

To: Finance, Resources and Customer Services Policy Board

On: 06 June 2018

Report by: The Chief Executive and the Director of Development and Housing Services

Heading: Contract Award: Measured Term Contract for Voids and Tenanted Maintenance Contract

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 the Measured Term Contract for the Voids and Tenanted Maintenance to ENGIE Regeneration Limited.
- 1.2 The recommendation to award the Contract follows a procurement exercise which was conducted in accordance with the Public Contracts (Scotland) Regulations 2015 for an above EU Threshold works contract and the Council's Standing Orders relating to Contracts.
- 1.3 A Contract Strategy was approved by the Strategic Procurement Manager and the Head of Planning and Housing Services on 27 March 2018.

2. Recommendations

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:
- (a) authorise the Head of Corporate Governance to award a Measured Term Contract for the Voids and Tenanted Maintenance to ENGIE Regeneration Limited;
 - (b) authorise the award of a Measured Term Contract up to a value of no more than £12,000,000;
 - (c) note the starting date is anticipated to be the 06th July 2018 for 4 years with the option to extend for an additional 12 months. The actual starting date will be confirmed in the Letter of Acceptance.
-

3. Background

- 3.1 A central requirement of the Development and Housing Services department is to ensure the Council properties, facilities and assets are of a proper standard, are properly maintained in a manner that complies with statutory legislation and that the appropriate records are maintained. The Contract is to carry out the maintenance and refurbishment works to both void and tenanted properties, including but not limited to; kitchens, bathrooms, rewires, heating, decoration and void repairs.
- 3.2 A contract notice was published in the Official Journal of the European Union and Public Contract Scotland advertising portal on 28 March 2018 with the tender documentation available for downloading from the Public Contract Scotland – Tender platform.
- 3.3 During the tendering period seventeen (17) companies expressed an interest. By the tender return date, 03 May 2018, four (4) companies

declined to respond, seven (7) submitted a response and six (6) failed to respond.

3.4 In accordance with Standing 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 Development and Housing Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety. All seven (7) tender submissions confirmed compliance with the minimum selection criteria set within the ESPD and progressed to the Award stage with Quality Criteria which was based on a weighting of 35% Quality and 65% Price.

3.5 The scores relative to the Award Criteria of the bidders are noted below:

	Quality (35%)	Price (65%)	Total (100%)
ENGIE Regeneration Limited	35.00	64.21	99.21
Turner Property Services Ltd	35.00	61.78	96.78
City Gate Construction (Scotland) Ltd	29.38	64.21	93.59
Consilium Contracting Services Ltd	31.25	57.55	88.80
Novus Property Solutions Limited	32.50	53.41	85.91
City Building (Contracts) LLP	29.75	53.96	83.71
P&D Scotland Limited	33.75	34.52	68.27

3.6 The evaluation of tender submissions received identified that the tender submission by ENGIE Regeneration Limited was the most economically advantageous tender submission.

3.7 Community Benefits were sought as part of this contract, ENGIE Regeneration Limited have committed to the following under this Contract:

Community Benefit Description	No of People / Activity
New Entrant	5
New Entrant from a target key priority group	5
Indirect New Entrant	3
Apprenticeship	2
Work Experience Placements (16+ years of age)	5
Further Education Visits	4
School Visits	4
Careers Event	4
S/NVQ (or equivalent) for existing employee	2
S/NVQ (or equivalent) for new entrants	2
Supply Chain briefings with SME's	1
Meet the buyer events	1
Mentoring / business support for a third sector organisation	1
Non-financial support for a Community Project	1
Financial support for a Community Project	6

Implications of the Report

1. Financial

The cost for these projects will be met through the Development and Housing Services capital budget for refurbishment works and the Development and Housing Services budget for the maintenance works.

2. HR & Organisational Development

No Tupe implications.

3. Community/Council Planning

- Our Renfrewshire is fair –Tenderers were assessed within this procurement process in regards to their approach to ensuring fair working practices throughout their organisation and supply chain

i.e. payment of the living wage, training and development opportunities etc.

- Our Renfrewshire is safe – A central requirement of the Property Services department is to ensure that Council operated property, facilities and assets are properly maintained in a manner that complies with existing statutory legislation (Statutory Compliance) and that appropriate records are retained.
- Creating a sustainable Renfrewshire for all to enjoy – ENGIE Regeneration Limited has committed to deliver a number of Community Benefits as detailed within section 3.7 of this report.

4. **Legal**

The procurement of this Measured Term Contract was conducted in accordance with the Public Contracts (Scotland) Regulations 2015 and Council's Standing Orders relating to Contracts.

5. **Property/Assets**

The Contract award will provide refurbishment works and maintenance/repair to the Council's void and tenanted domestic properties.

6. **Information Technology**

No Information Technology implications 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**

ENGIE Regeneration Limited's 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 outline within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.

10. **Risk**

ENGIE Regeneration Limited's insurances have been assessed and evaluated and confirm that they will meet the minimum requirements regarding insurable risk.

11. **Privacy Impact**

No Privacy Impact implications have been identified or are anticipated.

12. **Cosla Policy Position**

No Cosla Policy Position implications have arisen or are anticipated.

List of Background Papers

(a) Not Applicable

Author: Joanna Lindsay, Senior Procurement Specialist, Corporate Procurement Unit, Tel: 0141 618 6906

Endorsed by: Graeme Beattie, Strategic Commercial Category Manager, Corporate Procurement Unit, Tel: 0141 618 4710