

Lift Refurbishment Contract Update

Cabinet	17 September 2020
Report Author	Bob Porter, Director of Housing and Planning
Portfolio Holder	Cllr Helen Whitehead, Deputy Leader and Cabinet Member for Housing and Safer Neighborhoods
Status	For Information
Classification:	Unrestricted
Key Decision	No
Reasons for Key	N/A
Previously Considered by	Overview and Scrutiny Panel - 21 July 2020 Cabinet - 30 July 2020
Ward:	Various

Executive Summary:

This report provides Cabinet with an update on the outcome of tendering for a new contract for the full refurbishment of passenger lifts in seven council owned residential blocks.

Cabinet previously approved the procurement of these works at its meeting on 30 July 2020.

Recommendation(s):

Cabinet is asked to:

1. Note the contents of the report

Corporate Implications

Financial and Value for Money

Housing Revenue Account capital budgets are reviewed annually and include provision for lift refurbishment. A mid year review of the HRA budgets for 2020/21 was approved by Council on 10 September 2020 and included the additional resources required to let this contract.

There is sufficient funding within the HRA Major Repairs Reserve to fund the revenue and capital costs set out in this report.

Detailed budgets will be reviewed and amended in line with the actual costs of these works.

Legal

The council, as a landlord of residential buildings, has a statutory responsibility to ensure that they are properly maintained.

Corporate

The council's Corporate Statement sets out its commitment to, 'Improve standards and safety in homes across all tenures.'

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -

- To advance equality of opportunity between people who share a protected characteristic and people who do not share it.

The council's tenants and leaseholders include residents that have protected characteristics as set out in the Public Sector Equality Duty.

The completion of the works set out in this report will benefit all tenants and leaseholders, including those with protected characteristics.

CORPORATE PRIORITIES

This report relates to the following corporate priorities:

- Communities

1.0 Introduction and Background

- 1.1 Cabinet considered a report at its meeting on 30 July 2020 and agreed to approve the letting of the contract for the refurbishment of seven passenger lifts in council owned residential buildings.
- 1.2 The report informed members of the blocks included in the programme, the method of procurement and the pre-tender estimated costs of £1.6m.

- 1.3 The letting of the contract was also subject to the approval of the required budget at full council on 10 September 2020. A budget of £1.865m, including contingency sums of £133k.

2.0 Outcome of Tendering

- 2.1 The work to tender this contract has now been completed and a suitable contractor identified. Subject to the satisfactory completion of consultation with leaseholders in the blocks within the programme, this contract can now be let.
- 2.2 Submitted tenders were evaluated for both price and quality and a winning bidder identified. The value of the winning tender was £1.865m, some £265k above the pretender estimate for the works. This is still considered to represent good value, as it has been thoroughly market testing by means of a full public tender process.
- 2.3 The additional budget required was presented and approved by the full council at its meeting on 10 September 2020.

3.0 Lift Refurbishment Contract

- 3.1 The seven blocks included within the programme are:

- Staner Court
- Trove Court Evens
- Turner Court
- Brunswick Court
- Harbour Towers
- Kennedy House
- Janice Court

- 3.2 The programme is split into two phases. Phase 1, starting in 2020/21 and including:

- Staner Court
- Trove Court Evens
- Turner Court

Phase 2 will start in 2021/22 and will include:

- Brunswick Court
- Harbour Towers
- Kennedy House
- Janice Court

4.0 Options

- 4.1 The following options have been considered:

1. Let the contract in accordance with the outcome of the tendering, as set out in this report. This option is being progressed.
2. Retendering the contract, with a view to securing a cost closer to the pretender estimates. This option is not being progressed as it is considered unlikely that a lower tender would be submitted. In addition the costs of rerunning the procurement would need to be offset against any benefits achieved.

3. Abandoning the programme of works. This is not a realistic option as the lifts in the programme are approaching the end of their life and need to be refurbished.

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Annex List

None

Background Papers

None

Corporate Consultation

Finance: *Chris Blundell, Director of Finance*

Legal: *Estelle Culligan, Director of Law and Democracy*