendix 1.
- 15.4 Axis Europe Plc are based in London, however they have a regional office in Oldbury.
- 15.5 Woodland Property Services Limited are based in Derby.

16 BACKGROUND PAPERS

- 16.1 None

17 APPENDICES:

Appendix 1, Tender Return Results

Alison Knight
Executive Director Neighbourhoods

Appendix 1

Tender Return Results

Supply of Labour and Materials to undertake repairs to Sandwell MBC properties

Supplier	Price %	Quality Mark %	Total	Rank
Axis Europe Plc	60.00	35.60	95.60	1
Woodland Property Services Limited	51.33	30.80	82.13	2
Supplier C	48.18	33.20	81.38	3
Supplier D	47.22	32.40	79.62	4
Supplier E	52.54	26.40	78.94	5
Supplier F	54.68	24.00	78.68	6
Supplier G	45.77	32.20	77.97	7
Supplier H	43.47	27.60	71.07	8
Supplier I	47.22	22.20	69.42	9