

# Authority to procure a framework for planned and responsive plastering for Leeds Building Services.

Date: 12<sup>th</sup> May 2023

Report of: Chief Officer of Civic Enterprise Leeds

Report to: Director of Strategy & Resources

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

## Brief summary

This report seeks authority under CPR 3.1.7 to carry out a competitive tender for planned and responsive plastering works in housing and non-housing properties for Leeds Building Services.

This contract will contribute to the Council's ambition of improving housing standards for residents by providing essential improvement works to their properties including re-plastering of kitchens and bathrooms before the upgrade works take place.

The contract will also support and provide provision for carrying out plastering works in commercial and non-housing civic sites across Leeds.

This report replaces a previous Authority to Procure report published on the 14 July 2022, to procure a group of contractors to deliver responsive plastering, this was abandoned after tenders were returned, as it was deemed not feasible to award any contracts.

## Recommendations

- a) The Director of Resources in line with CPR 3.1.7 is requested to approve the procurement strategy to competitively procure a framework agreement for planned and responsive plastering works to housing and non-housing properties across Leeds as support to Leeds Building Services (LBS). This framework agreement will be for a period of 2 years with the option to extend for a further 2 x 12 months at an estimated value of £650,000 per annum, with a total contract value of £2,600,000 including extensions.

## **What is this report about?**

- 1 This report seeks to gain approval in line with CPR 3.1.7 to carry out a procurement for planned and responsive plastering works in housing and non-housing properties.
- 2 The report will outline the procurement strategy and works to be carried out by the framework agreement contractors and why this framework agreement is required by Leeds Building Services (LBS).
- 3 LBS do not have sufficient directly employed internal resources to deliver plastering works required by client services.
- 4 The previous authority to procure report published on the 14 July 2022, resulted in a tender being carried out. However, the submissions from contractors were deemed unsatisfactory as the three contractors were general builders and LBS wanted to obtain plastering contractors to carry out the works. The ATP was for responsive plastering works, and this has now been included in this procurement for planned and responsive plastering. With the two elements brought together and the interest from plasterers expressed it is hoped this will result in a larger submission of plastering contractors for all aspects of the work required. The previous report is linked below in background papers.

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

- 5 This proposal will provide a framework of contractors to carry out planned and responsive plastering works in housing and non-housing council properties. It will support the planned Kitchen and Bathroom works by providing essential plastering works to take place before the main fit takes place and ensure wall surfaces are sufficiently prepared and in good condition before a new bathroom or kitchen is fitted. The proposal will also cover making good after re-wiring schemes have taken place including chasing in of wires, repairs to damaged plasterboard and re-plastering where holes or other damage is made as part of the works. This framework will ensure that responsive repairs are made to properties across Leeds and essential maintenance can be carried out to walls and ceilings. The scope of the works on responsive repairs are outlined below
  - a) Walls – patch repairs, repair cracks, replace wall tiles, float and set to walls, plaster vents, plasterboard wall – skimming/two coat finish.
  - b) Ceilings – patch repairs, repair cracks, repair water damaged ceilings, plasterboard ceilings – skimming / two coat finish.
- 6 The proposal is to award the works in Lots as outlined below. This is to ensure that the responsive and planned works are sufficiently resourced by a contractor that can cover the volumes of works.
- 7 Lot 1 will cover planned housing works and Lot 2 will cover Responsive Housing and Non-Housing works. Any planned non-Housing works will be carried out via a mini competition between the contractors appointed to Lot 1 and 2.
  - a) Lot 1 will be awarded to up to 2 contractors - £150,000 per annum estimated spend.
  - b) Lot 2 will be awarded up to 2 contractors - £500,000 per annum estimated spend.
- 8 The tender will be carried out using the price quality separated evaluation approach with contractors asked a number of quality questions with a minimum overall threshold. If contractors pass the quality element, then they will be assessed on their price submitted. The tender will be published on YORtender as an open opportunity to enable the widest possible number of contractors to see and respond to the tender.

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

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 9 The proposed procurement will support Health and Wellbeing by providing planned plastering works to housing properties, ensuring homes are kept in a good standard and that planned replacement of Kitchens and bathrooms can take place.
- 10 The procurement will use social value themes measures and outcomes to support inclusive growth in the Leeds city region.
- 11 The procurement will support the zero-carbon policy through quality questions that the contractor will be required to answer on their plans during this contract to reduce their carbon emissions and support the Council in its ambition towards zero carbon.

## What consultation and engagement has taken place?

Wards affected:

Have ward members been consulted?

Yes

No

- 12 Consultation has taken place with Procurement and Commercial Services, the Construction and Housing procurement team to ensure the procurement strategy is compliant and Housing Leeds to ensure the specification and supporting documentation supports their requirements for letting standards.

## What are the resource implications?

- 13 LBS estimate the framework agreement value per annum to be £150,000 per annum of planned works and £500,000 per annum being responsive works. The framework agreement is proposed to be for a period of 2 years with the option to extend up to a further 2 x 12 months, so £2.6 million in total over 4 years.
- 14 It is proposed that an open tender be carried out through the open market via YORtender. An initial expression of interest has been sought to ensure there is enough interest in the upcoming tender. Contractors will be required to complete a PAS91, to demonstrate their insurance, financial standing, health, and safety, safeguarding and references for similar works as part of the selection process.

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

- 15 Risk of procurement challenge are present in any procurement that is undertaken. To minimise this, a fully compliant and transparent tender process will be carried out.
- 16 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 eight Contractors being interested. In addition, during the tender period the Council will engage with tenderers so as to ensure they are able to submit the required documents as part of their tender submission by the tender deadline.

## What are the legal implications?

- 17 This procurement will be undertaken in line with Council Contracts Procedure Rules and to ensure fairness, transparency and the achievement of value for money.

18 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 forthcoming key decisions on 14<sup>th</sup> March 2023.

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

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

- 19 Several framework agreements were explored to see if these could support the contract required. However, there were no specific single trade framework agreements that could deliver the requirements needed for this framework agreement.
- 20 Therefore, the only option available is to carry out an open tender via the open market on YORtender. An EOI has been carried out and the eight contractors who expressed their interest for this tender will be invited along with the open market to this tender.

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

- 21 KPI's will be in place which will contribute to measuring the success of this framework agreement.
- 22 The framework agreement will be delivered with a robust contract management plan in place.

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

- 23 Tender published June 2023
- 24 Contract Award July 2023
- 25 Contract Start August 2023
- 26 The Head of Leeds Building Services and Service Managers across the LBS team will be responsible for the implementation of this framework agreement.

## **Appendices**

- N/A

## **Background papers**

- [Corporate report template for committee and officer decisions \(new\) \(leeds.gov.uk\)](#)