


## REPORT TO CABINET

28 August 2019

<b>Subject:</b>	<b>Cyclical Maintenance to High Rise</b>
<b>Presenting Cabinet Member:</b>	<b>Councillor Joanne Hadley - Cabinet Member for Homes</b>
<b>Director:</b>	<b>Director - Housing and Communities - Alan Caddick</b>
<b>Contribution towards Vision 2030:</b>	
<b>Key Decision:</b>	Yes
<b>Cabinet Member Approval and Date:</b>	Cabinet Member for Homes
<b>Director Approval:</b>	Executive Director – Neighbourhoods
<b>Reason for Urgency:</b>	Urgency provisions do not apply
<b>Exempt Information Ref:</b>	Exemption provisions do not apply
<b>Ward Councillor (s) Consulted (if applicable):</b>	This is a boroughwide initiative
<b>Scrutiny Consultation Considered?</b>	Scrutiny has not been consulted
<b>Contact Officer(s):</b>	Simon Parry Business Manager – Contract Procurement and Improvement Programme 0121 569 2949  Jonathan Rawlins Senior Quantity Surveyor – Asset Management and Maintenance 0121 569 5045

## **DECISION RECOMMENDATIONS**

### **That Cabinet:**

1. Authorise the Director – Housing and Communities to award the contract to undertake Cyclical Maintenance of the external fabric to the façades of the high-rise housing stock to Bell Decorating Group Limited for a contract period of five years, from 30 September 2019 to 29 August 2024.
2. That in connection with 1. above, the Director – Law and Governance and Monitoring Officer be authorised to enter into an appropriate contract with Bell Decorating Group Limited.

## **1 PURPOSE OF THE REPORT**

- 1.1 This report seeks approval to award the contract to undertake Cyclical Maintenance to High Rise.

## **2 IMPLICATION FOR VISION 2030**

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

## **3 BACKGROUND AND MAIN CONSIDERATIONS**

- 3.1 The Council is seeking to appoint one contractor to undertake cyclical maintenance of the external fabric to the façades of the high-rise housing stock for a contract period of five years, from 30 September 2019 to 29 August 2024.
- 3.2 Thirty-five expressions of interest were received of which three compliant tenders were returned by the deadline of 13<sup>th</sup> June 2019.
- 3.3 The anticipated value of the contract is in the region of £2.2 million (£440,000 per annum) for a period of five years.
- 3.4 The three compliant tenders received have been evaluated in accordance with the criteria stipulated within the tender documentation; the Contractor with the winning submission is Bell Decorating Group Limited.

## **4 THE CURRENT POSITION**

- 4.1 There is currently no contract in place to maintain the external façade of our high-rise blocks.
- 4.2 On 19 September 2018 Cabinet approved the procurement of a contract to deliver cyclical maintenance to high rise for a contract period of five years.
- 4.3 The report included a recommendation that a further report be submitted on the outcome of the procurement exercise.

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

- 5.1 Information regarding the scope, running order and choices available will be shared with tenants and local members, as we move through the programme and general information will be contained in future publications of the Sandwell Herald and our social media platforms. Consultation was not required with stakeholders.

## **6 ALTERNATIVE OPTIONS**

- 6.1 The alternative is to not invest in our Council Housing Stock which in turn may lead to dissatisfaction from existing and potential new tenants as well as disrepair and additional burden on the Housing Revenue Account.

## **7 STRATEGIC RESOURCE IMPLICATIONS**

- 7.1 The proposed contract £2.2 million (£440,000 per annum) for provision of Cyclical Maintenance to High Rise is included within approved Housing Revenue Account budgets.

## **8 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 8.1 The contract 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 Works will be undertaken to all properties where required, as such an equality impact assessment has not been undertaken.

## **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 funding set out within this report is part of an affordable programme that remains within our borrowing capacity limits.

## **13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)**

13.1 Within the contract documents there is a Construction Employment and Skills Plan which sets out the key performance indicators required covering a range of areas including work experience, school/community engagement, and employment opportunities.

13.2 Performance against these indicators will be monitored throughout the delivery of the contract to ensure that the indicators are met.

13.3 Bell Decorating Group Limited have stated, we will provide work experience opportunities, which will be available to the local communities such as students, school leavers, the long term unemployed, vulnerable people and those in hard to reach groups. We can also provide these placements to people aged between 16 – 18 (NEET) throughout this agreement. We offer Employability Skills Workshops such as CV writing, mock interviews and interview preparation, job search and personal financial management. We have delivered these workshops in conjunction with clients, our suppliers and third-party organisations and will look to work with SMBC to deliver similar workshops on a regular basis. Our DIY/Practical Skills Workshops are extremely successful around the country and it is an initiative we would like to discuss and explore with SMBC ; these workshops can be delivered to the local community as career focused training courses aimed at people looking to explore careers in our industry, or as helpful workshops for the

residents who are looking to maintain their properties to a good standard. Involvement at Community Fun Days/Community Together Days by providing fun or educational activities to help encourage attendance such as bouncy castles, cake decorating, face painting, DIY workshops. Community Projects such as regeneration/redecoration of public and/or community buildings in disrepair, landscaping/gardening projects, garden/playground refurbishments and larger scale refurbishments. Events within local schools and community centres for school-leavers and residents, donate staff time for CV reviews, mock interview techniques and confidence exercises. Competitions to create community spirit/engagement where prizes could include the use of an operative for a morning, vouchers etc.

#### **14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

14.1 The scope of works contained within this contract will complement the HRA Asset Management Strategy 2017-2020 as approved by Cabinet in October 2017 by maintaining the Council's Housing Assets and associated communal spaces within the neighbourhoods across the Borough.

#### **15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

15.1 The procurement of this contract will continue the investment into the current stock to ensure it meets the needs of existing and new tenants.

15.2 Therefore, it is recommended that cabinet approve the award the contract to undertake Cyclical Maintenance to High Rise to Bell Decorating Group Limited as set out in Appendix 1.

15.3 Bell Decorating Group Ltd are based in Aston, Birmingham.

#### **16 BACKGROUND PAPERS**

16.1 Report to the Cabinet, 18<sup>th</sup> October 2017 Housing Revenue Account Funded Housing Investment Programme Minute no 167/17 refers.

16.2 Report to the Cabinet, 19<sup>th</sup> September 2018 Cyclical Maintenance to High Rise Minute 130/18 refers.

#### **17 APPENDICES:**

Appendix 1, Tender Return Results

**Alan Caddick**  
**Director Housing and Communities**

**Appendix 1**  
**Tender Return Results**

The successful contractors are as follows:

	Price Score	Quality Score	Total	Rank
Bell Decorating Group Limited	70.00%	27.00%	97.00%	1 <sup>st</sup>
Contractor B	59.64%	24.00%	83.64%	2 <sup>nd</sup>
Contractor C	41.27%	24.00%	65.27%	3 <sup>rd</sup>