

Report of Chief Officer Property & Contracts

Report to Director of Environment and Housing

Date: 24 February 2015

Subject: The award to the successful bidder following a formal procurement exercise to repair or replace high level panels at 12 Wimpey high rise blocks.

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: 10.4(3) Appendix number: • Appendix 2	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Summary of main issues

- Following the annual steeple jack inspections to Housing Leeds Multi Storey Flats a recommendation was made to re-fix or renew high level panels to 12 Wimpey blocks.
- A tender exercise was carried using Constructionline by Norfolk Property Services (NPS) with only one return received. This was subsequently evaluated by NPS
- Housing Leeds Property & Contracts wish to award a contract to repair or replace high level panels at 12 Wimpey high rise blocks to Frescrete Ltd. This following a formal procurement exercise carried out by PPPU through YOR tender/construction line framework.

Recommendations

It is recommended that the Director of Environment & Housing

- Awards the tender to the successful bidder in line with Leeds City Councils delegated decision procedure.

1 Purpose of this report

- 1.1 To seek approval to award Frescrete Ltd a contract to repair or replace high level panels at 12 Wimpey high rise blocks following a competitive tender exercise

2 Background information

- 2.2 Each year a steeple jack survey is undertaken to LCC's stock of multi-storey flats. Loose or flaking concrete is removed during the inspection and the damaged areas are made good.
- 2.3 This survey also identifies work that needs addressing that cannot be undertaken as part of the survey.
- 2.4 Evidence of falling masonry was found at Wortley Towers & Heights, the masonry came from the concrete panels situated between the top window and parapet wall.
- 2.5 Following further discussion Property & Contracts requested that NPS look at the condition of the panels at Wortley Heights & Towers multi-storey flats. This was to help determine the cause of the deterioration of the concrete panel and propose a remedy.

3 Main issues

- 3.1 NPS suggested course of action following the recommendations in the steeplejacks report, is to inspect, repair or replace the high level panels. A list of the Wimpey H blocks is included in the tender document Appendix 1 and in the tender summary report Appendix 2.
- 3.2 Requesting approving the procurement route was not a key decision at the time as the estimated value of the work did not meet the threshold.
- 3.2 Following the tender period only one company returned, NPS undertook an evaluation on the returned documents and sort clarification from the contractor to ensure they had covered all the priced items and Health & Safety requirements.
- 3.3 The tender climate is continuing to strengthen with winning tender prices on schemes still being returned at competitive prices. The anticipated price increase are taking effect as builder's order books become more active, especially for specialist works of this nature.
- 3.4 The remaining firms that failed to submit a price were contacted and due to other demands on their business were not in a position to resource the work.
- 3.5 Frescrete is currently undertaking similar work for Property & Contracts in the East Area and has a good record of delivering on time and cost.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 PPP & PU have been engaged in discussions with respect to the procurement route and have offered advice. Housing Contracts Boards have been made aware of the procurement as part of the regular contract update report.
- 4.1.2 Health and Safety colleagues in Property and Contracts section are part of the project team.

- 4.1.3 Due to the Health & Safety issues around this work no formal consultation has taken place as the scope of work is purely technical. Tenants will be contacted prior to the work starting to update them on the work and any access requirements or changes to each block.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.4 The Equality, Diversity, Cohesion and Integration Screening document has been considered and completed. No adverse or otherwise impacts have been identified.

4.3 Council policies and City Priorities

- 4.3.1 Leeds will ensure that it is the 'best city to live in through the work contributing to the key City Priorities of:

"Improving Housing Conditions" and help maintain properties in good repair condition.

4.4 Resources and value for money

- 4.4.1 The estimated value of the contract will be no more than £272,675.00.
- 4.4.2 The evaluation of the tender has been based upon a 100% price assessment

Legal Implications, Access to Information and Call In

- 4.4.1 This is a Key decision as defined under Article 13 of the Council's constitution and was published on the list of forthcoming decisions on the 17th February 2015.

4.4.2 Risk Management

- 4.6.1. The main risk for this contract relates to the Health and Safety of the contractors employees undertaking the repair/replacement work. The Contract specification clearly states the requirements for the contractor to provide the service in a safe manner.
- 4.6.2. In addition the procurement NPS has developed a risk management register and this will be updated on a regular basis.

5 Conclusions

- 5.1 Due to the deterioration of the panels and the urgency to rectify the fault and following validation of the tender by NPS. The most appropriate course of action would be to accept the tender proposal by Frescrete.
- 5.2 The key areas for focus are robust contractual arrangements and health and safety management. This will ensure that the contract is managed safely and effectively so housing Leeds deliver an excellent service to our tenants.

6 Recommendations

- 6.1 The Director of Environments & Housing is recommended to approve the award of this contract to Frescrete in order for works to commence without further delay.

