

**To: Finance, Resources and Customer Services Policy Board**

**On: 08 November 2017**

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

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**Heading: Contract Authorisation Report: Interim Voids Maintenance Contract**

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## **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 a contract for the Interim Voids Maintenance Contract which was tendered in the form of a SBCC Measured Term Contract for use in Scotland (SBC/MTC/Scot), 2011 Edition.
  - 1.2 The recommendation to award the contract follows a procurement exercise which was conducted in accordance with the Council's Standing Orders Relating to Contracts using a below EU Threshold and non-regulated Open tender procedure
  - 1.3 A contract strategy was approved by the Head of Planning and Housing Services and the Corporate Procurement Manager in September 2018.
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## **2. Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board authorise the Head of Corporate Governance to:

- 2.1.1 Award the contract for the Interim Voids Maintenance Contract to ENGIE Regeneration Limited t/a Keepmoat Regeneration.
- 2.1.2 Authorise a spend of the Contract Sum up to a maximum value of £600,000.00 excluding VAT.
- 2.2 The Finance, Resources and Customer Services Policy Board should note that the Date for Commencement of Works is 4 January 2018 and the Date for Completion is 26 weeks form the Date for Commencement of Works.
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### **3. Background**

- 3.1 A central requirement of the Development and Housing Services department is to ensure that 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 works comprise of; the maintenance and refurbishment of the internal fabric, fittings, fixtures and gas appliances. General clean up and tidy works to gardens of properties being worked on and for which the Employer is responsible which may include, inter alia, front and back gardens and common land adjacent to the properties.
- 3.2 A contract notice was published on the Public Contract Scotland advertising portal on 15<sup>th</sup> September 2017 with the tender documentation available for downloading from the Public Contract Scotland – Tender website. During the tendering period sixteen (16) companies expressed an interest in the contract. By the closing date set for return of electronic tenders of 12 noon on 3 October 2017, four (4) companies submitted a response.
- 3.3 The three tender submissions were initially evaluated against a set of predefined bid selection criteria in the form of the European Single Procurement Document (ESPD) by representatives from Corporate Procurement Unit, Corporate risk and Corporate Health & Safety.
- 3.4 All four (4) Tenderers confirmed compliance with the minimum criteria of the ESPD and were then evaluated against a set of award criteria which was based on 35% Technical (Quality) and 65% Commercial (Price).
- 3.5 The scores relative to the award criteria of the tenderers are noted below:

<b>Tenderer</b>	<b>Quality (35%)</b>	<b>Price (65%)</b>	<b>Total (100%)</b>
<b>ENGIE Regeneration Limited t/a Keepmoat Regeneration</b>	<b>33.45%</b>	<b>63.00%</b>	<b>96.45%</b>
<b>City Gate Construction (Scotland) Ltd</b>	<b>25.78%</b>	<b>65.00%</b>	<b>90.78%</b>

<b>IQA Operations Group Ltd</b>	<b>26.65%</b>	<b>49.32%</b>	<b>75.97%</b>
<b>P&amp;D Scotland Ltd</b>	<b>27.75%</b>	<b>29.76%</b>	<b>57.51%</b>

- 3.6 The evaluation of tender submissions received identified that the submission by ENGIE Regeneration Limited t/a Keepmoat Regeneration was the most economically advantageous.
- 3.7 Based on the costs submitted by ENGIE Regeneration Limited t/a Keepmoat Regeneration, this is within budget.
- 3.8 Community Benefits were requested as part of the procurement process and ENGIE Regeneration Limited t/a Keepmoat Regeneration, confirmed within their tender submission that the following Community Benefits would be available:

<b>Community Benefit Description</b>	<b>No of People / Activity</b>
Work Experience Placements (16 + years of age)	1
Industry Awareness Days	1
Career Event	1
Business Support Social Enterprises, Supported Businesses, Third Sector organisations	1
S/NVQ's or equivalent for Existing Employees	1

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## **Implications of the Report**

### **1. Financial**

The financial status of ENGIE Regeneration Limited t/a Keepmoat Regeneration was by undertaking a Dun and Bradstreet evaluation and it confirmed that the company satisfied the Council's requirements in relation to financial stability.

### **2. HR & Organisational Development**

No TUPE implications have arisen or are anticipated.

### **3. Community Planning**

#### **Community Care, Health & Well-being**

Supporting independent living by being able to call upon an appropriately experienced contractor to carry out the works.

#### **Empowering our Communities**

Potential to assist communities in charitable and voluntary work through Community Benefits linked to the contract.

#### **Greener**

The contractor holds BS14001 accreditation.

## **Jobs and the Economy**

Work experience for people over 16 years of age offered as part of this contract.

## **Safer and Stronger**

ENGIE Regeneration Limited t/a Keepmoat Regeneration was required to have appropriate policies and procedures in place to promote equality and diversity.

### **4. Legal**

The procurement of this contract has been conducted in accordance with the Council's Standing Orders relating to Contracts using a below EU Threshold and non-regulated Open tender procedure.

### **5. Property Assets**

Improving and maintaining housing conditions to the benefit of the tenants and reducing lifecycle maintenance costs of the Councils housing stock profile.

### **6. Information Technology**

None

### **7. Equality and 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 t/a Keepmoat Regeneration have had their health and safety submissions evaluated by Corporate Health and Safety and meet the 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**

ENGIE Regeneration Limited t/a Keepmoat Regeneration's insurances have been assessed and evaluated to confirm they meet the minimum requirements regarding insurable risk.

### **11. Privacy Impact**

No Privacy Impact Assessment requirements were identified within this procurement.

### **12. Cosla Policy Position**

None

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**List of background papers**

(a) None

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