

## BOROUGH OF KETTERING

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<b>Report Originator</b>	John Conway Head of Housing	<i>Fwd Plan Ref No:</i> A17/021	
<b>Wards Affected</b>	Desborough Loatland	15th November 2017	
<b>Title</b>	<b>AWARD OF CONTRACT – HOMES FOR THE FUTURE PHASE 3</b>		

**Portfolio Holder: Councillor Mark Rowley**

### 1. PURPOSE OF REPORT

To award a contract for the refurbishment of eight council houses in Alexandra Road and Harrington Road, Desborough, under the Homes for the Future programme.

### 2. INFORMATION

- 2.1. Kettering Borough Council's flagship housing refurbishment project, Homes for the Future aims to improve older council housing so that it continues to be fit-for-purpose, easy-to-let and requires lower maintenance over the long term. For our customers, Homes for the Future offers warmer, safer and more energy-efficient homes.
- 2.2. At its meeting on 9 September 2015, the Executive Committee agreed to let a contract for the refurbishment of 21 properties at Alexandra Road and Harrington Road, Desborough, under the Homes for the Future programme. However, earlier this year, work on the project was suspended as the contractor went into liquidation and work to eight properties remained outstanding. This report concerns the tendering exercise which has been undertaken so that works can recommence at the earliest opportunity.

### 3. PROCUREMENT PROCESS

- 3.1. The tender process for the re-roofing contract was conducted in line with the Council's contract procurement rules with contractors being procured through the Efficiency East Midlands procurement portal.
- 3.2. The specification, cost plan and timescale information were derived from the documentation from previous phases of the programme. This was used in conjunction with a National Housing Federation schedule of rates to form a pricing document which could be priced on a % uplift or reduction.
- 3.3. As well as submitting a price for the works, contractors were invited to complete and return a Tender Response Document.
- 3.4. Three contractors submitted tenders for the project. Tender returns were evaluated on the basis of price (30%) and quality (70%).

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Contractor	Price	Value	Quality	Total
Contractor A	£414,210	67	26	93
Contractor B	£396,496	70	24	94
Contractor C	£433,120	64.	30	94

3.5 The quality element in the tender evaluation took account of following issues:

- Available resources
- Contract delivery
- Customer care
- Procedures (including health & safety)

3.6 Two contactors, B and C, had identical scores following assessment of their tenders and response documents.

3.7 Contractor B submitted the lowest tender price. However, the quality of their submission against the above criteria was significantly lower than that of the other two contractors.

3.8 Contractor C's submission was the best in terms of quality although they submitted the highest price. The overall quality of their submission was significantly better than for the other contractors and provided most assurance in terms of their ability to deliver successfully a high quality product.

3.9 On this basis, it is therefore recommended that the contract be awarded to Contractor C.

#### **4. USE OF RESOURCES**

4.1 The approved HRA capital programme 2017/18 – 2020/21 contains provision for Homes for the Future of £500,000 in 2017/18 and £300,000 in 2018/19. Expenditure to date on this project is £198,800 plus salaries to year end of £10,200. The remaining available budget is £591.000.

4.2 There is sufficient provision within the capital programme for the remaining properties Alexandra Road and Harrington Road to be refurbished, thereby completing the Homes for the Future project in Desborough.

4.3 No leaseholders are affected by these works therefore consultation under Section 20 of the Landlord and Tenant Act 1985 is not required..

#### **5. RECOMMENDATION**

It is recommended that the Executive Committee accepts the recommended tender from Contractor C in the sum of £433,120 for the completion of the Homes for the Future contract in Desborough.