

**Wards Affected:**

Campbell Park

**REMEDIAL ROOF WORKS TO SPRINGFIELD COURT SHELTERED HOUSING SCHEME - DECISION TO PROCEED TO TENDER INVITATION TO TENDER - REMEDIAL WORKS TO SPRINGFIELD COURT**

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**Executive Summary:**

This report is seeking approval to commence the tender process in accordance with the Council's Contract Procedure Rules and Financial Regulations.

The roof covering to the communal corridor at Springfield Court sheltered housing scheme is beginning to fail and requires extensive remedial work as it can no longer be maintained. The cost is estimated to be £200,000. The roof will be refurbished, incorporating improved insulation which will contain heat loss more effectively and any changes required by building regulations.

If a contract is awarded using Lot 2 of the Planned Maintenance and Improvements Works Framework (CU2194) the work will commence in this financial year enabling capital spend to be closer to budget and mitigating further deterioration.

Alternatively, going out to full tender will take several months so the works could not commence in the current financial year, requiring slippage to 2013/14. This would result in continuing water penetration and consequent deterioration of the artex ceilings which contain asbestos. Inconvenience and risk to the elderly tenants of the scheme could result.

The preferred option is to use the Planned Maintenance and Improvements Works Framework.

**1 Recommendation**

- 1.1 That tenders be invited for the contract for the refurbishment of the communal roof on Springfield Court, using a mini-competition among contractors appointed to Lot 2 of the Planned Maintenance and Improvements Works Framework (CU2194).

## 2 Issues

- 2.1 Springfield Court is a sheltered housing scheme located in Ravensbourne Place, Springfield. A single storey structure built in the late 1970s, it comprises 27 one-bedroom flats arranged along either side of a central corridor. This corridor has roof lights providing natural light with the building
- 2.2 An inspection report produced (February 2012) determined that the roof covering of the building had started to fail and is at risk of serious leakage. The area has temporary ceiling boarding and there is damage to flooring. An average of 13 responsive repairs per annum have been undertaken over the last five years, with costing c. £13,000. The roof also provides lower levels of thermal comfort and these necessary works provide an opportunity to improve, thereby enhancing the comfort of the elderly tenants of the scheme. Major remedial and improvement works are required at an estimated cost of £200,000.
- 2.3 The specification of the new roof is similar to the existing roof but takes into account the requirements of current building regulations: additional insulation will be incorporated to bring it up to a 'warm roof' standard. An extract from the technical report is attached (Annexe).
- 2.4. The following section considers the evaluation criteria & panel for the preferred mini-competition among Framework contractors option. A Delegated Decision Cabinet was taken to approve the appointment of the contractors to the Framework on 24 January 2012, following Cabinet approval on 26 July 2011 to go to tender. The four contractors offer a mix of local based firms, use of local labour and local sub-contracting.
  - 2.4.1 If the preferred option is agreed, the mini-competition evaluation would apply a Price criterion only; i.e. price will be 100% of the score. This is because the four appointed contractors on Lot 2 met the Council's quality procurement requirements when they were awarded Framework status. In order to join the Framework, the Suppliers were evaluated on strict Quality criteria (20% of the overall weighting) including-
    - i). how they would meet the operational requirements of the service;
    - ii). the technical ability, experience and qualifications of their staff;
    - iii). how they would appoint, monitor and review performance of their sub-contractors;
    - iv). how they would they manage waste on site;
    - v). what initiatives they would take to protect the environment and reduce their carbon footprint;
    - vi). how they would ensure the Health & Safety of employees and residents on site;
    - vii). how they develop a strong working partnership with MKC.

2.4.2 A panel comprising Building Services' technical officers, managers as well as service users will evaluate the mini-tenders submitted.

2.3.3 It is estimated that the mini-competition can be completed by January 2013, with contract award in February 2013. The work is expected to take approximately 12 weeks to complete.

### 3. Alternative Options

3.1 The alternative procurement route is to undertake a full tender exercise. This would take up to 6 months to complete; MEAT evaluation would be in line with MKC procurement and is likely to be at least 70% on price. Using this procurement route, the works will not be undertaken in this financial year and the capital funding allocation would have to be slipped in full to 2013-14. There would be additional work to evaluate repeated quality factors in the MEAT process. The effect on the condition of the property of this delay is that it will continue to deteriorate: this may require emergency repairs, creating risk and inconvenience for the schemes elderly tenants.

### 4 Implications

4.1 Policy. The tender exercise will be undertaken in accordance with Council procurement and financial policy. The successful award of the contract will allow the Council to continue to meet its obligations as a social landlord.

#### 4.2 Resources and Risk

4.2.1 Estimated cost of the capital works is £200,000. This funding is allocated within the 2012-13 Housing Capital Programme's major Refurbishment Project (9/C/00112), which has Cabinet Agreed Spend Approval of £1,630,120.

4.2.2 The work to be carried out is relatively straightforward, so construction risks are minimal. A lengthy delay due to a full tender may well incur further costs for responsive repairs and increases falls risk to tenants.

Y	Capital	N	Revenue	N	Accommodation
N	IT	N	Medium Term Plan	Y	Asset Management

4.3 Carbon and Energy Management. In line with the carbon and energy management policy, the opportunity will be taken to improve the energy efficiency of the building by incorporating additional insulation into the new roof covering.

4.4 Legal. The Council has no statutory obligation to provide housing under the Housing Act 1985 but if it does it is required to maintain it. This is emphasised under the Housing and Regeneration Act 2008.

4.5 Other Implications. There are no other implications

N	Equalities/Diversity	N	Sustainability	N	Human Rights
N	E-Government	N	Stakeholders	N	Crime and Disorder

Background Papers: Extract from RPS Ltd report: "Springfield Court Reroof Scheme"