

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

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

**Date: 16<sup>th</sup> August 2018**

**Subject: AWARD BITMO 2018-2019 RE-ROOFING SCHEME TO 47 PROPERTIES ON THE BROOM & LANSHAW 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 1 to this report has been marked as exempt under Access to Information Procedure Rules 10.4 (3) on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) which, if disclosed to the public, would, or would be likely to prejudice the commercial interests of that person or of the Council. The information is exempt if and for so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. In this case the report author considers that it is in the public interest to maintain the exemption.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

## Summary of main issues

Following a procurement exercise to identify a suitable contractor to deliver the re-roofing works to properties for Belle Isle TMO on the Broom & Lanshaw Estate approval is now sought to award the contract to Selkirk & Westmoreland Ltd.,

## Purpose of this report

1.1 This report seeks approval to award the re-roofing contract to Selkirk & Westmoreland Ltd., who submitted the lowest tender following the procurement exercise to allow Belle Isle TMO to engage a roofing contractor for the re-roofing of properties on the Broom Estate.

## 2 Background information

2.1 Belle Isle TMO manages, on behalf of Leeds City Council in the Belle Isle area of the City, a housing stock of which 47 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 as submitted previously

### **4 Corporate Considerations**

#### **4.1 Consultation and Engagement**

- 4.1.1 As previously stated a proposal was presented from Belle Isle TMO 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 47 dwellings on the Broom & Lanshaw Estates in Belle Isle. The tender exercise was completed on 9<sup>th</sup> August 2018.

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

- 4.2.1 An Equality, & Diversity / Cohesion & Integration screening exercise has been carried out for this procurement exercise. The procurement relates to a contract for re-roofing 47 dwellings and associated works to properties managed by Belle Isle TMO.

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

- 4.3.1 This award under the procurement exercise will allow the delivery of a programme which supports the decent homes standard through the continued provision of new roof coverings and associated works to reduce reactive maintenance to both the roof elements 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. Repairs to chimney stacks will be undertaken in conjunction with re-roofing works whilst scaffolding is erected at each block.
- 4.3.2 The Leeds City Council Public Private Partnerships & Procurement Unit have undertaken required company credit checks; insurance checks; health and safety compliance and safeguarding assessment for Selkirk & Westmoreland Ltd.,
- 4.3.3 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**

- 4.5 Five priced tenders were received and deemed competitive with the three lowest tenders within 10% of each other. Due to the specific nature of the proposed works the tenders were evaluated on price only to comply with the detailed specification included in the tender documents. The lowest tender is below the capital budget allocated for this scheme of works

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

- 4.6.4 The recommendations within this report constitute a Significant Operational Decision primarily due to the fact that the value of the contract will now be below £250k and is also subject to a previous Key Decision to undertake the procurement exercise.

## **4.7 Risk Management**

- 4.7.1 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**

- 5.1 The proposal is for this contract to be awarded to Selkirk & Westmoreland Ltd., for the tendered sum of £229,280.00 (Two hundred and Twenty-Nine Thousand and Two Hundred and Eighty Pounds.)

## **6 Recommendations**

- 6.1 In accordance with Contract Procedure Rules it is recommended that the Director of Resources and Housing approves the award of this contract to Selkirk and Westmoreland Ltd., for the tendered sum to re-roof 47 dwellings within the Belle Isle Tenant Management area. The anticipated contract start date will be 17<sup>th</sup> September 2018.

## **7 Background documents<sup>1</sup>**

- 7.1 Report to procure contract for roofing within the Belle Isle Tenant Management area.
- 7.2 Confidential Appendix - Tender Results

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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.