

Passenger/Goods Lifts – Proposed procurement strategy and authority to procure report in connection with the Installation, Refurbishment & Upgrading of lifts from April 2023

Date: 30th August 2022

Report of: Head of Leeds Building Services

Report to: Director of Resources

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

Procurement Strategy and Authority to procure report in order to procure a contractor to deliver the installation, refurbishment and upgrading of lifts in the Council's High-rise buildings. This contract will be for a 12-month period to cover the financial year 2023/24.

Recommendations

The Director of Resources is recommended to approve this procurement activity in line with Contracts Procedure Rule 3.1.7 to undertake a mini-competition call-off route utilising the Efficiency North Framework in relation to Passenger/Goods Lifts - Installation, Refurbishment and Upgrading, Lot 2 for a period of 12 months (1st April 2023 to 31st March 2024) with an estimated available budget provision of £2.5m.

What is this report about?

1. A 12 month call off contract from an Efficiency North Framework is currently in place and will deliver lift replacements to 4 multi-storey blocks in financial year 2022/23.
2. This report seeks the authority to competitively procure a new contract with a contractor in line with Contracts Procedure Rule 3.1.7, for provision for financial year 2023/24 using the Efficiency North Framework in relation to Servicing/Maintenance and/or Installation of Passenger or Goods Lifts Lot 2 for the replacement, refurbishment or upgrading of lifts in up to 6 multi storey blocks with an estimated budget provision of £2.5m in 2023/24.

What impact will this proposal have?

- 3 This procurement exercise and subsequent call-off contract will allow Housing Leeds and Leeds Building Services (LBS) to continue delivering the lifts programme across multi-storey stock. Reducing the risk of tenants enduring difficulties in accessing their homes should the

existing lift units fail.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing Inclusive Growth Zero Carbon

What consultation and engagement has taken place?

Wards affected:

Have ward members been consulted? Yes No

- 4 The Head of Property Management and the Head of Leeds Building Services (LBS) and their representatives have been consulted throughout to determine how requirements will be met.
- 5 Construction & Housing Procurement and Projects Team are working together and with technical officers in Property Management, LBS and leaseholders' team in Housing and are collectively managing the delivering of the procurement activity.
- 6 The Executive Member for Housing and Deputy Executive Member for Housing have been consulted and are supportive of the approach.

What are the resource implications?

- 7 The estimated budget for the proposed blocks across 2023/24 is £2.5m, more specific costs for each block will be obtained as part of the procurement exercise.
- 8 It should be noted that whilst the objective is to seek costs for lift replacements, refurbishments, or upgrades in 6 multi-storey blocks, however due to market price increases, the delivery approach will ensure that the annual budget provision will be maximised at all times to achieve essential works to the lifts on these blocks.
- 9 Where necessary value engineering principles will be used to maximise the approved budget figure of £2.5m.
- 10 Leaseholder consultations will be undertaken in line with the required legislation at all key stages, including pre procurement, tender evaluation and award.

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

- 11 If this procurement is not undertaken the risks are:
 - a. Impact to budgeted revenue / return for LBS
 - b. Risk of lift failure restricting access for tenants to their homes

What are the legal implications?

- 12 The procurement will be undertaken in line with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015.
- 13 This is a Key Decision and is eligible for Call-in. There are no grounds for keeping the contents of this report confidential under the Access to Information rules.
- 14 The procurement was placed on the list of forthcoming key decisions on 7th July 2022, with an anticipated decision due not before 5th August 2022.

- 15 The tender evaluation process and award recommendation will be covered under a subsequent separate report that will be a significant operational decision as a consequence of this key decision.
- 16 The Efficiency North Framework in relation to Passenger/Goods Lifts - Installation, Refurbishment and Upgrading, Lot 2 is a compliant Find a Tender (FTS) framework. Suppliers appointed to the framework have already been assessed through a FTS compliant competitive tendering exercise and have been deemed best value. They have also already had their technical capacity and ability evaluated. In making their final decision, the decision maker should note the above comments and be satisfied that the course of action chosen represents best value for the Council.

Options, timescales and measuring success

What other options were considered?

- 17 **Do Nothing** – this option was discounted to ensure that LBS are supported in maintaining their revenue, and to ensure tenants have safe access to their homes.
- 18 **Direct Award under a Waiver of Contracts Procedure Rules** – this option was discounted due to the value of the 12 months arrangement, the inability to recharge leaseholders for associated works, along with the desire to seek competition in the market.
- 19 **Use of other external frameworks** – other external frameworks were considered but it was deemed the Efficiency North framework provided the Council with the widest coverage of lift contractors to deliver the requirements.

How will success be measured?

- 20 Key Performance Indicators will be implemented and managed by both Leeds Building Services and Housing Leeds.
- 21 The successful delivery of all lift replacements, refurbishment and upgrades within the proposed blocks is the main objective of this procurement and subsequent contract.

What is the timetable and who will be responsible for implementation?

- 22 This contract is anticipated to commence 1st April 2023 for a period of 12 months.
- 23 The anticipated procurement timetable is as follows:

| Milestone | Date |
|---|--|
| Tender Out | 10 th October 2022 |
| Tender Return | 16 th November 2022 |
| Tender Evaluation and Governance approval | Mid November 2022 to late January 2023 |
| Contract Award | Mid-February 2023 |
| Contract Start – lead in for materials sourcing | 1 st April 2023 |

Appendices

- 24 [EDCI](#)

Background papers

- 25 None