

<b>Classification:</b> Open	<b>Decision Type:</b> Key
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<b>Report to:</b>	Cabinet	<b>Date:</b>	
<b>Subject:</b>	Procurement and approval of various contracts for the HRA Capital Programme 2024/5		
<b>Report of</b>	Cabinet Member for Housing Services		

## 1.0 Summary

At the Cabinet meeting on 4<sup>th</sup> December 2024 Cabinet approved the Housing Revenue Account Capital Works Programme 2024/25. The report included two projects which although tendered could not be confirmed at the time of the Cabinet.

The projects Communal Works Lots 1 & 2 were subject to tender clarifications and the reports stated they would be submitted to the Cabinet for approval on 8<sup>th</sup> January 2025.

The purpose of this report is to seek formal approval of contract awards on these two outstanding contract tenders.

Detailed commentary on the procurement approach and the contracts previously awarded can be found in the Report: Procurement and approval of various contracts for the Capital Programme in excess of £500k, considered and approved at Cabinet on 4<sup>th</sup> December 2024.

## 2.0 Recommendations

Cabinet is asked to approve the award of the following contracts:

- Communal Works Lot 1 – Ian Williams contract value £659,979.91
- Communal Works Lot 2 – Bell Group contract value £485,590.23
- Approve the award of a contract to the winning bidders for the initial period of the tender with the option to extend for a further 12 months should additional work be identified.

## 3.0 Background

These projects comprise of upgrading internal communal areas of various general flats, works include door renewal, painting, electrical upgrades, new intercom systems. Tenders were split into 2 areas of delivery and are let on Price and Quality basis through the Procure Plus framework mini competition. The tenders closed on the 22<sup>nd</sup> November 2024. Clarifications with bidders have been resolved and the tender evaluation is now complete.

## 4.0 Social Value

All contracts will ensure that social value is maximised with project specific outcomes agreed at the contract award meetings. All contractors have a good track record of delivering social value through the contracts awarded through the Procure Plus frameworks.

**Bell Group** have committed as a minimum to:

- As a real living wage accredited employer Bell are committed to paying everyone the real living wage as a minimum.
- Will provide 6 x 1-week work placements for residents to provide an insight into the world of work. This will allow individuals to progress into Apprenticeship roles (Bell has 100 apprentices across their organisation).
- 100% of supply chain spend is spent within local supplier depots, ensuring the £ stays local.
- Four volunteer hours for local school/college support.
- One Apprentice Day which will include two of their apprentices, donating 4 hours of their time to create bird boxes or planters from recycled wood/offcuts to support a local charity/community space.
- Four volunteer hours from our Community Engagement Coordinator to assist with local charities/groups.
- Deliver session aimed at helping unemployed residents get back into work. Each session can be provided for up to 10-people and will last for 3-hours.

**Ian Williams (IW)** have previously carried out the following social value activity which they will seek to replicate as applicable on our contracts

- Long-term/sustainable employment paid as a minimum in line with Working Rule Agreement/Real Living Wage
- Labour spend remains local, supporting Greater Manchester economy
- Flexible opportunities to support work/life balance
- Wider support including Employee Assistance Programme

IW Academy manages a multi award-winning apprenticeship programme currently employing 130 apprentices across our workforce, equating to 9.3% of their workforce. IW also offer all apprentices substantive employment/progression opportunities on successful completion, supporting their long-term/sustainable employment ethos.

In addition to apprenticeships, IW Academy facilitates a structured surveyor development programme which currently includes 47 Trainee Surveyors. IW's Trainee Surveyor for the Manchester region.

Local spend: IW align themselves with local, smaller SME partners for specialist work elements. 2024 to date, IW Manchester has spent £758,121 with local partners, demonstrating their contract spend remains in local area/supports Greater Manchester economy.

Community Projects – IW provide multiple contract-specific projects to benefit local communities/customers including:

- garden makeovers/estate clean-ups/tree planting.
- Previously volunteered time/equipment/materials to improve unkempt local areas. Included extensive rubbish/shrub clearance, power washing and decorations. Feedback was it 'now looks amazing'.

IV use a local/specialist carpentry subcontract partner, McNally.  
 Donations: 2024, £1,000 donated by IV to local Animal Sanctuary.

#### 4. **Alternative options considered and rejected**

**Do nothing:** These works will enhance the physical appearance and security of common areas across the Borough and will be welcomed and valued by residents.

**Deliver Inhouse:** Due to the scope of work within these contracts there is both a lack of the suitable skills and capacity in the in-house contractor (Repairs Direct). There is also significant specialist door entry system works included in these contracts.

**Open Tender:** This option was considered and is possible. However this would involve a significantly extended procurement process in both time and cost. The use of the Procure Plus framework which specialises in social housing investment works adds benefits in ensuring all tenderers meet capability, expertise and compliance requirements and the mini-competition allows the tender to be tailored to the Councils specific requirements. Using the framework offers clear benefits over the open tender route.

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#### **Background**

Generally, the properties will be mixed types with the majority being traditional construction, the information informing the properties to be included with each tender has been generated from the stock condition data. Surveys and scoping externally have been carried out to identify the extent of works necessary to ensure we achieve a high standard of repairs to ensure longevity and minimise the repairs required when works are completed

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#### **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 2020-2030 'Lets-do-it' strategy. This contract works towards creating and maintaining a health and safety compliant property and blocks.

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#### **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 the varied works through a proven framework (Procure Plus) for the council.

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**Environmental Impact and Considerations:**

Contributes to ensuring an improved environment for all Council-controlled building users and visitors to the local area, to minimise repairs once works are complete reducing the costs of maintenance. As part of the quality submissions contractors were evaluate don their attitude and impact on the local area and environment.

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**Assessment and Mitigation of Risk:**

Risk / opportunity Mitigation	Risk / opportunity Mitigation
Works identified as required through the Stock Condition Surveys and from repairs information supplied by the in-house contractor.	The council aims to complete a full Stock condition survey of properties, currently this has achieved 84% completion, this data will help to identify priorities for the forthcoming years programme, Full scoping and surveys have been carried out to each scheme identifying the amount of works required to compile a valued tender for each contract to achieve accurate prices, FM and social value from contractors. Cabinet approval will enable the council to award the contract to address the required improvements

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**Legal Implications:**

1. The Procure Plus Frameworks are open to social providers to purchase goods, works and services in order to build, repair and maintain housing stock. Procure Plus is owned by social housing providers and is not for profit: any profits are put back into the community. It promotes social value and publishes a value for money report.
  2. The use of the Procure Plus Frameworks by the Council to procure services is compliant with the Public Contracts Regulations 2015 and providers selected onto the framework have been subject to objective award criteria and price competition. The contracts referred to above have been awarded in accordance with the further mini competition terms of the particular frameworks to which they relate, meaning a further competition has been undertaken to select each supplier.
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**Financial Implications:**

All contract awards can be met from within the overall approved HRA Capital Programme for 2024/25 of £17.937m.

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**Appendices:**

None

**Background papers:**

None.

**Glossary of terms, abbreviations and acronyms used in this report.**

Term	Meaning