

# The Cabinet Agenda

**Wednesday 10 June 2020 at 3.30pm in Executive Room 1 and 2 at  
Sandwell Council House, Oldbury**

**Please click on the link below to view the meeting live:**  
[The Cabinet - 10 June 2020](#)

**This agenda gives notice of items to be considered in private as required  
by Regulations 5 (4) and (5) of The Local Authorities (Executive  
Arrangements) (Meetings and Access to Information) (England)  
Regulations 2012.**

- 1. Apologies**  
To receive any apologies for absence.
- 2. Minutes**  
To confirm the minutes of the meeting held on 27 May 2020 as a correct record.
- 3. Declarations of Interest**  
To receive any declarations of interest from members relating to any item on the agenda, in accordance with the provisions of the Code of Conduct and/or S106 of the Local Government Finance Act 1992.
- 4. Additional Items of Business**  
To determine whether there are any additional items of business arising which should be considered at the meeting as a matter of urgency.

## **Public Items**

- 5. Urban Design and Building Services Water Hygiene Services**  
To award a contract for water hygiene services.

**6. Provision of Supply & Installation of Glazing to Sandwell MBC Properties**

To award the contract for the supply and installation of glazing to Sandwell MBC Properties.

**7. Composite Door Programme**

To award the contract to undertake the Composite Door Programme to various properties.

**David Stevens**  
**Chief Executive**

Sandwell Council House  
Freeth Street  
Oldbury  
West Midlands

**Distribution:**

Councillor Y Davies (Chair);  
Councillor Crompton (Statutory Deputy Leader);  
Councillor Ali (Deputy Leader);  
Councillor Millard (Deputy Leader);  
Councillors Hadley, Shaeen, Taylor and Underhill.

Contact: [democratic\\_services@sandwell.gov.uk](mailto:democratic_services@sandwell.gov.uk)

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## The Cabinet

**Wednesday 27 May 2020 at 15:30 at Sandwell Council House, Oldbury**

- Present:** Councillor Y Davies (Chair);  
Councillors Ali, Crompton, Hadley, Millard, Shaeen,  
Taylor and Underhill.
- In attendance:** Councillors E M Giles, L Giles, Padda and Singh.
- Officers:** David Stevens (Chief Executive), Alan Caddick (Housing and Communities), Neil Cox (Director – Prevention and Protection), Lesley Hagger (Executive Director of Children’s Services), Alison Knight (Executive Director – Neighbourhoods), Elaine Newsome (Service Manager – Democracy), Sue Stanhope (Interim Director – Human Resources), Tammy Stokes (Interim Director – Regeneration and Growth), Suky Suthi-Nagra (Democratic Services Manager), Surjit Tour (Director of Law and Governance and Monitoring Officer) and Chris Ward (Director – Education, Skills and Employment).

32/20 **Apology for absence**

Members noted the apology of Councillor Moore, Chair of the Safer Neighbourhoods and Active Communities Scrutiny Board. The Leader, on behalf of the Cabinet, wished Councillor Moore her best wishes for a speedy recovery.

33/20 **Minutes of Meetings**

The minutes of the meeting held on 6 May 2020 were confirmed as a correct record.

34/20 **Additional Business**

There were no additional items of business to consider.

35/20

### **Declarations of Interest**

Councillor Hadley declared a pecuniary interest in Minute No. 36/20 (Brandhall Golf Course – Potential Options for Future Use). She subsequently left the meeting during consideration of this item.

36/20

### **Brandhall Golf Course – Potential Options for Future Use**

With reference to Minute No. 75/20, the Cabinet gave consideration to the outcomes of extensive public consultation undertaken on the proposed closure and alternative use of Brandhall Golf Course and to the recommendations of the Safer Neighbourhoods and Active Communities Scrutiny Board.

Alternative options for the proposed site considered were:-

- a new park/open space;
- the creation of a new school to replace Causeway Green Primary School;
- new local housing;

The results of feedback received following extensive consultation was summarised as follows:-

- despite a high level of engagement, only 712 residents completed the survey, an estimated 100 people attended the ‘drop in’ sessions and 37 people wrote directly to us to express their views;
- the majority of people who participated in the consultation never or rarely used the facility and around half of survey respondents would not be affected if it were to close;
- objections to the Council’s proposals were expressed by some golfers and local residents. This was mainly captured at face-to-face sessions and via general written enquiries;
- overall, those who lived closest to Brandhall Golf Course, had similar views to those from other areas of Sandwell;
- most survey respondents felt that the amenities that the Council was proposing were important, with most respondents opting for Option 3 of the development proposals;
- the consultation findings supported the outcomes of the Golf Needs Assessment carried out previously (i.e. that the facility was underused by Sandwell residents in general). In particular, the majority of local residents did not use the facility and would not be affected if it closed;
- many of the concerns raised could be mitigated through the delivery of the Council’s proposals and careful consideration would be given to addressing these concerns.

