

Report to Cabinet

29 September 2021

Subject:	Roofing Repairs to Council Properties
Cabinet Member:	Cabinet Member for Housing, Councillor Zahoor Ahmed
Director:	Director of Housing Gillian Douglas
Key Decision:	Yes Above £250,000 threshold.
Contact Officers:	Jonathan Rawlins, Business Manager 0121 569 5045. Jonathan_rawlins@sandwell.gov.uk Wendy Jones, Procurement Officer 0121 569 6098. Wendy_jones@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to authorise the Director – Housing to award contracts for the delivery of Roofing Repairs to: -
- 1.1.1 Hardyman Group Limited and Roy Hankinson Limited – Lot 1 Pitched Roofing Repairs, for the sum of approximately £796,500 (£265,500 per annum) to Hardyman Group / £265,500 (£88,500 per annum) to Roy Hankinson Limited and for a period of 3 years, from 1st October 2021 to 30th September 2024.
- 1.1.2 IJS Roofing and Building Limited and Hardyman Group Limited – Lot 2 Built Up Felt and Sheet Roofing Repairs, for the sum of approximately £888,750 (£296,250 per annum) to IJS Roofing and Building Limited / £296,250 (£98,750 per annum) to Hardyman Group Limited and for a period of 3 years, from 1st October 2021 to 30th September 2024.



1.1.3 Roy Hankinson – Lot 3 Asphalt Roofing Repairs, for the sum of approximately £453,000 (£151,000 per annum) and for a period of 3 years, from 1st October 2021 to 30th September 2024.

1.2 That the Director – Law and Governance and Monitoring Officer be authorised to enter into appropriate contracts for Roofing Repairs with Hardyman Group Limited, Roy Hankinson Limited and IJS Roofing and Building Limited.

2 Reasons for Recommendations

2.1 This report seeks approval to award the contract to undertake Roofing Repairs to Council properties.

3 How does this deliver objectives of the Corporate Plan?

	<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>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.</p>

4 Context and Key Issues

4.1 The Council is seeking to appoint three contractors to five contracts to undertake roofing repairs to Council properties for a contract period of three years, from 1st October 2021 to 30th September 2024.

4.2 The current contract was due to expire on the 31st January 2023.



4.3 Expenditure levels on the current contract were forecast to exceed the contract sum figure. To comply with Public Contract Regulations 2015 a decision was made in conjunction with Procurement Services to terminate the current contracts in accordance with the termination provision contained within the contract and to re-procure the contracts to ensure compliance. Correspondence was issued to all contractors in February 2021, including a termination date of 30th September 2021.

4.4 In response to the contract notice published on the Government's Find a Tender website in March 2021, four compliant tenders were returned against Lot 1, four compliant tenders were returned against Lot 2 and two compliant tenders were returned against Lot 3, by the deadline of 30th April 2021.

4.5 All compliant tenders received have been evaluated in accordance with the criteria stipulated within the tender documentation, 80% Price and 20% Quality.

4.6 This tender has been divided into the following lots:

- Lot 1 Pitched Roofing
- Lot 2 Built up Felt Roofing
- Lot 3 Asphalt Roofing

4.7 Tenderers were afforded the opportunity of applying for one, two or all three Lots. Two contractors were to be appointed to Lots 1 and 2 with one contractor to be appointed to Lot 3.

4.8 Tender results are as detailed within the Appendix.

4.9 The Contractors with the winning submissions are

- Lot 1 Hardyman Group Limited/Roy Hankinson Limited
- Lot 2 IJS Roofing and Building Limited/Hardyman Group Limited
- Lot 3 Roy Hankinson Limited



4.10 A call off process will be applied to both Lots 1 and 2. The Primary Contractor under the required Lot shall be approached to carry out works and shall be required to provide timely confirmation in writing of their availability to provide the works and confirm whether or not they have sufficient level of capacity to deliver the required works within the requisite timescales set by the Council. In the event that the Primary Contractor confirms they do not have capacity to undertake works in the required timescales in accordance with the terms of this Contract or have not provided the Council with satisfactory evidence that they have sufficient level of capacity, then the works required will be offered to the Secondary Contractor.

4.11 The anticipated combined value of the contracts, including all Lots, is in the region of £2.7 million (£900,000 per annum) for a period of three years.

4.12 Hardyman Group Limited are based in Solihull
 Roy Hankinson Limited are based in West Bromwich
 IJS Roofing and Building Limited are based in Walsall

5 Alternative Options

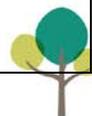
5.1 Sandwell MBC's Asset Management and Maintenance team have eight directly employed roofers. This contract is required to pick up the overspill of work. The contract also has a provision to repair and renew Asphalt walkways and balconies as the council does not have suitably trained employees to undertake this work.

6 Implications

Resources:	The original roofing contact award was for £2.9m over 3 years. However, this contract was used by other areas of the authority resulting in £2.796m being spent within the first 20 months. Budgets are available for the full value of the new contract within HRA resources. Other areas of the authority have been made aware that they will need to procure their own contracts where required.
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Legal and Governance:	The contract will be awarded in accordance with the council's Procurement and Contract Procedure Rules and the Public Contracts Regulations 2015.
Risk:	No Risks
Equality:	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.
Health and Wellbeing:	The award of this contract will enable Sandwell MBC to quickly repair roofs and walkways at our properties. This contract is still required in order for Sandwell MBC to continue to maintain its current housing stock.
Social Value	<p>Social Value will be achieved through the inclusion of an Employment and Skills Plan (ESP) contained within the formal contract with Hardyman Group Limited, Roy Hankinson Limited and IJS Roofing and Building Limited. The plan includes contractual performance indicators such as work experience placements, apprenticeships in addition to school engagement and community activities.</p> <p>Hardyman Group Limited, through their tender submission, have committed to support a full range of local opportunities for this SMBC contract, as detailed within the ESP. Specifically, for this contract they will work with Sandwell MBC to make a positive impact to the local economy by:</p> <ul style="list-style-type: none"> • Providing training, including work experience and apprenticeships • Maintaining and recruiting local employment • Creating opportunities for SMEs • Contributing to education • Sourcing materials locally <p>Additionally, they are committed to protecting the environment and, therefore, will work to achieve the following objectives as part of this contract:</p> <ol style="list-style-type: none"> 1. Target zero carbon footprint 2. Significantly reduce waste to landfill, through recycling 3. Reduce the use of plastics 4. Purchase of materials from a sustainable source



Roy Hankinson Limited, through their tender submission, have committed to create relationships with local colleges and engage with residents through newsletters, social media and their website and provide opportunities for students and tenants with work experience opportunities for a minimum of 1 week. Over and above this they will provide opportunities for a local apprenticeships and traineeships.

The majority of the works will be completed by themselves, however, when resourcing labour and materials, they commit to keeping this within the boundaries of the project area.

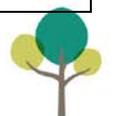
Hankinson confirm and commit to ensuring that they recycle as much of the waste produced from our construction activities as possible, they are currently recycling in excess of 92% of the waste their activities produce. They do this by working with their waste partner along with working with suppliers to receive back their packaging for future use. They have committed to achieving carbon neutral status from their activities by 2035.

IJS Roofing and Building Limited, through their tender submission, have committed to deliver a positive impact on the local economic, social, and environmental well-being of the local area.

100% of the people they employ are from the local area. This enriches our environment by providing a more highly skilled workforce and generating wealth within the community.

Should they secure the contract, this will also allow them to take on one other apprentice and they will be happy to provide on-the-job training as part of a wider shared apprenticeship scheme run by one of the local colleges or training companies.

IJS Roofing is committed to operating in a sustainable manner and protecting the environment with a sensitive and responsive attitude. They are acutely aware of the effects that our services, waste materials and packaging may have on the environment and endeavour to always mitigate against any negative impact on the local environment.



7. Background Papers

None

8. Appendix

Tender results: -

Lot 1 Pitched Roofing Repairs				
	Price Score	Quality Score	Total	Rank
Hardyman Group Ltd (<i>primary contractor</i>)	80.00	17.17	97.17	1 st
Roy Hankinson Ltd (<i>secondary contractor</i>)	70.18	16.25	86.43	2 nd
Contractor C	62.89	20.00	82.89	3 rd
Contractor D	44.51	12.85	57.36	4 th

Lot 2 Built Up Felt and Sheet Roofing Repairs				
	Price Score	Quality Score	Total	Rank
IJS Roofing & Building Ltd (<i>primary contractor</i>)	80.00	20.00	100.00	1 st
Hardyman Group Ltd (<i>secondary contractor</i>)	77.83	17.17	95.00	2 nd
Contractor C	70.97	16.25	87.22	3 rd
Contractor D	43.07	12.85	55.92	4 th

Lot 3 Asphalt Roofing Repairs				
	Price Score	Quality Score	Total	Rank
Roy Hankinson Ltd	80.00	16.25	96.25	1 st
Contractor B	54.92	12.85	67.77	2 nd

