

## CABINET

### FEBRUARY 2020

#### **External Painting and Repairs before Painting of Council Homes 2020-2025**

**Cabinet Member** Cllr Simon Clist  
**Responsible Officer** Jill May, Director of Corporate Affairs and Business Transformation

**Reason for Report:** To advise Members on the results for the tendering of the External Painting and Repairs of the Council's homes for the next five years (2020-2025).

**RECOMMENDATION:** It is recommended Members agree that the contract for works required to decorate the Council's homes for 2020-2025 be awarded to **Contractor 3** with a forecast annual cost £300,000.00. This is a three year contract with the option to extend for a further two individual years subject to acceptable performance. The contract has been awarded to the contractor with the highest combined price/quality score with 60% of the total score based on price and 40% quality.

**Financial Implications:** The budget for the works is £300,000.00 per annum and will be managed within the HRA budget.

**Legal Implications:** We have a legal duty to maintain the stock and meet the Decent Homes Standard. The conditions of engagement are based on a JCT Intermediate Building Contract with Contractors Design 2016, combined with the contractual requirements. This provides a robust framework for managing and controlling the performance of the contractor to meet our legal obligations.

**Risk Assessment:** The principal risk is failing to limit costs due to additional works and delivery of the programme. The performance of the contract shall be monitored monthly; corrective action will be taken where performance falls below Key Performance Indicator Targets. These include: 1) Customer satisfaction; 2) Variations and extras; 3) Delivery of programme; 4) Number of defects; 5) Managing Health and Safety

**Equality Impact Assessment:** All staff have received Equality and Diversity awareness training. MDDC discuss equality and diversity at the progress meetings and encourage the contractor to carry out awareness training.

**Relationship to Corporate Plan:** To contribute towards meeting the Decent and Affordable Homes target by making best use of the existing stock.

**Impact on Climate Change:** Investment in the MDDC stock will lower the amount of fossil fuels used to run and maintain the homes.

## 1.0 Introduction

- 1.1 The term of this contract is three years with the option to extend the contract for a further two individual years subject to performance.
- 1.2 Due to the nature and value of this procurement, the appropriate procedure was an open tender process. This means that anyone who expressed an interest in the contract would be invited to tender.
- 1.3 To ensure quality of contractors, a number of minimum requirements were set out within the ITT. Any contractor failing to meet these would be disqualified.

## 2.0 Procurement Process

2.1 Expressions of interest were invited via a notice in the Supplying the Southwest Procurement Portal published on the 16 October 2019.

2.2 Evaluation criteria set out in the ITT:

2.3

<b>Quality</b>	<b>40%</b>
Mobilisation of the works	10%
Communication	10%
Materials and Equipment	10%
Waste and recycling	10%
<b>Price</b>	<b>60%</b>

2.4 Responses were required by midday on 18 November 2019.

2.5 There were a total of 21 expressions of interest of which 5 submitted their tenders on time, 0 opted out and 16 did not respond.

2.6 Evaluations were carried out during November and early December 2019, by representatives from Mid Devon District Council's Planned Maintenance and Procurement service.

2.7 The outcome of the evaluation is shown below:

CONTRACTOR	SCORE		TOTAL
	PRICE	QUALITY	
Contractor 1	44.40%	30.00%	74.40%
Contractor 2	40.44%	27.25%	67.69%
Contractor 3	60.00%	28.00%	88.00%
Contractor 4	49.77%	34.00%	83.77%
Contractor 5	33.12%	26.50%	59.62%

2.8 Presentations were carried out on 28<sup>th</sup> & 29<sup>th</sup> January 2020 just qualifying the submissions to ensure that everything within the tender specification had been covered off, identify that questions and tick sheets had been used to carry this out and they are available on request. Nothing that would have a financial impact over the contract period became apparent and the presentations did not have any detrimental impact on the original evaluations.

### 3.0 **Conclusion**

3.1 The outcome of the tender process shows Contractor 3 as the winning bidder.

3.2 Approval is required from Cabinet for this contract to be formally awarded.

3.3 Following the decision, there will be a compulsory 10 day standstill period after which the contract will be awarded.

3.4 Mobilisation will take 2-3 weeks, but the contract will not commence until TBC.

**Contact for more Information:** Christopher Davey, Procurement Manager (01884) 234228 / [cdavey@middevon.gov.uk](mailto:cdavey@middevon.gov.uk)

**Circulation of the Report:** Leadership Team, Cllr Clist, Cabinet

**List of Background Papers: PART II - Confidential**