

Report to Cabinet

17 March 2021

Subject:	Composite Door Programme
Cabinet Member:	Cabinet Member for Homes - Councillor Keith Allcock
Director:	Housing and Communities – Alan Caddick
Key Decision:	Yes an executive decision which is likely to result in the Council incurring expenditure, the making of savings or the generation of income amounting to: -£250,000 or more where the service area budget exceeds £10m;
Contact Officer:	Steve Greenhouse – Service Manager – Asset Management and Maintenance steve_greenhouse@sandwell.gov.uk Jonathan Rawlins – Business Manager – Asset Management and Maintenance Jonathan_rawlins@sandwell.gov.uk

1 Recommendations

- 1.1 That the Director – Housing and Communities be authorised to award contracts to undertake the Composite Door Programme to various properties to Lovell Partnerships Limited and Nationwide Windows Limited for a contract period of two years, from April 2021 to March 2023 to a value of £10m per annum.




1.2 That in connection with 1.1 above, the Director – Law and Governance and Monitoring Officer be authorised to enter into appropriate contracts with Lovell Partnerships Limited and Nationwide Windows Limited.

2 Reasons for Recommendations

2.1 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.

2.2 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. Each area will have a separate contractor. Contractors could apply for one or both contract areas but will only be awarded one contract. The most economically advantageous tenders will be appointed. As Lovell's are the most economically advantageous tender in both the North and the South, then Nationwide as the second most economically advantageous tender will be appointed to the South.

3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods</p> <p>Quality homes in thriving neighbourhoods, this contract is required to allow Sandwell MBC to continue to maintain and upgrade its housing stock as and when required.</p> <p>The delivery of this contract will both improve the security and the appearance of the Council's Housing stock.</p>
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4 Context and Key Issues

- 4.1 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.
- 4.2 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.
- 4.3 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 April 2021 to March 2023.
- 4.4 On 18 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.
- 4.5 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.
- 4.6 On 18 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.
- 4.7 At its meeting held on 10 June 2020, Cabinet authorised the award of two contracts for delivery of the Composite Door programme over a two-year period and within a budget of £20 million.



- 4.8 Following the decision from Cabinet, the Council entered into a mandatory ten-day standstill period, which follows the issue of letters to all bidders setting out the intention to award contract. This is a requirement set out in the Public Contracts Regulations 2015 and is to allow unsuccessful bidders to review the full feedback that they have been provided with and to raise any queries or challenges that they might have before the contracts are entered into.
- 4.9 The Council received queries from one of the unsuccessful bidders during the standstill period. The Council's Legal team agreed that the evaluation process should be repeated.
- 4.10 The evaluation process was completed, and the results were re-issued to all bidders.
- 4.11 The Council again received queries from one of the unsuccessful bidders during the standstill period. After consultation with the Council's Legal team it was identified that the Council was not going to make an award of contract and that the current tender process should be abandoned.
- 4.12 In consultation with Procurement Services the contract was re-tendered.
- 4.13 Eight compliant tenders were returned by the deadline of 18th December 2020.
- 4.14 The anticipated value of the contract is in the region of £20 million (£10 million per annum) for a period of two years.
- 4.15 The eight 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 – Nationwide Windows Limited



5 Alternative Options

- 5.1 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.

6 Implications

<p>Resources:</p>	<p>The proposed budget for the contract is £20m (£10m per annum) and will be funded by the Housing Revenue Account and reserves.</p> <p>The budget is intended to provide capacity to deliver replacement composite doors to every Council owned property.</p> <p>The funding set out within this report is part of an affordable programme that remains within our borrowing capacity limits.</p>
<p>Legal and Governance:</p>	<p>The contracts will be awarded in accordance with the Council's Procurement and Contract Procedure Rules and Public Contract Regulations 2015.</p>
<p>Risk:</p>	<p>All door sets must be Secure by Design accredited to BSI – BS: PAS 24.</p> <p>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.</p> <p>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.</p>



	<p>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 offences. 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.</p> <p>The sharing of any relevant data for the delivery of this contract will be in compliance with the General Data Protection Regulations.</p>
Equality:	An Equality Impact Assessment was not undertaken as this is a Boroughwide contract.
Health and Wellbeing:	There are no health and wellbeing implications arising from this proposal.
Social Value	<p>Social Value will be achieved through the inclusion of an Employment and Skills Plan (ESP) contained within the formal contract with Lovell Partnerships Limited and Nationwide Windows Limited. The plan includes contractual performance indicators such as work experience placements, apprenticeships in addition to school engagement and community activities.</p> <p>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.</p>



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.

Nationwide Windows are committed to supporting SMBC with our wider Social Value Plan and the specific objectives identified in the contract Construction Employment and Skills Plan (ESP).

Nationwide have committed, through their submission to manage this contract from an installation storage and office facility within the Sandwell borough and will ensure that Sandwell residents are afforded the opportunity to apply for each new position this contract generates. They envisage that this opportunity would generate work for 16 installers and it is their aim to ensure that these roles are filled by local people.

7. Appendices

Appendix 1, Tender Return Results

8. Background Papers

Cabinet Report 18th October 2017 (Min 167/17)

Cabinet Report 18th April 2018 (Min 60/198)

Cabinet Report 10th June 2020 (Min 45/20)



Appendix 1 Tender Return Results

SMBC20101 – Composite Doors Evaluation			
	Price Score	Quality Score	Total Score
North			
Lovell Partnerships Limited	65.72	30.00	95.72
Nationwide Windows Limited	69.49	24.78	94.27
Contractor C	70.00	21.38	91.38
Contractor D	60.55	30.00	90.55
Contractor E	56.49	30.00	86.49
Contractor F	55.47	25.45	80.92
Contractor G	48.00	26.85	74.85
Contractor H	45.97	17.20	63.17
South			
Lovell Partnerships Limited	65.69	30.00	95.69
Nationwide Windows Limited	69.43	24.78	94.21
Contractor C	70.00	21.38	91.38
Contractor D	60.53	30.00	90.53
Contractor E	56.47	30.00	86.47
Contractor F	55.45	25.45	80.90
Contractor G	47.99	26.85	74.84
Contractor H	45.94	17.20	63.14

