



Report of the Cabinet Member for Homes and Energy

Cabinet – 20 September 2018

Contract Award Report : Framework of Contractors for Housing Renewal and Adaptation Works

Purpose:	To provide details of the procurement of a Framework of Contractors for Housing Renewal and Adaptation works, and to seek approval to appoint selected suppliers into a Framework Agreement.
Policy Framework:	1. Private Sector Housing Renewal and Disabled Adaptations: Policy to Provide Assistance 2017-2022. 2. Contract Procedure Rules.
Consultation:	Legal, Finance, Access to Services.
Recommendation(s):	It is recommended that: 1. The suppliers listed in Appendix 1 are appointed to the Framework for the three lots listed.
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1.0 Introduction

- 1.1 A procurement process has been undertaken to establish a Framework of Contractors for Housing Renewals and Adaptation works.
- 1.2 The indicative annual budget for the framework is £4.7 million which is part of the General Fund DFG and Housing renewals annual capital budget.

- 1.3 Individual framework jobs allocated to suppliers will range between £5,000 to £36,000 in value.

2.0 Background

- 2.1 The Housing Renewal and Adaptations service needs to procure a framework of contractors to undertake housing adaptation and repair grant/ loan works to assist elderly and disabled residents to remain living independently within their own homes.

- 2.2 Corporate Building and Property Services have previously determined that this work does not fall within the definition of core business and therefore external suppliers need to be procured through a framework in accordance with Contract Procedure Rules.

- 2.3 The framework consists of three separate lots of work that consist of :
Lot A Disabled Facilities Adaptations primarily bathroom conversions with associated minor builders work, typical values £5,000 to £7,500.

Lot B Disabled Facilities Adaptations primarily large domestic alterations including extensions, ramps, and attic conversions, maximum individual project value £36,000.

Lot C House Renovation Works including repair or renewal of roof, rendering, structural repairs, damp proofing, windows, doors and sundry repair works, maximum individual project value £30,000.

- 2.4 The suppliers selected for each Lot of the framework will be allocated schemes in rotation. The framework will also have a reserve list for each Lot to replace poor performing providers , and will also be used to allocate additional works within the Lot at times of high output, where framework suppliers are at full capacity and unable to take on further work.
- 2.5 The period of operation of this framework will be for an initial period of 2 years, with an option to extend up to a further 2 years.

3.0 Procurement process

- 3.1 The Council's intention was to enter into a framework agreement with a number of suppliers :

Lot A : 12 suppliers, 8 reserve.

Lot B : 15 suppliers, 10 reserve.

Lot C : 7 suppliers, 3 reserve.

- 3.2 The tender was advertised through Sell2Wales.
- 3.3 The award criteria used for this process are tenders are evaluated in terms of quality only, with cost being determined by a pre-priced Housing Grants schedule

of rates.

- 3.4 The 'open' procedure was selected.
- 3.5 The Invitation to tender (ITT) was issued on 19th April 2018 via the eTenderWales Portal.
- 3.6 Thirty six suppliers in total submitted tenders, twenty eight for Lot A, twenty five for Lot B, thirteen suppliers for Lot C, with some suppliers tendering for more than one lot, returned by the deadline date of 24th May 2018.
- 3.7 The tenders were opened by Commercial Services in accordance with Contract Procedure Rules, with one contractor disqualified at this stage, Contractor 3 as they submitted a tender after the submission deadline.
- 3.8 Tenders were evaluated by five officers of the Council's Housing Renewal and Adaptations service with support from an officer of the Commercial Services Department.
- 3.9 Tender evaluation was undertaken in accordance with the criteria set out in the Invitation to Tender documents as a two stage process.
- 3.10 At stage one of the process; the Council undertook a suitability assessment. All tenderers met the minimum standard and proceeded to stage two of the process.
- 3.11 Stage two of the process was the tender assessment stage, the award criteria 100% quality, nil % price, the suppliers working to the Council's pre-priced Housing Grants schedule of rates.
- 3.12 The quality evaluation ensured tenderers were able to demonstrate a minimum understanding of key requirements. The Quality evaluation was based on the assessment of eight method statement questions with appropriate weightings as follows :

Contract Implementation –	35%
Organisation and Support Structure -	10%
Sub-contracting -	10%
Management Reporting & Performance -	10%
Protection of property & furnishings -	10%
Health and Safety and maintenance of facilities -	10%
Customer Service -	10%
Emergency Call out -	5%
- 3.13 The list of suppliers selected for each Lot, and reserves are listed in Appendix 1.
- 3.14 The scores for suppliers for each lot are detailed in Appendix 2.
- 3.15 There were no qualifications in the tenders returned.

