

Report of: Head of Commercial, Leeds Building Services

Report to: Director of Resources & Housing

Date: May 2018

Subject: Authority to procure a framework of providers to deliver Non-Housing Maintenance 2018/19

Are specific electoral wards affected? If yes, name(s) of ward(s):	<input type="checkbox"/> Yes <input checked="" 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. LBS will be taking on additional multi-trade maintenance to deliver a backlog maintenance programme on behalf of Corporate Property Maintenance, these works are valued in excess of the current contract arrangements in place.
2. LBS will be delivering an element of these works directly in house, however the full programme exceeds the capacity available in-house at this current time.

Recommendations

The Director of Resources & Housing is requested to approve the procurement to appoint 6 contractors to a framework for 18 months with no option to extend with a value of up to £4,000,000. It is proposed the contractors will be identified using the government approved list 'constructionline'.

1. Purpose of this report

- 1.1. In compliance with the council's Contract Procedure Rules section 3.1.8 (which requires the delegated decision to undertake a procurement to be taken at the point that the procurement route is chosen) this decision report seeks authority from the Director of Resources and Housing to approve the procurement route for establishing an 18 month framework to backlog maintenance works across the city.

1. Background information

- 1.1 Corporate Property Maintenance have identified £5m of backlog maintenance works to be delivered in this financial year to improve the condition of civic stock across the city.
- 1.2 As the internal service provider LBS has been commissioned to deliver the full £5m the backlog maintenance works to the civic estate across the city on behalf of Corporate Property Maintenance.
- 1.3 LBS are in the process of recruiting internal resources to deliver this work directly but there is a need to create some additional capacity to ensure that work is fully completed within the current financial year. There is therefore a requirement to seek the assistance of external contractors for up to a contract value of £4m.

2. Main issues

- 2.1 In order to deliver a consistent service to Corporate Property Maintenance in maintaining the civic stock across the city, LBS will need to establish compliant and sufficient contractual arrangements in order to support the established and additional workforce.

3. Corporate considerations

3.1 Consultation and engagement

- 3.1.1 LBS have consulted with Corporate Property Maintenance colleagues, procurement practitioners and the P and C SMT in identifying this compliant procurement route.

3.2 Equality and diversity / cohesion and integration

- 3.2.1 No implications have been identified

3.3 Council policies and best council plan

- 3.3.1 The procurements and resulting work will contribute to the following Best Council Plan objectives:

- 3.3.1.1 **Good growth** – Growing the economy, creating jobs, improving skills, promoting a vibrant city.

3.4 Resources and value for money

3.4.1 This procurement and the works to be delivered by the identified contractors are funded by Corporate Property Maintenance, approval of which has already been sought.

3.5 Legal implications, access to information, and call-in

3.5.1 The procurement route identified is in compliance with Contract Regulations and Contracts procedure Rules.

3.5.2 This report is a significant operational decision to be taken by the Director of Resources and Housing and therefore will not be subject to call-in.

3.6 Risk management

3.6.1 Key areas to monitor and potential areas of risk are:

3.6.1.1 Establishing robust specifications, in particular performance standards;

3.6.1.2 Ensuring contractors identified are managed effectively with robust contract management plans being identified and actively implemented.

4. Conclusions

4.1 In order for LBS to manage the delivery of the required works on behalf of Corporate Property Maintenance an effective list of contractors is required for LBS to work with, therefore procuring a framework of providers via constructionline has been identified as the most effective procurement route.

5. Recommendations

5.1 The Director of Resources & Housing is requested to approve the procurement to appoint 6 contractors to a framework for 18 months with no option to extend with a value of upto £4,000,000. It is proposed the contractors will be identified using the government approved list 'constructionline'.

6. Background documents¹

6.1 None

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.