

Authority to procure and procurement strategy report for the provision of Steeplejack and Roofing Surveys including Minor Repairs of Multi Storey Flats.

Date: 10th June 2022

Report of: Head of Property Management

Report to: Director of Communities, Housing and 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

- The Steeplejack and Roofing surveys including minor repairs of multi storey flats are essential to the health and safety of tenants living in the blocks, operatives working in and around the sites and residents. Roofing surveys will only be carried out on the flat roofing on the high rise properties to ensure they are safe and secure.
- This contract will contribute to the council's ambition of improving housing standards for residents by providing safe and secure multi storey blocks for tenants. The minor repairs will also improve the standards of these buildings and ensure that furthermore serious damage is avoided by carrying out minor repairs.
- This report seeks approval as required under Contracts Procedure Rule 3.1.7 to the agreement of the proposed procurement strategy laid out below.

Recommendations

- The Director of Communities, Housing and Environment, in line with Contracts Procedure Rule 3.1.7, is requested to approve a procurement strategy to competitively procure a contractor through a restricted procurement for the provision of Steeplejack and Roofing Surveys including Minor Repairs of Multi Storey Flats for Leeds City Council for a period of 3 years with the option to extend for a further 12 months at an estimated value of £200K per annum.

Why is the proposal being put forward?

- 1 The purpose of this report is to gain approval in line CPR 3.1.7 to a procurement strategy to competitively procure a contract through a restricted procurement process to deliver the provision of Steeplejack and Roofing Surveys including Minor Repairs of Multi Storey Flats.
- 2 The inspections required involve an annual safety inspection of all high rise (18m and over) blocks, Inclusive of a roof survey report.
- 3 In addition, a requirement to provide a minor repair service, to the same. Utilising the specialist access route.
- 4 The information from the inspections informs the overall high-rise strategy.

What impact will this proposal have?

Wards affected:

Have ward members been consulted? Yes No

What consultation and engagement has taken place?

- 5 No consultation with residents has taken place due to the nature of the service required.
- 6 No consultation with leaseholders is required as there are no cost implication to leaseholders.

What are the resource implications?

- 7 Housing Leeds anticipate the requirement for the Steeplejack and Roofing Surveys including minor repairs will be £200K per annum. The contract is proposed to be for a period of 3 years including the option to extend for a further 12month period.
- 8 It is proposed that a restricted tender via contractors taken from Constructionline which is a Government approved list of contractors of vetted contractors with pre-qualification checks carried out prior to them being accepted onto the list.

What are the legal implications?

- 9 The procurement for Steeplejack and Roofing Surveys including Minor Repairs of Multi Storey Flats will be undertaken in line with Council Contracts Procedure Rules and to ensure fairness, transparency and the achievement of value for money.
- 10 This is a Key Decision and as such is eligible for call in. There are no grounds for keeping the contents of this report confidential under Access to Information Rules. This procurement was added to the List of Key forthcoming decisions on 12th May 2022.

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

- 11 Risks of procurement challenge are present in any procurement that is undertaken. To minimise this, a fully compliant and transparent threshold restricted tender process, carried out in line with the Contract Procedure Rules and Public Contract Regulations 2015 to minimise the risk of procurement challenge.

12 There is a risk that insufficient tenders are received for the opportunity. To mitigate this risk an expression of interest to engage the market and obtain interest for the opportunity has been undertaken. This has resulted in (add in no) suppliers responding that they would take part in this tender. This engagement will be carried out during the tender stage as well to ensure that suppliers are kept engaged throughout the process.

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

Inclusive Growth

Health and Wellbeing

Climate Emergency

13 The Social Value Portal will be engaged throughout this procurement to assist with achieving various social value outcomes which will support inclusive growth.

14 The proposed procurement will support Health and Wellbeing by providing safe secure High-Rise Blocks for tenants and operatives working on site. The minor works will also ensure that small areas of damage are repaired before any larger more intrusive damage takes place.

15 The procurement will support the Climate Emergency Pillar through a number of quality questions required to be answered by bidders focussing on sustainability and the environment to ensure that the successful bidder will help to tackle and reduce their impact on the environment.

Options, timescales and measuring success

What other options were considered?

16 Several framework agreements were explored to see if these could support the procurement of Steeplejack and Roofing Surveys and Minor Repairs to Multi Storey Flats. However, no framework agreements were available to deliver the requirements needed for the service.

17 The provision and speciality of this work means that the internal service provider is unable to provide this provision at this time, as confirmed by the Head of Leeds Building Services.

18 Therefore, the only option available is to carry out the Constructionline restricted tender. An expression of interest was carried out to relevant specialist contractors taken from Constructionline and this has led to 11 responses from contractors who wish to be invited to tender.

How will success be measured?

19 KPI's will be in place which will contribute to measuring the success of the contract.

20 The contract will be delivered with a robust contract management plan in place.

What is the timetable for implementation?

21 Tender publication July 2022

22 Tender submission August 2022

23 Evaluation August 2022

24 Contract Award September 2022

Appendices

25 N/A

Background papers

