

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

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

**Date: 26<sup>th</sup> May 2017**

**Subject: BITMO 2017-2018 RE-ROOFING SCHEME TO 45 PROPERTIES ON THE BROOM 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 checked="" type="checkbox"/> Yes	<input 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 re-roofing works to properties for BITMO for a specific scheme.

## 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 45 nr properties within the BITMO responsibility with an estimated value of £280,000

## 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 45 dwellings require re-roofing works as part of an ongoing maintenance scheme.

## 3 Main issues

- 3.2 All the issues are presented in the Procurement Plan (forwarded as an Appendix Report with this document).

- 3.2.1 The requirement to re-roof these properties built in the late 1940'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).
- 3.2.2 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.
- 3.2.3 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**

### **4.3 Consultation and Engagement**

- 4.3.4 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 45 properties on the West Grange Estate in the Belle Isle region. This is a scheme drawing on monies approved from the 2017/18 budget for capital works.

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

- 4.4.5 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 45 nr. dwellings and associated works within properties managed by BITMO.

### **4.5 Council policies and City Priorities**

- 4.5.6 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.

### **4.6 Resources and value for money**

- 4.7 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.

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

4.8.7 The recommendations within both this report constitute a Key Decision due to the fact that the value of the contract to be delivered is over £250k per annum.

## **4.9 Risk Management**

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

## **5 Conclusions**

5.10 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 Resources 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 documents<sup>1</sup>**

7.2 BITMO Board Approval Minutes

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<sup>1</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.