

To: Finance, Resources and Customer Services Policy Board

On: 5 September 2018

Report by: Joint Report by Chief Executive and Director of Communities, Housing and Planning Services

Heading: Contract Award: External Upgrade Works to Various Properties in Renfrewshire (RC-CPU-18-181)

1. **Summary**

- 1.1. The purpose of this report is to seek the approval of the Finance, Resources and Customer Services Policy Board to award an NEC3 Engineering and Construction Short Contract for the External Upgrade Works to Various Properties in Renfrewshire (RC-CPU-18-181) to A C Whyte & Co Limited.
 - 1.2. The recommendation to award a Contract follows a procurement process conducted via an Open Tender procedure in accordance with the Councils Standing Orders Relating to Contracts for below Regulated Threshold Works Contracts.
 - 1.3. A Contract Strategy was approved by the Head of Planning and Housing Services and the Strategic Procurement Manager in July 2018.
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2. **Recommendations**

2.1 It is recommended that the Finance, Resources and Customer Services Policy Board authorise:

- (a) the Head of Corporate Governance to award a Contract for the External Upgrade Works to Various Properties in Renfrewshire to A C Whyte & Co Limited;
- (b) the award of the Contract for the value of £333,643.26 excluding VAT; and
- (c) the contract with a *starting date* of 19th September 2018 with the *completion date* being 27 weeks from the *starting date*. The actual start date will be confirmed in the Letter of Acceptance and the completion date will be 27 weeks from the actual start date.

3. **Background**

3.1 The Council wish to appoint a suitably experienced Contractor to carry out external non-insulated render works together with associated builder's work and roof renewal works.

3.2 Communities, Housing and Planning Services are responsible for providing effective and best practice estate management and housing maintenance services which ensure that the Council meets its statutory and regulatory obligations as a landlord, whilst meeting the needs of its tenants and maximising the amount of rental income collected, ensuring that available houses are let quickly and efficiently.

3.3 A contract notice was published on the Public Contracts Scotland advertising portal on 23 July 2018 with the tender documentation available for downloading from the Public Contracts Scotland – Tender platform.

During the tendering live period twenty-one (21) companies expressed an interest in the Contract. By the closing date (5pm, 06th August 2018)

seven (7) companies submitted a response, five (5) declined and nine (9) failed to respond.

3.4 in accordance with the Standing Orders relating to Contracts order 11.5 all seven (7) tender submissions were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from Housing Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health and Safety.

3.5 All seven (7) tender submissions complied with the minimum selection criteria of the ESPD and progressed to evaluation of Quality and Price Criteria which was based on a weighting of 30% Quality 70% Price.

3.6 The scores relative to the award criteria for each of the tender submissions are noted below:

		Quality (30%)	Price (70%)	Total (100%)
1	A C Whyte & Co Limited	24.83	65.00	89.83
2	Ailsa Building Contracts Ltd	26.25	62.22	88.47
3	Marley Eternit Ltd	28.75	58.59	87.34
4	Procast Building Contractors Limited	23.00	63.46	86.46
5	ENGIE Regeneration Limited	28.75	51.65	80.40
6	Everwarm Limited	24.75	53.30	78.05
7	Insulated Render Systems (Scotland) Ltd	28.75	43.83	72.58

3.7 The evaluation of tender submissions received identified that the tender submission by A C Whyte & Co Limited was the most economically advantageous to the Council.

3.8 Community Benefits were sought as part of this contract, A C Whyte & Co Limited have committed to deliver the following Community Benefits under this contract:

Community Benefit Description	No of People / Activity
New Entrant from target key priority group	1
Further Education Visits	1
Work Experience Placements (14-16 years)	1
School Visits	1

Implications of the Report

1. **Financial** – The cost for this Contract will be met through the Housing Capital budget.
2. **HR & Organisational Development** - No TUPE implications have arisen or are anticipated.
3. **Community/Council Planning –**
 - Building strong, safe and resilient communities – Improving housing conditions benefiting tenants and private owners
 - Tackling inequality, ensuring opportunities for all – improving housing conditions for both tenants and owners
 - Creating a sustainable Renfrewshire for all to enjoy – A C Whyte & Co Limited Utilities Ltd has committed to deliver numerous Community Benefits as detailed within section 3.8 of this report.
4. **Legal** - The procurement of this contract has been conducted as a Below Regulated Threshold Open Competition Procurement Procedure in accordance with the Council's Standing Orders relating to Contracts.
5. **Property/Assets** - By awarding this contract, the Council will have the ability to carry out complex drainage repairs on a reactive basis which will improve the quality of its housing stock.

6. **Information Technology** - No Information Technology implications have arisen or are anticipated.
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – A C Whyte & Co Limited health and safety credentials were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.
 9. **Procurement** – The procurement procedures outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.
 10. **Risk** - A C Whyte & Co Limited insurances have been assessed and evaluated to confirm that they have met the minimum requirements regarding insurable risk.
 11. **Privacy Impact** - No Data Protection Impact Assessment (DPIA) is required for this contract, as this does not involve new technologies or other ways of processing personal data. However, the contract will be GDPR compliant as due to the fact that there may be a requirement for A C Whyte & Co Limited to handle tenant's details, a Data Processor Agreement has been included as a requirement of this contract.
 12. **Cosla Policy Position** – No Cosla Policy Position implications have arisen or are anticipated
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