If the Council took no action, the Council would be required to continue to support a golf facility at a current annual net cost of £257k. With a declining membership, the annual net cost to the Council would increase for a facility that required major investment.

Whilst alternative uses had been considered, the land was located in a predominantly residential area. It was not considered appropriate for alternative uses such as commercial use to be considered. Residential, educational and recreational uses would greatly support the Council's 2030 Vision for the borough.

The Golf Course and Club House were both currently closed due to the enforced closure of golf courses and hospitality services as a result of COVID-19 government guidance. Given that the course had been closed for a period of nine weeks due to the coronavirus outbreak and it had not been possible for essential and planned maintenance to be carried out, it would take considerable time and money to return the course to playable use. This would also take resources and staff away from essential Council services. Having considered a number of various options that were not feasible, the Cabinet were minded to approve the closure of the course indefinitely.

**Agreed:-**

- (1) that details of the outcomes of the public consultation regarding the proposed closure and alternative uses of the Brandhall Golf Course site be noted;
- (2) that the responses to the recommendations made by the Safer Neighbourhoods and Active Communities Scrutiny Board be noted;
- (3) that the closure of Brandhall Golf Course and Club House be approved;
- (4) that the Brandhall Golf Course, currently closed due to COVID-19, remain closed and the Executive Director – Neighbourhoods enter into a Deed of Surrender with Sandwell Leisure Trust in respect of the existing lease;
- (5) that the Executive Director – Neighbourhoods serve the appropriate notice to Brandhall Golf Club in respect of the existing lease on the Club House (if necessary);
- (6) that the Executive Director – Neighbourhoods, in consultation with the Interim Director – Regeneration and Growth, develop a Master Plan for the future use of the Brandhall Golf Course and Club House site to be submitted to Cabinet in due course.

## Children's Centre Contracts

It was reported that the current contracts for the operation of the core Children's Centre services in Sandwell would expire at the end of March 2021. A re-procurement process should start in May 2020 but this was not possible due to the current Coronavirus pandemic which had resulted in major delays in undertaking the necessary consultation with elected members and the local community.

The Cabinet considered the following options:-

- immediately commencing a re-procurement – however it was felt that this would not fit the direction of travel for the future delivery of children's centres as set out in the Corporate Plan and there would be insufficient time to consult key stakeholders;
- bring the operation of core children's centres into the local authority. This would require the TUPE transfer of existing children's centre staff that meet the TUPE requirements into the local authority however it would greatly impact the voluntary and community sector offer and would require considerable input from legal, finance and Human Resources services at a time when the Council's focus must be elsewhere;
- extend the contract for a shorter period, for example 6-9 months. This option was discounted due to the current lack of certainty about when the necessary consultation could be completed. The longer 12-month timescale would provide more assurance that the work could be completed and carefully considered prior to the next report to Cabinet in 2021.

Approval was therefore sought to extend the current contracts for a further twelve-month period until 31 March 2022.

The Chair of the Children's Services and Education Scrutiny Board supported the proposal, which would have no adverse implication on the Council's finance or other resources. However, he felt that the Children's Services and Education Scrutiny Board had a role in scrutinising performance of children's centres to ensure that the highest quality and consistency of services across the Borough. In particular, the Board would like to see:-

1. core centres grouped together into three lots to reduce administration and management costs, their performance data should also be split across these 3 lots;
2. approximately four years data to analyse the trend in performance of these centres;
3. the budget was allocated based primarily on the numbers of children in the respective areas and it would be helpful if we could see the budget broken down in more detail;
4. reassurance that there would be considerable interest in future tendering opportunities.

In response, the Cabinet Member for Best Start in Life confirmed that a future report would be submitted to the Scrutiny Board on the performance of children's centres and the above points would be addressed at that meeting.

**Agreed** that the Director of Law and Governance and Monitoring Officer agree a 12-month extension to the existing children's centre contracts until 31 March 2022.

