

## Contract Award – Lift Installation – Short term

Date: 19 May 2022

Report of: Head of Property Management

Report to: Director of Communities, Housing & Environment

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

### What is this report about?

#### Including how it contributes to the city's and council's ambitions

- Seeking authority to award a short-term contract to Lift & Engineering Services Ltd (LES) to deliver the Lift Replacement programme ensuring continuity of service delivery, and sufficient time to review the longer-term strategy and undertake a competitive procurement exercise
- Delivery of Better Lives Programme – Helping people with care and support needs to enjoy better lives with focus on ensuring people are safe in their homes, and passenger lifts are in good working order to maintaining adequate and safe access for tenants to their homes

### Recommendations

The Director of Communities, Housing & Environment is recommended to directly appoint Lift & Engineering Services Ltd from the Efficiency north framework for a period of 12 months to undertake Lift Installation and maintenance starting 30<sup>th</sup> May for a period of 12 months finishing on the 29<sup>th</sup> May 2023 with no option to extend.

- a) The contract value is £2,061,656.90.
- b) The multi-storey blocks associated with this contract are:
  - a. Lincoln Towers
  - b. Spalding Towers
  - c. Lindsey Mount
  - d. Marsden Court

### **Why is the proposal being put forward?**

- 1 The purpose of this report is to obtain approval to directly award a contract for lift installations and maintenance on a short-term basis.
- 2 Procurement activity was undertaken in 2020—2021, however considering the market changes and the length it had taken to undergo this exercise as a result of the pandemic and Brexit it was determined that it was no longer viable to continue and was agreed to abandon the procurement exercise.
- 3 To allow both Housing Leeds and Leeds Building Services (LBS) time to review their long-term vision and strategy it was agreed directly award a new short-term arrangement with LES was the most cost-effective route using the Efficiency north Framework.
- 4 This will allow the project team to re-assess the long-term strategy for the delivery of the lift installation, repairs and refurbishments and undertake a longer-term competitive procurement exercise.

### **What impact will this proposal have?**

#### **Wards affected:**

Have ward members been consulted?       Yes       No

- 5 The award will allow Housing Leeds and Leeds Building Services to continue delivering the lifts replacement programme as well as maintaining and repairing existing lifts across multi storey stock. This will reduce the risk of tenants enduring difficulties in accessing their homes should existing lift units fail.

### **What consultation and engagement has taken place?**

- 6 The Property Management team and Leeds Building Services has been consulted throughout this process.
- 7 The Construction & Housing Procurement and Project team have been leading this exercise and going forward will lead on delivering the longer-term procurement activity.

### **What are the resource implications?**

- 8 The estimated cost will be £2,061,656.90 to undertake lift replacements on the multi-storey blocks indicated above.

### **What are the legal implications?**

- 9 The procurement has been undertaken in line with the Councils Contract Procedure Rules and Public Contract Regulations 2015
- 10 This is a Signification Operational Decision as this is a subsequent decision of the Authority for Procurement report published on 2 Feb 2022 – D54954.

### **What are the key risks and how are they being managed?**

- 11 Ensuring the contract is managed and monitored by the appointment of a Contract manager to ensure the benefits of the services are maximised to meet the client's requirements.

- 12 The Contract manager will undertake regular meetings throughout the duration of the contract and will monitor performance measures / KPIs that are included within the specification and contract management plan.
- 13 The Contract Manager will ensure performance standards are met by the contractors and if they are found to be under performing and failing to meet the minimum standards, appropriate action will be taken to rectify the cause of failures.
- 14 Financial checks have already taken place and the proposed contractor are confirmed as financially stable for the proposed workload.
- 15 Expenditure against budget provision will be monitored regularly by the contract manager to ensure that contractors are on track with expected level of spend.

### **Does this proposal support the council's three Key Pillars?**

Inclusive Growth       Health and Wellbeing       Climate Emergency

- 16 Social Value Portal have been engaged throughout this procurement to assist with achieving various social outcomes which will include supporting Inclusive growth.
- 17 The contract will support the health and wellbeing of tenants as it will ensure we maintain access to properties
- 18 The contract will support the climate emergency pillar via Social Values assessment and the works delivered will replace old lift units for more efficient units.

### **Options, timescales and measuring success**

#### **What other options were considered?**

- 19 Alternative procurements were considered as part of the Authority to Procure exercise, and this was deemed the best value for money option.

#### **How will success be measured?**

- 20 Key Performance Indicators' have been applied as part of the contract and will be managed by the service managers throughout the length of this contract.
- 21 Successful delivery of all lift replacements, repair and maintenance within Multi Storey Blocks is the main objective of this contract.

#### **What is the timetable for implementation?**

The contract is anticipated to commence 30<sup>th</sup> May for a period of 12 months finishing on the 29<sup>th</sup> May 2023 with no option to extend.

#### **Appendices**

- 22 Confidential Appendix 1 – QS Tender Report

#### **Background papers**

- 23 Authority to procure - [ATP](#)