

**Report of: Head of Property – Belle Isle TMO**

**Report to: Director of Environment and Housing**

**Date: 1<sup>st</sup> May 2015**

**Subject: Procurement for the Re-Roofing of 21no. Dwellings within the Belle Isle Tenant Management Area**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): <b>Middleton Park</b>	<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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### Summary of main issues

1. A procurement is required to select a suitable contractor to deliver the proposed Re-Roofing Scheme of 21 Dwellings included in the Belle Isle TMO 2015-2016 Capital Budget Plan. It is intended that this scheme will be tendered in May 2015 and an award made to commence the works in August 2015.
2. This proposal is recommended by Belle Isle TMO following the determination of priority areas for capital investment in the financial year 2015-2016 by the Belle Isle Tenant Management Board<sup>1</sup> and subsequently formally approved on 8<sup>th</sup> April 2015.

### Recommendations

3. As the project is estimated at a total cost of £130k that a Significant Operational Decision is taken in line with CPR 3.1.8 regarding the approval of this procurement exercise to be carried out in conjunction with the Council's PPPU and to source contractors from the governments' constructionline service.

<sup>1</sup> Belle Isle Tenant Management Board – comprising of elected tenants and co-opted Councillors

## **1 Purpose of this report**

- 1.1 This report seeks approval to conduct a procurement exercise which will adhere to the contract procedure process and allow Belle Isle TMO to engage a contractor for the re-roofing of 21no. dwellings to 1960'6 traditional built dwellings managed and maintained by the Belle Isle TMO.

## **2 Background information**

- 2.1 Belle Isle TMO have been engaged to manage and maintain approximately 1895 council dwellings on behalf of Leeds City Council in the Belle Isle area of the City.
- 2.2 During the determination of priority areas of investment in the housing stock, the Belle Isle TMO recognised that a significant number of dwellings required re-roofing on the estate due to the existing roof covering exceeding its design life span. Of these 21 traditionally constructed dwellings in the Nesfield area of the estate were in very poor condition and in need of renewal to reduce the maintenance liability. It was agreed by the Belle Isle TMO full board to utilise a proportion of the 2015-2016 capital investment budget to undertake a re-roofing scheme to these dwellings. A total budget of £130,000 has been allocated.

## **3 Main issues**

- 3.1 The time available to procure and complete the capital scheme within the 2015-2016 financial year before the winter months requires that the significant operational decision to proceed with the procurement is undertaken without undue delay. Award will be subject to the tendered cost being within the allocated budget.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

Adherence to the CPR's produced by Leeds City Council Public Private Partnerships & Procurement Unit has been recognised and adopted.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 An Equality, & Diversity / Cohesion & Integration screening exercise will be undertaken under the direction of the PPPU.

### **4.3 Council policies and City Priorities**

- 4.3.1 Under Clause 3.1.7 of the LCC Contract Procedure Rules '...the Authorised Officer will ascertain whether there is an LCC Approved Framework Agreement in place that can be used and will use such arrangements if so.' No suitable existing framework contract is available.

### **4.4 Resources and value for money**

4.4.2 Based on the identical work undertaken to similar property types the previous financial year, the estimated budget will be adequate to complete the scheme.

4.4.3 A tender exercise to complete similar work the previous financial year demonstrated good value for money based on relevant cost comparisons with previous re-roofing schemes and industry price guides.

#### **4.5 Legal Implications, Access to Information and Call In**

4.5.1 The recommendations within this report constitute a Significant Operational Decision primarily due to the fact that the value of the contract to be delivered, as a result of the procurement exercise, exceeds 100K per annum.

#### **4.6 Risk Management**

4.6.1 The Housing Contracts Board currently provides the overview of risk management associated with contract management and procurement projects within the confines of the Environments and Neighbourhoods remit and therefore oversee this project

### **5 Conclusions**

5.1 The proposal for this procurement and subsequent delivery of the contract has been discussed between both Belle Isle TMO representatives and Leeds City Council Public Private Partnerships & Procurement Unit with a common agreement that it should move forward for recommendation without delay

### **6 Recommendations**

6.1 That a Significant Operational Decision is taken in order to carry out this procurement in line with the Council's Contracts Procedure Rules and in conjunction with the Councils PPPU in order to approve the procurement approach in line with CPR 3.1.8 to source interested contractor organisations from the Governments Constructionline.to undertake a competitive procurement exercise.

### **7 Background documents<sup>2</sup>**

7.1 Belle Isle TMO Full Board Meeting Minutes 8<sup>th</sup> April 2015.

7.2 Belle Isle TMO Capital Budget 2015-2016 Forward Plan .

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<sup>2</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.