



REPORT TO:	Officer Decision Notice
REPORT OF:	Assistant Director - Housing
REPORT AUTHOR:	David Higgs
SUBJECT:	General Repairs to Boundary Walls, Footpaths, Roadways, Access Ways and External Property Walls 2024 – 2029
PURPOSE:	To award a contract to D Brown Builders Ltd for the provision of general repairs to boundary walls, footpaths, roadways, access ways and external property walls for a duration of 5 years with an option for an extension for up to an additional 3 years [5+1+1+1].
KEY DECISION:	Yes
WARD(S) AFFECTED:	All wards
EXEMPT REPORT?	No

SUMMARY

The Councils current General Repairs to Boundary Walls, Footpaths, Roadways, Access Ways and External Property Walls contract expires on the 31st May 2024.

In order for the Council to continue to carry out its cyclical programmed maintenance we were required to procure a new general repairs contractor.

Following a procurement process, a contract will be awarded to D Brown Builders Ltd to deliver these works for a period of 5 years with an option for an extension for up to an additional 3 years [5+1+1+1]. commencing on the 1st June 2024.

RECOMMENDATIONS

That the Council awards a contract to D Brown Builders Ltd for the provision of general repairs to boundary walls, footpaths, roadways, access ways and external property walls for a duration of 5 years with an option for an extension for up to an additional 3 years [5+1+1+1].

REASONS FOR RECOMMENDATIONS

Following an open tender process (which is fully compliant with UK procurement rules), three tenders were received. All tenders were evaluated independently by three officers in

accordance with the evaluation criteria set out in the documents provided to the bidding organisations (40% price, 60% quality).

Following that evaluation process the tender submitted by D Brown Builders Ltd was the highest scoring tender overall.

OTHER OPTIONS CONSIDERED

Option 1 - Do nothing. In doing nothing we will not be able to actively manage the continuation of the maintenance programme, this would have a detrimental effect on the conditions of the council's assets. The council has a duty to meet the Decent Homes Standard and lack of programme maintenance will impact our ability to achieve this. **Option not recommended.**

Option 2 - Award the contract to an alternative contractor – This is not considered to be appropriate because, following the evaluation process, D Brown Builders Ltd submitted the most economically advantageous tender. **Option not recommended.**

1. BACKGROUND

- 1.1 In order for the Council to continue to carry out its cyclical programmed maintenance we were required to procure a new general repairs contractor. This includes repairs and replacements to Boundary Walls, Footpaths, Roadways, Access Ways and External Property Walls within the district.
- 1.2 In ensuring that the Council delivered good quality value for money works, it was felt that there needed to be the same emphasis placed on quality as on the cost. Therefore a scoring matrix of 40/60 cost quality was used.
- 1.3 The Council have existing contracts with C G Godfrey Ltd for the provision these works which will have reached the limits of any allowable contract extensions and terminate on the 31st May 2024.

2. REPORT

- 2.1 For the Council to continue to actively manage the continuation of the maintenance programme, to maintain the condition of the conditions of the council's asset in line with the requirements of the Decent Homes Standard. The Council requires the services of a suitably qualified and competent organisation with the necessary resources to undertake all elements of the proposed contract.
- 2.2 Following an open tender process, three tenders were received. An evaluation was conducted by three Officers, scoring on the criteria of 40% price and 60% quality. The outcome of this process determined that D Brown Builders Ltd submitted the most economically advantageous tender.

3. CONCLUSION

- 3.1 That the Council awards a contract to D Brown Builders Ltd for the provision of general repairs to boundary walls, footpaths, roadways, access ways and external property walls for

a duration of 5 years with an option for an extension for up to an additional 3 years [5+1+1+1] commencing on the 1st June 2024.

4. EXPECTED BENEFITS TO THE PARTNERSHIP

4.1 There are no specific benefits to be realised by the partnership. However, the effective delivery of a sovereign partner council contract will contribute to the partnership's professional reputation.

