


REPORT TO CABINET

28 August 2019

Subject:	Lift Maintenance Services
Presenting Cabinet Member:	Councillor Joanne Hadley - Cabinet Member for Homes
Director:	Executive Director - Neighbourhoods – Alison Knight
Contribution towards Vision 2030:	
Key Decision:	Yes
Cabinet Member Approval and Date:	Cabinet Member for Homes
Director Approval:	Executive Director – Neighbourhoods
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 has not been consulted
Contact Officer(s):	Jonathan Rawlins Senior Quantity Surveyor – Asset Management and Maintenance 0121 569 5045 Simon Parry Business Manager – Contract Procurement and Improvement Programmes 0121 569 2949

DECISION RECOMMENDATIONS

That Cabinet:

1. Authorise the Director – Housing and Communities to award the contracts to undertake Lift Maintenance Services to various tenure to Deltron Lifts Limited and Dolphin Lifts Midlands Limited tenure for a contract period of four years, from 1 October 2019 to 31 October 2023.
2. That in connection with 1. above, the Director – Law and Governance and Monitoring Officer be authorised to enter into appropriate contracts with Deltron Lifts Limited and Dolphin Lifts Midlands Limited.

1 PURPOSE OF THE REPORT

- 1.1 This report seeks approval to award the contract to undertake Lift Maintenance Services to various tenure throughout the Borough.

2 IMPLICATION FOR VISION 2030

- 2.1 The award of this contract will enable the Council to meet a full range of needs.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The Council is seeking to appoint two contractors to undertake lift maintenance services to various tenure for a contract period of four years, from 1 October 2019 to 31 October 2023.
- 3.2 Twenty-eight expressions of interest were received of which nine compliant tenders were returned by the deadline of 5 July 2019.
- 3.3 The anticipated value of the contract is in the region of £3.18 million (£795,000 per annum) for a period of four years.
- 3.4 This tender has been divided into the following lots:
 - Lot 1 – High Rise
 - Lot 2 – Public Buildings and Schools
 - Lot 3 – Residential

- 3.5 Lot 1 includes the cyclical servicing, maintenance, breakdowns, repairs to all traction and hydraulic passenger/goods lifts in accordance with the installations as detailed within tender document and service and maintenance schedule. Lot 1 comprises 102 lifts and equipment to the high-rise flats sited within the six towns of the borough of Sandwell.
- 3.6 Lot 2 includes carrying out regular maintenance, service, breakdowns, repairs to passenger/ goods lifts, stair lifts platform lifts and other lifting aids sited within Public Buildings and Schools to be undertaken upon each installation on a monthly/Quarterly/Annual or six-monthly basis. Lot 2 comprises 157 lifts and equipment.
- 3.7 Lot 3 includes carrying out service, repair, maintenance, removal and reinstatement of powered lifting aids sited within council/private residential properties. Lot 3 comprises 1,153 powered lifts and equipment.
- 3.8 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: -

Lot 1 –	Deltron Lifts Limited
Lot 2 –	Deltron Lifts Limited
Lot 3 –	Dolphin Lifts Midlands Limited

4 THE CURRENT POSITION

- 4.1 The Council currently has three contracts for the planned and reactive maintenance to lifts in high rise dwellings, Public Buildings/Schools and domestic residences. We are seeking to bring these together into one contract.
- 4.2 At its meeting of 19th April 2017, Cabinet recommended a two-year interim agreement to provide the services detailed within this report through a framework agreement administered by the Central Housing Investment Consortium (CHIC) with a caveat that Corporate Procurement Services wanted to incorporate all requirements in to one agreement at the earliest opportunity in 2019.
- 4.3 The current contracts were awarded in: -

High Rise – August 2015

Public Buildings and Schools – April 2017

Residential – April 2017

4.4 The current contracts are undertaken by: -

High Rise – Lift and Engineering Services Limited

Public Buildings and Schools – Lift and Engineering Services Limited

Residential – Lift and Engineering Services Limited.

4.5 Due to the annual value of this service, an EU compliant procurement exercise was required to be undertaken.

5 **CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)**

5.1 Consultation was not required with stakeholders.

6 **ALTERNATIVE OPTIONS**

6.1 Officers from Procurement Services, Regeneration and Growth and Neighbourhood Services have reviewed various routes to market and have concluded that the most practical and economically advantageous solution was to undertake an EU compliant procurement.

6.2 The review included an evaluation of both the currently adopted CHIC framework and the Efficiency East Midlands (EEM) framework.

7 **STRATEGIC RESOURCE IMPLICATIONS**

7.1 The proposed contract £3.18 million (£795,000 per annum) for provision of Lift Maintenance Services is included within the following:

High Rise approved Housing Revenue Account budgets

Public Buildings
and Schools the Council's annual building maintenance budget

Residential the Better Care Fund and the Housing Revenue Account.

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 Data 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 The properties will be managed and maintained by the council and all the associated costs will be met from within the Housing Revenue Account.

12.2 The income generated from the rent will also go back into the Housing Revenue Account.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

13.1 All tenderers were asked, within the procurement process, to provide a response to a question in relation the Social Value that can be generated by the tenderers during this contract.

13.2 The outputs will be monitored throughout the delivery of the contract to ensure that the commitments made are honoured.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 The award of this contract will enable Sandwell Council to fulfil its landlord duties and provide a complete 365 days, 24 hours emergency breakdown service, including weekends and bank holidays to all its lifts and lift equipment and provide for the regular maintenance of the same.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 The current contracts were awarded in August 2015 and April 2017.

15.2 This contract is still required for Sandwell MBC to continue to maintain and let its current housing stock.

15.3 Therefore, it is recommended that cabinet approve the award of the contracts to undertake Lift Maintenance Services to various tenure to Deltron Lifts Limited and Dolphin Lifts Midlands Limited as set out in Appendix 1.

15.4 Deltron Lifts Ltd are based in Smethwick.
Dolphin Lifts Midlands Ltd are based in West Bromwich.

16 BACKGROUND PAPERS

16.1 None

17 APPENDICES:

Appendix 1, Tender Return Results

Alan Caddick
Director Housing and Communities

Appendix 1 Tender Return Results

The successful contractors are as follows:

Lot 1 High Rise

	Price Score	Quality Score	Total	Rank
Deltron Lifts Limited	60.00%	30.00%	90.00%	1st
Contractor B	49.44%	34.00%	83.44%	2 nd
Contractor C	45.12%	24.40%	69.52%	3 rd
Contractor D	32.32%	26.40%	58.72%	4 th
Contractor E	35.97%	22.40%	58.37%	5 th
Contractor F	29.83%	22.80%	52.63%	6 th

Lot 2 Public Buildings and Schools

	Price Score	Quality Score	Total	Rank
Deltron Lifts Limited	60.00%	30.00%	90.00%	1st
Contractor B	54.90%	34.00%	88.90%	2 nd
Contractor C	52.81%	26.40%	79.21%	3 rd
Contractor D	42.79%	24.40%	67.19%	4 th
Contractor E	30.55%	22.80%	53.35%	5 th
Contractor F	29.90%	19.20%	49.10%	6 th

Lot 3 Residential

	Price Score	Quality Score	Total	Rank
Dolphin Lifts Midlands Limited	60.00%	20.40%	80.40%	1st
Contractor B	37.62%	34.00%	71.62%	2 nd
Contractor C	38.64%	30.00%	68.64%	3 rd
Contractor D	44.15%	24.00%	68.15%	4 th