38/20

### **Soil Stack Replacements**

Approval was sought to award a contract to undertake soil stack replacements to various locations within housing stock owned by Sandwell Council.

The contract would also include a survey of soil stacks in all high-rise blocks to provide up to date stock information on the age, condition and any remedial works required.

The Council was seeking to appoint one contractor to undertake the replacement of soil and vent pipes within the Council's housing stock. The contract period would be for four years, from April 2020 to March 2024.

In accordance with the Council's Procurement and Contract Procedure Rules, the tender of Vinci Construction UK Limited was a fully compliant bid inclusive of being priced on the basis of the soil stack replacement system specified within the tender documentation.

The Cabinet gave consideration to an alternative option to continue to provide a repairs service to those properties affected by the deterioration of the soil pipes and the associated leaks. However, given the age of the pipework and the issues that had occurred since their installation, typically over 60 years ago, this would not be feasible. It was therefore proposed to award the contract to Vinci Construction UK Limited.

The report was accompanied by a presentation by the Director – Housing and Communities.



**Agreed:-**



- (1) that the Director – Housing and Communities award the contract to undertake soil stack replacement to various properties to Vinci Construction UK Limited for a contract period of four years, from April 2020 to March 2024 to a value of £750,000 per annum;
- (2) that in connection with Resolution (1) above, the Director – Law and Governance and Monitoring Officer enter into an appropriate contract with Vinci Construction UK Limited.

Meeting ended at 15:59

This meeting was webcast live and is available to view on the Council's website [https://www.youtube.com/watch?v=6Sy33Nnf\\_Dg](https://www.youtube.com/watch?v=6Sy33Nnf_Dg)

## REPORT TO CABINET

10 June 2020

<b>Subject:</b>	<b>Urban Design and Building Services Water Hygiene Services</b>
<b>Presenting Cabinet Member:</b>	<b>Cllr Wasim Ali - Cabinet Member for Inclusive Economic Growth</b>
<b>Director:</b>	<b>Interim Director – Regeneration and Growth – Tammy Stokes</b>
<b>Contribution towards Vision 2030:</b> 	
<b>Key Decision:</b>	Yes
<b>Cabinet Member Approval and Date:</b>	Cllr Wasim Ali
<b>Director Approval:</b>	Tammy Stokes
<b>Reason for Urgency:</b>	Urgency provisions do not apply
<b>Exempt Information Ref:</b>	Exemption provisions do not apply
<b>Ward Councillor (s) Consulted (if applicable):</b>	Boroughwide
<b>Scrutiny Consultation Considered?</b>	Scrutiny has not been consulted
<b>Contact Officer(s):</b>	<p>David Harris Service Manager - Strategic Assets &amp; Land <a href="mailto:David_harris@sandwell.gov.uk">David_harris@sandwell.gov.uk</a></p> <p>David Webb Principal Building Services Engineer – Strategic Assets &amp; Land <a href="mailto:David_webb@sandwell.gov.uk">David_webb@sandwell.gov.uk</a></p>

## **DECISION RECOMMENDATIONS**

### **That Cabinet:**

- a) Note that Interim Director – Regeneration and Growth in consultation with the Section 151 Officer are presently in the process of procuring external providers in support of the council Water Hygiene Management Services across all council operational sites in support of statutory compliance.
- b) Authorise the Interim Director – Regeneration and Growth in consultation with the Section 151 Officer to award contracts for Water Hygiene Services following the conclusion of the current procurement exercise.
- c) Authorise the Section 151 Officer, Director – Regeneration & Growth and the Director Law and Governance and Monitoring Officer to agree terms and enter into a contract with relevant third parties as part of the proposed Water Hygiene Contract for the delivery of Water Hygiene Services to third parties accessing services from the Sandwell MBC contract.
- d) subject to (1 and 2 above), the Director of Law and Governance and Monitoring Officer enter into or execute under seal any documentation in relation to award of the Water Hygiene Services contracts and/or other agreements as may be deemed necessary.

## **1 PURPOSE OF THE REPORT**

- 1.1 To seek approval to procure and award contracts for Water Hygiene Services in support of statutory compliance requirements. upon completion of the current procurement exercises.

## **2 IMPLICATION FOR VISION 2030**

- 2.1 Ambitions 3,4,9,10, The renewal of these contracts will enable the council to ensure buildings are compliant with statutory requirements, operational and safe.

