

cabinet Member for Housing – Cllr Phil Alford

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Reference: H-02-24

Housing Management Services (HRA) Planned Maintenance Contracts Award

Purpose of Report

1. The purpose of this report is to approve the award of successful tenders for Housing Managements Services (HRA) Planned Maintenance Contracts following a procurement exercise.

Relevance to the Council's Business Plan

2. The award of the planned maintenance contracts will ensure the council can continue to provide appropriate housing and deliver services from property that is safe and compliant.
3. The approved procurement strategy will ensure the council is efficient and provides good value for money.

Background

4. At the Cabinet meeting held on 30th November 2021 the strategy for the procurement of the planned and reactive maintenance contracts for Housing and General Fund assets was considered and the strategy approved. It was resolved to Delegate the award of successful tenders to the Cabinet Member for Housing.
5. The procurement process was delivered in 2023 using the Open Procedure. An initial compliance review was undertaken to validate that all tenderers had passed the initial selection questionnaire phase and returned all documentation outlined in the Invitation To Tender.
6. The planned maintenance work was separated into 8 individual Lots with suppliers invited to bid for single, multiple, or all Lots. The Lots were:
 - a. Lot 1 – Heating & Hot Water
 - b. Lot 2 – Electrical
 - c. Lot 3 – Kitchen & Bathroom
 - d. Lot 4 – Disabled Adaptation
 - e. Lot 5 – Roofing
 - f. Lot 6 – Doors & Windows
 - g. Lot 7 – External Property Care
 - h. Lot 8 – Insulation
7. The council received compliant bids from 16 suppliers across all Lots. The number of bids received per Lot was:
 - a. Lot 1 – 5 bids
 - b. Lot 2 – 4 bids
 - c. Lot 3 – 6 bids
 - d. Lot 4 – 6 bids
 - e. Lot 5 – 6 bids

- f. Lot 6 – 3 bids
- g. Lot 7 – 4 bids
- h. Lot 8 – 5 bids

8. Evaluations were undertaken by panels. Supplier bids were evaluated based on their quality proposals and pricing schedules. For each Lot a panel evaluated the Quality Proposal and a separate panel evaluated the Pricing Schedules.
9. Full details of the evaluation process and outcomes is contained within the Procurement Evaluation Report – FM1777 Planned and Reactive Maintenance Lots 1-8. (Note – this document contains information that is Commercial in Confidence and is not in the public domain).
10. The successful suppliers are:
 - a. Lot 1 – British Gas
 - b. Lot 2 – Wessex Electricals
 - c. Lot 3 – Ian Williams
 - d. Lot 4 – Ian Williams
 - e. Lot 5 – Milestone Contracting
 - f. Lot 6 – Ian Williams
 - g. Lot 7 – Steele Davis
 - h. Lot 8 – Ian Williams

Main Considerations for the Council

11. All issues and implications for the council have been considered during the procurement process and evaluation of the tenders.
12. The Housing Service and Procurement Service are confident that the council has secured market rates, has had a reasonable response to each Lot and have competitive price submissions. The successful tenders are all within the budget forecasts contained within the HRA 30-Year Business Plan.

Overview and Scrutiny Engagement

13. The procurement strategy was considered by the Financial Planning Task Group who supported the proposals in the strategy and commended it to Cabinet for approval.
14. No further overview or scrutiny is required for the award of the tenders.

Safeguarding Implications

15. There are no safeguarding implications associated with the award of the tenders.

Public Health Implications

16. There are no public health implications associated with the award of the tenders.

Procurement Implications

17. Covered in this report.

Equalities Impact of the Proposal

18. Covered in the Procurement Strategy and in the Contract documentation.

Environmental and Climate Change Considerations

19. Covered in the Procurement Strategy and in the Contract documentation.

Workforce Implications

20. There are no workforce implications associated with the award of these tenders.

Financial Implications

21. The successful tenders are within the budget forecasts contained in the 30-Year HRA Business Plan.

Legal Implications

22. There are no legal implications associated with the award of these tenders.

Options Considered

23. The outcome of the tender process was that successful bids were identified for each Lot and therefore the option not to award was discounted.

Conclusions/Proposal

24. The Lots will be awarded taking in full consideration of the tender process, the Procurement Evaluation Report and the officer recommendations.

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Appendices – None

Background Papers - None