4.0 Equality and Engagement Implications

- 4.1 The Access to Services Team has confirmed that an Equality Impact Assessment (EIA) is not required for the purposes of this report, following review of an Equality Impact Assessment screening assessment completed by the service provider.

5.0 Financial Implications

- 5.1 Framework Lot works are funded by General Fund and Housing Revenue Account (HRA) as detailed in the Disabled Facilities and Improvement Grant programme 2018-19, and draft programme 2019-20, approved by Cabinet on the 19th April 2018.

6.0 IT/Systems Implications

None

7.0 Legal Implications

- 7.1 The Responsible Officer is satisfied that the tender process has been undertaken in compliance with the Council's Contract Procedure Rules and European procurement legislation as appropriate.
- 7.2 The framework Lot works are within housing grant / loan assistance schemes in line with local authority powers to provide assistance, contained in the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 and the Councils published Policy.
- 7.3 A framework agreement will be prepared by the Head of Legal, Democratic Services and Business Intelligence and entered into with the successful tenderers.
- 7.4 The successful tenderers on allocation of framework Lot works on rotation, will enter into a building contract with the Grant / Loan applicant for each job.

Background Papers: None

Appendices:

- Appendix 1 : Selected suppliers for framework lots.
Appendix 2 : Suppliers evaluation scores.

Selected suppliers for framework lots.

LOT A

1. Contractor 21
2. Contractor 10
3. Contractor 20
4. Contractor 23
5. Contractor 12
6. Contractor 16
7. Contractor 8
8. Contractor 6
9. Contractor 18
10. Contractor 24
11. Contractor 31
12. Contractor 29

Reserves :

1. Contractor 30
2. Contractor 32
3. Contractor 34
4. Contractor 35
5. Contractor 13
6. Contractor 11
7. Contractor 1
8. Contractor 5

LOT B

1. Contractor 21
2. Contractor 8
3. Contractor 23
4. Contractor 12
5. Contractor 16
6. Contractor 6
7. Contractor 34
8. Contractor 29
9. Contractor 30
10. Contractor 35
11. Contractor 1
12. Contractor 4
13. Contractor 15
14. Contractor 19
15. Contractor 22

Reserves :

- 1 Contractor 7
2. Contractor 14
3. Contractor 36
4. Contractor 25
5. Contractor 17
6. Contractor 26
7. Contractor 27
8. Contractor 33
9. Contractor 2

LOT C

1. Contractor 21
2. Contractor 20
3. Contractor 12
4. Contractor 28
5. Contractor 34
6. Contractor 35
7. Contractor 15

Reserves :

1. Contractor 19
2. Contractor 29
3. Contractor 33

Suppliers evaluation scores.

Lot A

Contractor 21	78
Contractor 10	78
Contractor 20	77
Contractor 23	77
Contractor 12	76
Contractor 16	76
Contractor 8	75
Contractor 6	69
Contractor 18	67
Contractor 24	67
Contractor 31	67
Contractor 29	66
Contractor 30	64
Contractor 32	64
Contractor 34	64
Contractor 35	63
Contractor 13	63
Contractor 11	61
Contractor 1	58
Contractor 5	55

Lot B

Contractor 21	74
Contractor 8	73
Contractor 23	71
Contractor 12	68
Contractor 20	68
Contractor 6	67
Contractor 34	64
Contractor 29	60
Contractor 30	60
Contractor 35	60
Contractor 1	58
Contractor 4	56
Contractor 15	52
Contractor 19	49
Contractor 22	49
Contractor 7	48
Contractor 14	47
Contractor 36	47
Contractor 25	44
Contractor 17	44
Contractor 26	43
Contractor 27	41
Contractor 33	36

Contractor 2	30
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Lot C

Contractor 21	85
Contractor 20	78
Contractor 12	76
Contractor 28	71
Contractor 34	66
Contractor 35	63
Contractor 15	60
Contractor 19	58
Contractor 29	58
Contractor 33	51