

Report of: Property Manager – Belle Isle TMO

Report to: Director of Environment and Housing

Date: 27th June 2016

Subject: BITMO 2016-2017 RE-ROOFING SCHEME TO 54 PROPERTIES ON THE WEST GRANGE ESTATE, BELLE ISLE

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Middleton Park	<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

A procurement exercise is required to identify a suitable contractor to deliver the re-roofing works to properties for BITMO.

Purpose of this report

- 1.1 This report seeks approval in line with CPR3.1.8 to conduct a procurement exercise which will allow Belle Isle Tenant Management Organisation to engage a roofing contractor for the re-roofing of 54 nr properties within the BITMO responsibility with an estimated value of £325,000

2 Background information

- 2.1 BITMO manages, on behalf of Leeds City Council in the Belle Isle area of the City, a housing stock of which 54 dwellings require re-roofing works as part of an ongoing maintenance scheme.

3 Main issues

- 3.1 All the issues are presented in the Procurement Plan which was submitted and endorsed by Belle Isle Tenant Management Board (forwarded as an Appendix Report with this document).

- 3.2 The requirement to re-roof these properties built in the mid 1950's is in accord with the anticipated life expectancy for re-roofing such traditional constructed properties as input into the Leeds City Council dwelling asset management database (Keystone).
- 3.3 This procurement exercise will allow the delivery of a programme which supports the current decent homes standard through the continued provision of new roof coverings and associated works to reduce reactive maintenance to both the roof and the effects of water ingress. New materials used will further reduce cyclical maintenance requirements for redecoration of fascia boards, soffit boards and rainwater goods and provide better ventilation to the roof void areas. Re-pointing and repairs to chimney stacks will be undertaken in conjunction with re-roofing works whilst scaffolding is erected at each block.
- 3.4 It is felt that a formal competitive tender will provide both the best value and best service delivery for the work required under this contract. It would be desirable to tender and engage a service provider solely for this scheme under a JCT Minor Works Contract.

4 Corporate Considerations

4.1 Consultation and Engagement

As previously stated in 'Summary of main issues' a proposal was presented from BITMO to Leeds City Council Public Private Partnerships & Procurement Unit to undertake a procurement exercise to identify a suitable contractor to deliver value for money re-roofing works to 54 properties on the West Grange Estate in the Belle Isle region. This is a scheme drawing on monies approved from the 2016/17 budget for capital works.

4.2 Equality and Diversity / Cohesion and Integration

An Equality, Diversity, Cohesion & Integration Impact screening exercise has been carried out for this procurement exercise. The procurement relates to a contract for re-roofing 54 nr. dwellings and associated works within properties.

This screening exercise is to consider the impact of the procurement exercise associated with the re-roofing of 54no. properties with regards to equality, diversity, cohesion and integration. Although the procurement function will not directly involve input from the residents of Belle Isle direct, consultation has taken place with the Full Board to understand how the work stream related to this exercise will impact on residents. Primarily it will ensure that tenants who live in property with elements of an older construction are not disadvantaged by the proposals which form part of a longer term plan to ensure all properties managed by BITMO are maintained in an equitable manner for all residents managed by BITMO.

4.3 Council policies and City Priorities

The project meets the Housing and Regeneration City Priority Plan priorities. It will improve the housing conditions within the area as well as increasing and maintaining decency standards.

4.4 Resources and value for money

This procurement process will assist in ensuring value for money as the tender package will be offered to suppliers from Construction Line which is a government approved list managed by Capita, and the opportunity will be tendered via YORTender. In turn the successful tenderer will be the lowest price tender as detailed in the tender package to be issued.

4.5 Legal Implications, Access to Information and Call In

The recommendations within both this report constitute a Significant Operational Decision due to the fact that the value of the contract to be delivered is over £250k per annum, but for which funding has already been approved as part of the BITMO capital programme.

4.6 Risk Management

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 Housing remit and therefore oversee this project.

5 Conclusions

- 5.1 The proposal for this procurement plan and subsequent delivery of the contract has been formally discussed in detail between both BITMO full board 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 In accordance with CPR3.1.8 it is recommended that the Director of Environment and Housing approves this proposal to undertake formal procurement via Construction Line approved list for re-roofing 54 nr. dwellings within the Belle Isle Tenant Management area.

7 Background documents¹

BITMO Board Approval Minutes

¹ 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.