




REPORT TO CABINET

10 June 2020

Subject:	Composite Door Programme
Presenting Cabinet Member:	Councillor Joanne Hadley - Cabinet Member for Homes
Director:	Executive Director - Neighbourhoods – Alison Knight
Contribution towards Vision 2030: 	 
Key Decision:	Yes
Cabinet Member Approval and Date:	Cabinet Member for Homes
Director Approval:	Executive Director – Neighbourhoods
Reason for Urgency:	Urgency provisions do not apply
Exempt Information Ref:	Exemption provisions do not apply
Ward Councillor (s) Consulted (if applicable):	This is a boroughwide initiative
Scrutiny Consultation Considered?	Scrutiny has not been consulted
Contact Officer(s):	Jonathan Rawlins Senior Quantity Surveyor – Asset Management and Maintenance 0121 569 5045 Simon Parry Business Manager – Contract Procurement and Improvement Programmes 0121 569 2949

DECISION RECOMMENDATIONS

That Cabinet:

1. Authorise the Executive Director – Neighbourhoods to award the contract to undertake the Composite Door Programme to various properties to Lovell Partnerships Limited and Vinci Construction UK Limited for a contract period of two years, from June 2020 to May 2022 to a value of £10m per annum.
2. That in connection with 1. above, the Director – Law and Governance and Monitoring Officer be authorised to enter into appropriate contracts with Lovell Partnerships Limited and Vinci Construction UK Limited.

1 PURPOSE OF THE REPORT

- 1.1 This report seeks approval to award the contract to undertake composite door replacements to various locations within Housing Stock owned by Sandwell Council. The delivery of this will include both planned programmes of replacement as well as reactive maintenance where existing doors fail or are not fit for purpose.

2 IMPLICATION FOR THE VISION 2030

- 2.1 This report has positive implications for the Council's Vision 2030.
- 2.2 *Ambition 5 - Our communities are built on mutual respect and taking care of each other, supported by all the agencies that ensure we feel safe and protected in our homes and local neighbourhoods.*
- 2.3 The delivery of this contract will support Sandwell's approach towards reducing crime and anti-social behaviour levels.
- 2.4 *Ambition 7 - We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.*
- 2.5 The delivery of this contract will both improve the security and the appearance of the Council's Housing stock.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The Council is responsible for the management, upkeep and repair of Sandwell's housing stock. This is currently achieved utilising a mix of in house resources and external contractors.
- 3.2 This contract is required to enable the Asset Management and Maintenance section of Neighbourhood Services to install composite front, rear and fire doors to tenanted Sandwell MBC properties on both a reactive and planned maintenance basis.
- 3.3 The Council is seeking to appoint two contractors to undertake the replacement of composite doors within the Council's Housing stock. The contract period will be for two years, from June 2020 to May 2022.
- 3.4 On 18th October 2017 Cabinet approved the Housing Revenue Account (HRA) – Housing Investment Programme report. The report set out a refreshed 10-year HRA investment plan to enable the delivery of new build projects, continue investment into existing stock and communal spaces in our neighbourhoods.
- 3.5 Twelve compliant tenders were returned by the deadline of 6th March 2020.
- 3.6 The anticipated value of the contract is in the region of £20 million (£10 million per annum) for a period of two years.
- 3.7 For the delivery of the works identified in this contract we are seeking to appoint two Contractors, one to serve the North of the Borough and one in the South with the most economically advantageous tender awarded the North area and the second most economically advantageous tender awarded the South area.
- 3.8 The twelve compliant tenders received have been evaluated in accordance with the criteria stipulated within the tender documentation; the Contractors with the winning submissions are: -

North - Lovell Partnerships Limited

South – Vinci Construction UK Limited

4 THE CURRENT POSITION

- 4.1 The Council had one contract in place for the replacement of external doors which were delivered on a responsive basis. The contract was awarded in February 2017 and expired in January 2020 and was undertaken by I G Doors Limited.
- 4.2 On 18th April 2018 Cabinet approved the award of the Neighbourhood Improvement Programme – External Refurbishment contract (Minute 60/18) which included the replacement of external doors. In the interim period, from the end of the I G Doors Limited contract, any properties requiring an external door replacing have been completed through these contracts with Lovell Partnerships Limited operating in the North and Vinci Construction UK Limited operating in the South of the Borough.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 Consultation with tenants and Leaseholders affected by these works will be undertaken prior to and during works being undertaken, subject to approval.

6 ALTERNATIVE OPTIONS

- 6.1 The alternative is to not invest in our Council Housing Stock which in turn may lead to dissatisfaction from existing and potential new tenants as well as disrepair and additional burden on the Housing Revenue Account.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The proposed budget for the contract is £20m (£10m per annum) and will be funded by reserves within the Housing Revenue Account.
- 7.2 The budget is intended to provide capacity to deliver replacement composite doors to every Council owned property.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 All contracts will be awarded in accordance with the council's Procurement and Contract Procedure Rules and the Public Contracts Regulations 2015.

9 EQUALITY IMPACT ASSESSMENT.

9.1 An Equality Impact Assessment was not undertaken as this is a Boroughwide contract.

10 DATA PROTECTION IMPACT ASSESSMENT

10.1 The sharing of any relevant data for the delivery of this contract will be in compliance with the General Data Protection Regulations.