### 3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The council's current arrangements for Water Hygiene Services are due to terminate on the 30<sup>th</sup> September 2020, having been extended to facilitate a review of future needs which will lead to a more efficient and effective delivery of services. This also includes combining previously separately procured arrangements for service providers to public buildings and housing estate management function.
- 3.2 The estimated value of works to be undertaken by Sandwell MBC is as follows:
- a. Water Hygiene Consultancy (Lot 1) - £300k over 4-year contract period.
  - b. Water Hygiene Monitoring (Lot 2) - £1.6m over 4-year contract period.
- 3.3 There is considered to be an opportunity to procure the Water Hygiene Services arrangements as a Framework which can be made available for other public bodies to use, subject to an access agreement and fee. This will further enable us to promote the use of a local employee base and the associated training and development opportunities.
- 3.4 However, depending on the use of the framework by other Contracting Authorities, this value may increase to the following values for the 4 years duration of the framework:
- a. Lot 1 - Risk Assessments, Consultancy Services and Training - £1,750,000
  - b. Lot 2 Monitoring and Remedial Works - £12,000,000
- 3.5 The proposed access fee arrangement would consist of a fixed access charge of £2000, plus 2% of contract turnover. This would be based on a direct access arrangement between the council provider and any interested third-party organisation. For a council of similar size to SMBC that would equate to somewhere in the region of £8000 per annum.
- 3.6 Given the current Covid-19 situation, the number of sites requiring water testing may be reduced. Therefore, the proposed contract will be on a 'call off' contract basis and therefore should our estate change in the future the contract will allow that flexibility.

## **4 THE CURRENT POSITION**

- 4.1 A procurement exercise has commenced with a programme for the new arrangements to commence on 1 October 2020. The anticipated value of these proposals will be above the relevant EU tender threshold, and the proposals will be in full compliance with the Public Contracts Regulations 2015 and assessed in accordance with the social value tool kit and community wealth building principles.
- 4.2 Delegated Director authority to award these contracts upon completion of tender evaluation during July 2020 will ensure that mandatory standstill requirements are observed, and sufficient time is available for contractors to comply with any potential TUPE requirements (between private contractors not of council employees). Furthermore, it will allow for an appropriate mobilisation period to be implemented. It is recommended that whilst authority is Delegated to the Director(s) that a further report is provided to the Cabinet Member for Inclusive Economic Growth to update on the preferred contractors.

## **5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)**

- 5.1 Consultation has been undertaken with stakeholders as part of routine customer satisfaction monitoring and they are in agreement with this course of action.

## **6 ALTERNATIVE OPTIONS**

- 6.1 As the previous long-term agreements have now been extended and are due for retender, alternative options have already been explored. The most economically advantageous solution is still to conduct tender processes in compliance with the Public Contracts Regulations 2015.

## **7 STRATEGIC RESOURCE IMPLICATIONS**

- 7.1 The proposed contract values of £1.9 million (£475,000 per annum) for Sandwell MBC, for the provision of Water Hygiene Services is included within the Property Maintenance Account, the Schools Repairs Accounts and Housing Revenue Account.

- 7.2 The new contract will place a pressure on the existing budgets due to the enhanced nature of the proposed service delivery model. This however is required to keep pace with ever increasing legislative requirements as with all other compliance requirements currently. The budget pressure will be offset against the existing budgets. This however will impact on other non-critical elements of the service delivery, mainly around reactive and any planned works.
- 7.3 The approval of the recommendations will assist in the mitigation of the risk included in the directorate risk register re statutory compliance (non-asbestos).

## **8 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 8.1 The tendering process has been fully supported by colleagues within Procurement.
- 8.2 Following approval, 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 renewal of an existing contractual arrangement. The contract will be monitored to ensure compliance.

## **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 There are no crime and disorder issues relating to the consideration of this report.

## 12 SUSTAINABILITY OF PROPOSALS

- 12.1 There are no anticipated changes to current legislation, however the proposals do reflect changes to current operational arrangements which are anticipated to improve the efficiency and effectiveness of the management of Water Hygiene Services going forward and give the council greater control over the operation and performance of the Contractor. This also enables us to work closely with the contractor to ensure a local focus is applied with the opportunity to create wealth,
- 12.2 engagement and opportunity in the local community.
- 12.3 Landlord supplies to residential properties such as high-rise blocks, sheltered housing schemes, including offices and depots will be managed and maintained by the council and all the associated costs will be met from within the Housing Revenue Account.
- 12.4 Public buildings will be maintained through the council's existing annual building maintenance budget.

