

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date:	
Subject:	Procurement and approval of contract for the HRA Capital Programme 2024/25		
Report of	Cabinet Member for Housing Services		

1.0 Summary

At its meeting on 4th 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 that time.

The project Communal Works, Lots 1 & 2 were subject to tender clarifications and the report stated they would be submitted to the Cabinet for approval after clarifications with bidders had been confirmed.

The purpose of this report is to seek formal approval of a contract award to one of these outstanding contract tenders which requires Cabinet approval for contracts in excess of £500 K.

Detailed commentary on the procurement approach and the contracts previously awarded can be found in this report:

2.0 Recommendations

Cabinet is asked to approve the following:

- a. Communal Works Lot 1 – Ian Williams contract value £659,979.91
- b. To approve the award of a contract to the winning bidder for the initial period of the tender with the option to extend for a further 12 months in the event that additional work is identified.

3.0 Background

This contract comprises of the upgrading of internal communal areas of various general needs flats. The works include door renewal, painting, electrical upgrades and new intercom systems. Tenders were split into 2 areas of delivery and are let based on price and quality and procured through the Procure Plus Framework by mini competition.

Tenders closed 22/11/2024. Clarifications with bidders have been resolved and the tender evaluation process is complete.

4.0 Social Value

The contract will ensure that social value is maximised with project specific outcomes agreed at the contract award meeting. The contractor has a good track record of delivering social value through contracts awarded through the Procure Plus frameworks.

In this case: **Ian Williams (IW)** have previously carried out the following social value activity which they will seek to replicate as applicable to this contract.

- Long-term/sustainable employment paid as a minimum in line with Working Rule Agreement/Real Living Wage
- Use of local labour, supporting the 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 its workforce, equating to 9.3% of their workforce. IW also offer all apprentices substantive employment/progression opportunities on successful completion of their apprenticeship, 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. A female IW Manchester Trainee Surveyor is completing a Level 4 Apprenticeship in Construction Quantity Surveying through via Skills4Stem. Demonstrating IW's support for further education provision and championing Women in Construction.

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 the local area supporting the Greater Manchester economy.

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

- garden make-overs/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 from these initiatives was "it now looks amazing".

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

4. Alternative options considered and rejected

Do nothing: This is not an option as the communal areas are in urgent need of upgrading and improvement. The works will enhance the physical appearance and security of common areas across the Borough and will be welcomed and valued by residents.

Deliver Inhouse: In addition to a lack of capacity in the in-house contractor there is significant specialist door entry system works included in the contract.

Open Tender: This option was considered 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. The mini competition process allows the tender to be tailored to the Councils specific requirements. Using the framework offers clear benefits over the open tender route.

General

The properties include various types of construction with the majority being traditional construction. The properties included in the tender were identified from the stock condition data. Surveys and scoping have been carried out to identify the extent of works necessary to ensure we achieve a high standard of work to ensure longevity and minimise ongoing repairs after the works are completed

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 compliance to protect tenants and visitors.

2025 Vision and Aims: Connecting buildings & people will maximise performance and operational efficiency. It will transform 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 contributes towards creating and maintaining a health and safety compliant property base.

Equality Impact and Considerations:

The proposed contract does not introduce any changes that would negatively impact any protected characteristic. It does not result in an increased or decreased access to services or provision for any group of the population or cause any disadvantage to a community or interest. The approach is to ensure value for money in procuring the varied works through a proven framework (Procure Plus) for the Council.

Environmental Impact and Considerations:

The proposed contract aims to enhance the environment for all users of Council-controlled buildings and visitors to the local area. The improvement works will reduce the need for ongoing repairs after completion, thereby lowering maintenance costs. Contractors were assessed on their commitment to the local area and environment as part of the quality submissions.

Assessment and Mitigation of Risk:

Risk / opportunity Mitigation	Risk / opportunity Mitigation
Works were identified 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. Full scoping and surveys have been carried out to the scheme identifying the amount of works required to compile a valued tender for the contract to achieve accurate prices and social value from contractors. Cabinet approval will enable the council to award the contract to carry out the required improvements.

Legal Implications:

1. The Procure Plus Frameworks are open to social housing providers to purchase goods, works and services to build, repair and maintain housing stock. Procure Plus is owned by social housing providers and is a not-for-profit business. Any profits are re-invested 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. Providers who have been selected onto the framework have been subject to an objective award criteria and price competition. The contract referred to above has been awarded in accordance with the mini competition terms of the particular frameworks to which they relate.

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
HRA	Housing Revenue Account

