
To: Finance, Resources and Customer Services Policy Board

On: 21 June 2017

Report by:

Joint Report

By

The Chief Executive and Director of Development and Housing Services

Heading:

Contract Authorisation Report

Door Replacement Programme 2017 – Phase 1

RC/OC/303/17

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 SBCC Standard Building Contract with Quantities for Use in Scotland (MTC/Scot), 2011 Edition, for the Door Replacement Programme 2017 – Phase 1.
 - 1.2 A Contract Strategy was approved by the Strategic Commercial Category Manager and the Housing Asset and Investment Manager on the 21st April 2017.
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2. Recommendations

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:
 - 2.1.1 Authorise the Head of Corporate Governance to award the contract for the Door Replacement Programme 2017 – Phase 1, RC/OC/303/17, to Anglian Windows Ltd, trading as Anglian Building Products.
 - 2.1.2 Note that the contract value is £616, 534.87 excluding VAT.
 - 2.1.3 The Contract will commence on 10th July 2017 or the date stated in the Letter of Acceptance and the Date of Possession will be no later than six weeks from the date of the Letter of Acceptance. The Completion Date will be twenty (20) weeks from the Date of Possession.
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3. Background

- 3.1 Development and Housing Services commissioned Property Services to provide effective and best practice estate management services on their behalf, which ensure that the Employer's landlord obligations are met and the needs of the tenants are also met. As part of the programme to bring Renfrewshire Council properties up to Scottish Housing Quality Standard compliance, the Council requires a contractor to carry out the replacement of 756 existing flat entrance doors to tenements with new doors, frames and facings, together with any required ancillary works or surveys in connection to the replacements.
- 3.2 The contract was tendered in accordance with the below EU Threshold Open Procedure (Works) and the Council's Standing Orders Relating to Contracts.
- 3.3 A contract notice was published on the Public Contracts Scotland advertising portal on 25 April 2017. Twenty-seven suppliers expressed an interest in the tender and ten tenders were received by the deadline for submissions of 12 noon on 16 May 2017, one of which later withdrew their bid due to anomalies within their tender submission so only 9 progressed to a full evaluation.
- 3.4 To ensure that tenderers comply with the minimum requirements of the tender, tenderers were asked to complete the European Single Procurement Document (ESPD) in accordance with statutory requirements.
- 3.5 Responses were assessed by representatives from Corporate Procurement, Corporate Risk, Corporate Health & Safety and Property Services.
- 3.6 All were then evaluated against a set of award criteria which was based on a price / quality ratio of 70% / 30%.

3.7 The scores relative to the award criteria of each tenderer are as follows:

Company	Price Score (70%)	Quality Score (30%)		Total Score (%)	Ranking
		Technical (20%)	Community Benefits (10%)		
Anglian Windows Ltd, trading as Anglian Building Products	70%	20%	7.60%	97.6%	1
Sidey Solutions Ltd	65.69%	20	8.85	94.54	2
Keepmoat Regeneration Limited	63.00%	15	8.65	86.65	3
City Gate Construction (Scotland) Limited	66.80%	11%	8.65%	86.45	4
Sovereign Group Ltd	59.82%	17.5	8.5	85.82	5
CCG (Scotland) Ltd	56.94%	20%	7.25%	84.19	6
MITIE Property Services (UK) Ltd	61.16%	10	8.30%	79.46	7
Mears Limited	58.98%	15	5.40%	79.38	8
W H Kirkwood Ltd	43.38%	10	5.00	58.38	9

3.8 It is recommended that the contract be awarded to Anglian Windows Ltd, trading as Anglian Building Products, who, based on the evaluation, have provided the most economically advantageous tender.

3.9 Based on previous years spend and a market value assessment carried out by Development and Housing Services, the budget for this requirement was set at £990,000. The tendered sum of £617,000 represents a significant saving based on the original budget.

- 3.10 Community benefits were sought as part of this procurement exercise and Anglian Windows Ltd, trading as Anglian Building Products has committed to the delivery of the following community benefits during the delivery of this 20 week contract:

Description	Quantity
Indirect New Entrant (As defined for a new entrant but recruited from sub contractor.)	2

Implications of the Report

1. Financial

The financial stability of Anglian Windows Ltd, trading as Anglian Building Products has been assessed 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

N/A

3. Community Planning

Anglian Windows Ltd, trading as Anglian Building Products has committed to deliver a number of community benefits for each of the contracts as detailed in section 3.10 of this report.

4. Legal

The tendering procedures for the establishment of this contract were in accordance with Renfrewshire Council's Standing Orders Relating to Contracts for below EU Threshold Works contracts.

5. Property Assets

In carrying out the replacement of 756 doors across the council's existing flat entrance doors it fulfils the council's requirement to bring properties up to Scottish Housing Quality Standard and ensures their landlord obligations are met.

6. Information Technology

N/A

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. 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

Anglian Windows Ltd, trading as Anglian Building Products health and safety submission was 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 ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.

10.Risk

Anglian Windows Ltd, trading as Anglian Building Products insurances have been assessed and evaluated to confirm that they have met the minimum requirements regarding insurable risk.

11. Privacy Impact

N/A

List of background papers

(1) None

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