## 13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE).

- 13.1 Social Value and Community Wealth building commitments have been built in to the tender evaluation criteria to ensure the successful contractor(s) complies with locally and nationally recognised standards and contributes to the council's Vision 2030 ambitions.
- 13.2 In support of the council's social value charter the tender sets out the following question which forms part of the overall scoring process.

*To comply with the Public Services (Social Value) Act 2012:- Please demonstrate how you would configure and operate your site processes to deliver a positive impact on the social, economy and environmental well-being of the local area. Please note that potential suppliers should demonstrate evidence of supporting Social Value and local integration within the requirements and scale of the contract; examples include but are not limited to; Identifying job and apprenticeships as consequence of contract; Identifying and supporting a local school/community need with the area of works; promotion of environmental awareness; highlighting the benefits of recycling and carbon reduction; working with local SME's and supply chain. Please demonstrate how you will engage with the council to help identify residents and businesses, regarding promotion and communication of the scheme to the public during the contractual period.*

*The council recognises that the tenderer's responses will be proportionate to the size, complexity length and value of this project.*

13.3 The outputs will be monitored throughout the delivery of the contract to ensure that the commitments made are honoured and further development is encouraged.

#### **14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

14.1 The award of the Water Hygiene Services contracts will enable Sandwell council to fulfil the statutory and regulatory health and safety compliance requirements aligned with maintaining water services in buildings.

#### **15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

15.1 The extensions to previous long-term contract agreements will expire on the 30 September 2020.

15.2 Revised procurement exercises are currently being undertaken with a view to combine previously separated arrangements for public buildings and landlord supplies to housing related buildings such as high-rise blocks, sheltered housing schemes, including offices and depots.

15.3 In order to complete the procurement exercise and award the new contracts in time for an October 2020 commencement, delegated authority is sought to enable the Director – Regeneration and Growth in consultation with the Executive Director – Resources to approve the successful contractor recommendation submitted by Procurement Services.

#### **16 BACKGROUND PAPERS**

16.1 None

#### **17 APPENDICES:**


None

**Tammy Stokes**  
**Interim Director – Regeneration and Growth**



## REPORT TO CABINET

10 June 2020

<b>Subject:</b>	<b>Provision of Supply &amp; Installation of Glazing to Sandwell MBC Properties</b>
<b>Presenting Cabinet Member:</b>	<b>Councillor Joanne Hadley - Cabinet Member for Homes</b>
<b>Director:</b>	<b>Director - Housing and Communities - Alan Caddick</b>
<b>Contribution towards Vision 2030:</b>	
<b>Key Decision:</b>	Yes
<b>Cabinet Member Approval and Date:</b>	Cllr J Hadley
<b>Director Approval:</b>	Alan Caddick
<b>Reason for Urgency:</b>	Urgency provisions do not apply
<b>Exempt Information Ref:</b>	Exemption provisions do not apply
<b>Ward Councillor (s) Consulted (if applicable):</b>	Boroughwide
<b>Scrutiny Consultation Considered?</b>	Scrutiny consultation has not taken place
<b>Contact Officer(s):</b>	Steve Piddock Contracts Manager – Asset Management & Maintenance 0121 569 6023  Wendy Jones Procurement Officer - Procurement Services 0121 569 6098

## **DECISION RECOMMENDATIONS**

### **That Cabinet:**

1. Authorise the Executive Director – Neighbourhoods to award the contract for Provision of Supply & Installation of Glazing to Sandwell MBC Properties to Harris Glass Ltd to the value of £195,750 per annum.
2. That in connection with 1. above, the Director of Law and Governance and Monitoring officer be authorised to enter into the appropriate contracts with Harris Glass Ltd.

### **1 PURPOSE OF THE REPORT**

- 1.1 This report seeks approval to award the contract to Provision of Supply & Installation of Glazing to Sandwell MBC Properties.

### **2 IMPLICATION FOR THE COUNCIL'S AMBITION**

- 2.1 The renewal of this contract will enable our customers to feel safe within their homes.

