

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 25 September 2024
Subject:	Procurement of LD2 smoke alarms in relation to FRA compliance works.	
Report of	Cabinet Member for Housing Services	

Summary

The purpose of this report is to seek formal approval of a contract award recommendation following completion of the competition exercise carried out through the Procure Plus framework, the Capital Programme was approved in July 2024 with FRA works being identified within the programme.

The regulator requires the stock to be upgraded in line with current regulations, Pennington Choices Limited carried out a full review of general needs and sheltered blocks which identified a range of works necessary to ensure compliance, the LD2 smoke detection upgrade works are within the scope to complete.

The works will be carried out to flats within the 270 blocks, owned and managed by Bury Council, the contract will be managed through Sustainability and Investment team.

Recommendation(s)

Cabinet is asked to:

1. Approve the award of a contract to the winning bidder AB Electrical and Building Ltd for the initial period to 31 March 2025 with the option to extend for a further 12 months until March 2026 at a value of £920,000.
2. Delegate finalisation of the terms of the contract to the Director of Law and Democratic Services in consultation with the Executive Director (Strategy & Transformation).

Reasons for recommendation(s)

Tenders were received from six contractors through the Procure Plus electrical framework, the tender was on a price and quality basis, it was procured through a mini competition. The winning bidder scored highest overall in the evaluation process. The evaluation of the tenders was carried out on a 70:30 price and quality/social value basis.

Corporate Procurement, (via STAR Procurement) has reviewed and is satisfied with the approach taken and the outcome.

Alternative options considered and rejected

1. **Do nothing.** Due to the nature of the works (compliance work as identified by the FRA reports), the works need to be completed to ensure Bury's general needs stock is compliant with the current regulations.
2. **Deliver Inhouse:** The works were originally offered to the in-house contractor but they were unable to deliver due to lack of capacity.
3. **Open Tender.** This option was considered and is possible, however this would involve significantly more time and costs in the procurement process as a whole and for no real benefit. The use of this framework is free and ensures that all suppliers have been evaluated and approved based on their capabilities, expertise, and compliance within required criteria along with pre-negotiated terms and conditions. Further competition exercise enabled the council to tailor the service requirements to the Council's specific needs. There is little or no benefit to going out to open tender over using this framework and as a result this option was dismissed.

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Background

General needs flats and sheltered accommodation have been inspected by Pennington Choices Ltd (a nationwide surveying, consultancy and project management company) in 2023 as part of the block Fire Risk Assessment (FRA), a full report formulated from the initial observations and inspections.

Surveys internally have been carried out to identify the extent of works necessary to ensure Bury complies with current FRA recommendations and regulations, works carried out will bring the properties up to a more compliant standard and address key observations within the FRA reports.

Some properties included may be already fit for purpose, as works could have been carried out on Kitchen and Bathroom upgrades, rewires and voids, these will be omitted from the contract accordingly when identified, on a property pre-inspection.

Links with the Corporate Priorities:

The Let's Do It Strategy sets out the Council's corporate priorities. This contract will support delivery in two key areas:

Improved Quality of Life: By its very nature this contract helps to ensure health and safety compliant to protect all council-owned buildings, users and visitors, by delivering early warning of fire within the properties.

2025 Vision and Aims - Connecting buildings & people to maximise performance and operational efficiency by transforming our building infrastructure into an integrated, rationalised, decarbonised health and safety compliant estate in support of Bury's 2030 'Lets-do-it' strategy. This contract works towards creating and maintaining a health and safety compliant property and blocks.

Equality Impact and Considerations:

The proposal does not bring about any changes that would impact on one protected characteristic over and above another, it does not result in increased/decrease access to services or provision for any group of the population or cause any disadvantage to a community of interest. The approach is to ensure value for money in procuring LD2 works through a proven framework for the council.

Environmental Impact and Considerations:

Contributes to ensuring a safe and compliant environment for all Council-controlled building users and visitors to sheltered and general needs flats by upgrading existing schemes internally to be compliant.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
As identified through the FRA surveys carried out by Pennington's the general needs block need upgrading to LD2 linked alarms within the flats to ensure early warnings to customers in the event of a fire.	The council carried out a full survey of FRA works required in flats, works identified have continued to be delivered with the LD2 works to be part of the delivery to make the properties compliant for any inspection. Cabinet approval will enable the council to award the contract to address the needs.

Legal Implications:

To be completed by the Council's Monitoring Officer.

1. Procure Plus provides a range of framework agreements that provide a cost-effective source of supply for social housing providers to purchase goods, works and services needed to build and maintain their housing stock, and the Procure Plus electrical framework provides a Public Contracts Regulations 2015 compliant procurement route to deliver these services. It is noted that a mini-competition as permitted under the terms of the framework has been utilised in this instance in order to select the successful bidder.
2. Use of the framework will determine the form of call off contract to be entered into with the successful bidder.

Financial Implications:

To be completed by the Council's Section 151 Officer.

3. The cost of the contract is included within the approved capital programme.

Appendices:

Please list any appended documents.

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning