

## Members' Library Service Request Form

Date of Document	02/11/16
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Social Work Adaptations - Proposed Bathroom and Shower Room Adaptations to Council Houses: Framework Agreement

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	24/11/16

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive – Partnerships and Community Services

**SUBJECT:** Social Work Adaptations - Proposed Bathroom and Shower Room Adaptations to Council Houses: Framework Agreement

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Bathroom and Shower room Adaptations to Council Houses – Framework Agreement, to Messrs L & D Services Ltd.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources and the Head of Communities and Partnerships to accept Messrs L&D Services Ltd's tendered rates and prices (See part 8 – Background Papers), for the Proposed Bathroom and Shower room Adaptations to Council Houses – Framework Agreement, for 1 year plus an option to extend for up to 1 year.

## **3 BACKGROUND**

- 3.1 The Council is proposing to continue the ongoing programme of Bathroom and Shower Room Adaptations in Council houses. This contract will run for one year from the date of award plus any extension up to a further one year. This proposed contract replaces a framework contract between the Council and Keepmoat Ltd who previously provided this service after mini competition between the two contractors on the LHC Whole House Framework Lot available for Southern Scotland. This framework has now expired and offered the additional advantage of a members' rebate to the Council from the LHC. This contract with Keepmoat Ltd was terminated by mutual agreement in October 2016. A number of ongoing issues made a continuing relationship untenable.

After consultation with the Council’s Corporate Procurement Department and the “not for profit” organisation, SPA (Scottish Procurement Alliance), it was agreed that the Council should make direct award of this contract to the 1nr available specialist in this area of work from the appropriate SPA framework lot, L&D Services

As an SPA Framework Contractor, L&D Services Ltd have been vetted and have demonstrated a track record in this kind of project. By using SPA to procure these services the Council is eligible to receive a members’ rebate based on SPA’s operating surplus at the end of the fiscal year.

Tender documents were issued to L&D Services to provide framework rates and prices for the Council’s standard bathroom alteration types and a compliant priced schedule was received (See part 8 – Background Papers)

- 3.2 The table below illustrates a like-for-like comparison of rates and prices received from L&D Services Ltd and the rates and prices for which works were carried out under the previous Keepmoat Ltd contract. Note: The amounts shown are notional totals for works associated with a set of standard bathroom alterations, and are for the purposes of comparison only. These rates and prices form the basis of the total overall spend against this rolling programme of bathroom alterations. See Part 7 – Resource Implications, for reference to actual anticipated spend.

REF	Contractor	Notional total of rates and prices for typical adaptation works
1	L&D Services	£28,225.47
2	Keepmoat Ltd	£41,487.42

- 3.3 It will be noted that the rates and prices submitted by L&D Services represent improved value for money when compared to the previous agreement.

- 3.4 The Contract has been prepared in terms of the JCT Minor Works Building Contract for use in Scotland (2011 Edition) incorporating Amendment 1 (March 2015).

**4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

- 4.1 Messrs L&D Services have undertaken to comply with the contract requirement governing the Contractors Community Benefits responsibilities.

## **5 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy

## **6 POLICY IMPLICATIONS**

- 6.1 None

## **7 RESOURCE IMPLICATIONS**

- 7.1 Financial – The works will be measured and valued in accordance with the rates and prices tendered for the Bathroom and Shower room Adaptations to Council Houses all in accordance with the General and Supplementary Condition of Contract and Specification all as relative to the tender. The volume and type of work over the course of the framework agreement will be as instructed by the Council's Housing Asset Management section.
- 7.2 The total expenditure for the works, as instructed, for the one year duration of the contract, will be contained within the budget allocated for Disabled Adaptations (£600,000.00 per annum) in the Council's Approved Capital Modernisation Programme which is part of the Housing Revenue Account for 2016/2017 and 2017/2018, and has been approved by the Head of Corporate Resources.
- 7.3 Personnel – None.
- 7.4 Other – None.

## **8 BACKGROUND PAPERS**

- 8.1 Contract Pricing Schedule from L & D Services

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<b>DATE</b>	2 November 2016