### **3 BACKGROUND AND MAIN CONSIDERATIONS.**

- 3.1 The Council is seeking to appoint one contractor for the Provision of Supply & Installation of Glazing to Sandwell MBC Properties to Sandwell MBC properties for a contract period of four years, from 30<sup>th</sup> June 2020 to 30<sup>th</sup> June 2024.
- 3.2 The current contract expires on the 29<sup>th</sup> June 2020.
- 3.3 One Hundred Forty-Eight expressions of interest were received of which Two compliant tenders were returned by the deadline of 11<sup>th</sup> March 2020.
- 3.4 The anticipated value of the contract is in the region of £783,000 (£195,750 per annum) for a period of four years.
- 3.5 The two compliant tenders received have been evaluated in accordance with the criteria stipulated within the tender documentation; the Contractors with the winning submission is Harris Glass Ltd.

### **4 THE CURRENT POSITION**

4.1 The current contract was awarded in October 2017.

4.2 The current contractor undertaking this work are Harris Glass Ltd.

## **5 ALTERNATIVE OPTIONS**

5.1 There are no other options available, this contract is required for Sandwell MBC to be able to maintain its current housing stock.

## **6 STRATEGIC RESOURCE IMPLICATIONS**

6.1 The proposed contract for £783,000 (£195,750 per annum over four years) for the Provision of Supply & Installation of Glazing to Sandwell MBC Properties is included within approved Housing Revenue Account budgets.

## **7 LEGAL AND GOVERNANCE CONSIDERATIONS**

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

## **8 EQUALITY IMPACT ASSESSMENT**

8.1 An Equality Impact Assessment was not undertaken as this is a renewal of an existing contractual arrangement. The contract will be monitored to ensure compliance.

## **9 DATA PROTECTION IMPACT ASSESSMENT.**

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

## **10 CRIME AND DISORDER AND RISK ASSESSMENT**

10.1 There are no crime and disorder issues needed to be considered as part of this report.

**11 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE).**

Harris Glass Ltd response to Social Value Question is as follows:

Harris Glass Ltd will advertise any new employment opportunities in Sandwell and will recruit locally for local contracts, Harris Glass currently have employees that live within Sandwell. Work experience opportunities are made available throughout the year.

Harris Glass also use local suppliers that do offer apprenticeship Schemes and work experience placements

Last season Harris Glass sponsored Bustleholme Boys Football Club based in West Bromwich, this helped them to take on players from local disadvantaged areas. They are investing in our young people to enable them to become more active and improve their health and well-being.

Harris Glass currently employ three members of staff from Sandwell and in the last three years they have taken on one apprentice, and offered three work experience placements

**12 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

12.1 The renewal of this contract will enable Sandwell MBC to quickly repair our properties.

**13 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

13.1 The current contract was agreed by Cabinet in October 2017

13.2 This contract is still required for Sandwell MBC to continue to maintain its current stock

13.3 Therefore, it is recommended that Cabinet approve the award of the contract for the Provision of Supply & Installation of Glazing to Sandwell MBC Properties to Harris Glass Ltd as set out in Appendix 1.

13.4 Harris Glass Ltd are based in Wolverhampton.

**14 BACKGROUND PAPERS**

14.1 None

15 **APPENDICES:**

Appendix 1, Tender Return Results

**Alan Caddick**  
**Director Housing and Communities**



**Appendix 1**  
**Tender Return Results**

Provision of Supply & Installation of Glazing to Sandwell MBC Properties

Supplier	Price %	Quality Mark %	Total	Rank
Harris Glass Ltd	80.00%	9.50%	80.95%	1
Contractor B	60.87%	18.00%	78.87%	2

## REPORT TO CABINET

10 June 2020

<b>Subject:</b>	<b>Composite Door Programme</b>
<b>Presenting Cabinet Member:</b>	<b>Councillor Joanne Hadley - Cabinet Member for Homes</b>
<b>Director:</b>	<b>Executive Director - Neighbourhoods – Alison Knight</b>
<b>Contribution towards Vision 2030:</b> 	
<b>Key Decision:</b>	Yes
<b>Cabinet Member Approval and Date:</b>	Cabinet Member for Homes
<b>Director Approval:</b>	Executive Director – Neighbourhoods
<b>Reason for Urgency:</b>	Urgency provisions do not apply
<b>Exempt Information Ref:</b>	Exemption provisions do not apply
<b>Ward Councillor (s) Consulted (if applicable):</b>	This is a boroughwide initiative
<b>Scrutiny Consultation Considered?</b>	Scrutiny has not been consulted
<b>Contact Officer(s):</b>	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 6<sup>th</sup> 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](http://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, 18<sup>th</sup> 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