11 CRIME AND DISORDER AND RISK ASSESSMENT

11.1 All door sets must be Secure by Design accredited to BSI – BS: PAS 24.

11.2 Secured by Design (SBD) is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. Secured by Design is owned by the Police Service and is supported by the Home Office and referenced in Building Regulations 2010 Approved Document Q Security - Dwellings.

11.3 The benefits of Secured by Design are supported by independent academic research consistently proving that SBD housing developments experience up to 75% less burglary, 25% less vehicle crime and 25% less criminal damage.

11.4 Where burglaries and or forced entry occurs to Council owned housing stock, necessary repairs are undertaken through the Asset Management and Maintenance Service area in Housing and Communities. However, working closely with the West Midlands Police data identifies areas within the Borough where there is a concentration or repeat offenses. To mitigate against this, as part of this contract, where specific areas are identified, these are undertaken as a priority to ensure doors are replaced where necessary.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 Undertaking the work identified within this report will assist in sustaining the lettability of properties identified in our housing stock.
- 12.2 The properties will be managed and maintained by the council and all the associated costs will be met from within the Housing Revenue Account.
- 12.3 The funding set out within this report is part of an affordable programme that remains within our borrowing capacity limits.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 Social Value will be achieved through the inclusion of an Employment and Skills Plan contained within the formal contract with Lovell Partnerships Limited and Vinci Construction UK Limited. The plan includes contractual performance indicators such as work experience placements, apprenticeships in addition to school engagement and community activities.
- 13.2 Lovell Partnerships Limited, through their tender submission, fully understand the social value commitment required of this type of contract and have elaborated on a great deal of experience of delivering substantial benefits for the communities where they work.
- 13.3 Lovell have been working for Sandwell since 2005 and understand our commitment to social value. During this time, they have engaged with community organisations, schools, employment agencies, Council departments and other stakeholders to ensure they understood their requirements and how they could leave a Lovell Legacy of social value and community improvements. Lovells have also developed a Lovell in Sandwell project website for communication with residents and all other stakeholders. www.lovellinsandwell.co.uk.
- 13.4 Lovell Partnerships Limited also undertake the External Refurbishment Contract in the South of Borough, as well as the Internal Refurbishment Contract across the whole of the Borough. Of the 90 people who deliver these works 45% are based in Sandwell. There are 18 sub-contractors employed to deliver these works, of which 17 are based in the West Midlands, with 3 based in Sandwell.

- 13.5 Vinci Construction UK Limited through their tender submission have expressed their passion for delivering real and tangible social value outcomes across all the contracts they have delivered on behalf of Sandwell Council. They fully understand the requirements of the Public Services (Social Value) Act 2012, focussing on environmental, economic and employment initiatives, supporting clients to maximise positive outcomes and support delivery of our compliance obligations.
- 13.6 Vinci Construction UK Limited have committed to continue to build on the good work and initiatives already being delivered for Sandwell via the Voids Maintenance, Major Adaptations and External Refurbishment contracts. Examples of their Social Value to date includes working with schools, Vinci have arranged 6 work experience placements, have planned and attended a range of events at schools and Sandwell College including Breakfast Business Events, visits to Vinci's Technology Centre, careers events and mock interviews. Three apprentices are currently employed directly working on Sandwell Projects with another planned on resumption of services. Furthermore, a graduate is now employed as an assistant Quantity Surveyor.
- 13.7 Across the Voids Maintenance, Major Adaptations and External Refurbishment Contract being delivered by Vinci Construction a total of 145 people are employed to deliver these works. Of these 72 have Sandwell postcodes representing 50% of the overall number employed. There are 25 sub-contractors used across these contracts, of which over 90% are from the West Midlands, with 6 based in Sandwell.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 14.1 The award of this contract will enable Sandwell MBC to maintain identified properties within its Housing Stock.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 15.1 The current contract was awarded in February 2017 and dealt with reactive maintenance and replacement to external doors.
- 15.2 This contract is still required for Sandwell MBC to continue to maintain and let its current housing stock both on a planned and reactive basis.

15.3 Therefore, it is recommended that Cabinet approve the award of the contracts to undertake the replacement of Composite Doors to Housing to Lovell Partnerships Limited and Vinci Construction UK Limited as set out in Appendix 1.

16 **BACKGROUND PAPERS**

16.1 Report to the Cabinet, 18th October 2017 Housing Revenue Account Funded Housing Investment Programme Minute no 167/17 refers.

16.2 Report to the Cabinet, 18th April 2018 Neighbourhood Improvement Programme – External Improvement Minute 60/198 refers.

17 **APPENDICES:**

Appendix 1, Tender Return Results.

Alan Caddick
Director Housing and Communities

Appendix 1 Tender Return Results

CPS309 – Composite Doors Evaluation			
	Price Score	Quality Score	Total Score
Lovell Partnerships Limited	68.96	28.88	97.84
Vinci Construction UK trading as VINCI Facilities	63.94	30.00	93.94
Contractor C	70.00	23.68	93.68
Contractor D	63.73	28.50	92.23
Contractor E	60.44	28.50	88.94
Contractor F	67.53	16.97	84.50
Contractor G	52.73	25.60	78.33
Contractor H	50.98	26.27	77.25
Contractor I	52.59	14.85	67.44
Contractor J	43.29	23.53	66.82
Contractor K	43.37	16.75	60.12
Contractor L	37.20	14.10	51.30