5. IMPLICATIONS

5.1 SOUTH AND EAST LINCOLNSHIRE COUNCIL'S PARTNERSHIP

5.1.1 There are no noted implications for the partnership.

5.2 CORPORATE PRIORITIES

5.2.1 The award of this contract will enable the Council to continue to meet its statutory requirements and obligations under the Decent Homes Standard.

5.3 STAFFING

5.3.1 There are no resource implications noted at this time.

5.4 CONSTITUTIONAL AND LEGAL IMPLICATIONS

5.4.1 The procurement of the contract was subject to an open tender process managed by PSPS and therefore meets requirements under both UK Procurement Law and the Constitution's Contract Procedure Rules.

5.5 DATA PROTECTION

5.5.1 No concerns noted.

5.6 FINANCIAL

5.6.1 This is a call off contract with no guarantee of any workload. However, the costs associated with the proposed works come from the HRA Revenue Account under Paths and Drives 70100 CAPI 7000 71N, Boundary Walls 70100 CAPI 7000 71O, and Footpaths and Roadways 5280 HRAM 28030000. The budgeted costs are as follows:-

Budget heads	2024/25 Budget	2025/26 Budget	2026/27 Budget	2027/28 Budget
Paths and Drives 70100 CAPI 7000 71N	£37000	£38000	£39000	£41000
Boundary Walls 70100 CAPI 7000 71O	£92000	£93000	£95000	£99000
Footpaths and Roadways 5280 HRAM 28030000	£105000	£105000	£105000	£105000
Total	£234000	£236000	£239000	£245000

5.7 RISK MANAGEMENT

5.7.1 None noted.

5.8 STAKEHOLDER / CONSULTATION / TIMESCALES

5.8.1 Informal consultation has been undertaken with relevant Portfolio Holders.

5.9 REPUTATION

5.9.1 Failure to undertake these works would have this would have a detrimental effect on the conditions of the council's assets. The council's duty to meet the Decent Homes Standard. These failures would have a significant impact on the Council reputation.

5.9.2 It is considered that by delivering these works it will have a positive impact on our tenants' lives. In meeting the Council's aspiration to become a landlord of choice, continuous investment in our housing stock will ensure our homes continue to meet the needs of a diverse range of customers.

5.10 CONTRACTS

5.10.1 The Contract will be awarded under a JCT Measured Works 2016 contract [MW2016].

5.11 CRIME AND DISORDER

5.11.1 None noted.

5.12 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

5.12.1 None noted.

5.13 HEALTH AND WELL BEING

5.13.1 None noted

5.14 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

5.14.1 None noted

6. ACRONYMS

6.1 JCT – The Joint Contracts Tribunal.

PSPS – Public Sector Partnership Services Limited.

HRA- Housing Revenue Account.

APPENDICES

None.

BACKGROUND PAPERS

No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.

CHRONOLOGICAL HISTORY OF THIS REPORT

A report on this item has not been previously considered by a Council.
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REPORT APPROVAL

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Approved for publication:	Assistant Director Housing
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FINANCE PROFORMA

PROFORMA FOR APPROVAL OF THE RELEASE OF RESOURCES

(CAPITAL AND REVENUE BUDGETS)

FROM: Assistant Director Housing

THIS PROFORMA PROVIDES THE FINANCIAL IMPLICATIONS
IN RESPECT OF THE ATTACHED

REPORT: General Repairs to Boundary Walls, Footpaths, Roadways, Access Ways and External Property Walls 2024 – 2029

REPORT DATE:

Budget heads	2024/25 Budget	2025/26 Budget	2026/27 Budget	2027/28 Budget
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Note

All rates will be fixed price for the first 12 months. Prices for any subsequent 12 month period would be based on the BCIS price adjustment formulae indices.

Funding required:

Total capital cost year 1 £129000

Revenue cost year 1 £10500

Considered by:

Enter committee here

Enter Council or
Cabinet/Executive here

Date:

Financial Services Comments

Risk

Procurement

Value for Money Efficiency

This FP is valid for 3 months from FP date	If this FP is no longer required please advise Finance	If there are changes to the original report it may invalidate this document, it must be reviewed by Finance.