

18/30 +
EXEMPT
APPENDIX
DECISION
NOW MADE



Notice of KEY Executive Decision containing exempt information

This Executive Decision is not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972 Appendix A. It is exempt because it refers to financial or business affairs of a legal person, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	Award of contract for works to Amber Construction Services Ltd for the remodelling of block 1-17 Beehive Court and alteration and improvement works to the whole of the scheme.
Cabinet Member:	Councillor Damian White – Deputy Leader of the Council, Lead Member, for Housing.
SLT Lead:	Steve Moore – Director of Neighbourhoods
Report Author and contact details:	Mark Howard, Programme Delivery Manager, Housing Services Mark.howard@havering.gov.uk 01708 434704
Policy context:	This works contract is consistent with the Councils approach under the Housing Regeneration Programme Sheltered Housing Scheme.
Financial summary:	The contract value is £1,166,730.83 and fully funded from within the Housing Revenue Account capital programme.
Reason decision is Key	Expenditure of £500,000 or more
Date notice given of intended decision:	7/3/2018

Key Executive Decision – Part Exempt Report

Relevant OSC:	Towns and Communities
Is it an urgent decision?	No
Is this decision exempt from being called-in?	No

The subject matter of this report deals with the following Council Objectives

Communities making Havering
Places making Havering
Opportunities making Havering
Connections making Havering

Place an X in the as appropriate

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

The Programme Delivery Manager in Housing Services seeks approval to award a contract to Amber Construction Services Ltd. for the remodelling of block 1-17 Beehive Court and alteration and improvement works to the whole of the sheltered housing scheme at Beehive Court, Gubbins Lane, Harold Wood, Romford, Essex, RM3 0RS,

AUTHORITY UNDER WHICH DECISION IS MADE

The history to date is that following the Councils Checkpoint 1 procedure authority to proceed to tender the works was given on 7/9/2017.

This decision is being made by the Director for Neighbourhoods acting under the following authority delegated under Part 3 of the Council's Constitution:

'3.3 Powers of Members of the Senior Leadership Team:

....Contract powers.....

(b) To award all contracts with a total contract value of between £500,000 and £5,000,000 ...'

This Executive Decision is required to authorise award of the works contract as set out in the Contract Procedure Rules and the relevant delegated authority. The Constitution requires the Earlier ED, this report and the checkpoints as part of the due process; these are referenced and attached as evidence of compliance.

STATEMENT OF THE REASONS FOR THE DECISION

Background

Beehive Court is a sheltered housing complex with 47 units in total.

The proposed works are to Block 1-17 bedsits and flats which are currently all empty and have no rental stream as they are unlettable

Block 1-17 originally contained 14 bed sits, a 2 bedroom flat and a 1 bedroom flat. These are located as follows: -

Ground floor comprised of 7 bedsits and a 1 bedroom Flat

First floor 7 bedsits and a 2 bedroom flat

In 2016/2017 a pilot was undertaken, which converted 2 bedsit flats on the ground floor into a 1 bedroom flat. This left 5 bedsits and the 1 bedroom flat which will now be converted into 4 four 1 bedroom flats plus the formation of a guest room an

Key Executive Decision – Part Exempt Report

accessible WC and the installation of a wheel chair lift to block 1 to 17

On the first floor, the proposed works will be to convert the 7 bedsits and the 2 bedroom flat into six 1 bedroom flats, a salon/multipurpose room, staff toilet, communications room and store.

The remodelled flats will have self-contained facilities and be large enough to be lettable

The above remodelling and conversions will make best use of the available bed space

Further improvement works comprise: -

- Improvements to the communal lounge.
- Conversion of external steps to ramps.
- Improvements to external stairs.
- Repairs to external balconies.
- Extending the existing carpark and creation of additional mobility car park bays.
- Redecoration of internal communal walls.
- Improvements and redecoration of the communal lounge
- Replacement of existing communal carpets

The above improvement works along with remodelling and conversion works will be in keeping with creating a Community Hub as part of the of Sheltered Schemes regeneration programme.

OTHER OPTIONS CONSIDERED AND REJECTED

To procure the work through a framework – **Rejected** on the grounds that as the building work is straight forwards we feel that better value can be achieved through competitive tenders. Note checkpoint reports, comments and final approval.

PRE-DECISION CONSULTATION

Key Council stakeholders have been consulted on the development process in order to maximise good working relations, achieve effective compliance with the Councils standing orders and achieve value for money.

Proposals for procurement of a contractor for the works at Beehive Court have been presented to the Checkpoint Board and recommendations arising from that meeting have been incorporated into the procurement process.

There are no Leaseholders on this scheme so statutory consultation is not obligatory but all residents will be consulted prior to the works commencing.

Key Executive Decision – Part Exempt Report

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Ian Brady

Designation: Interim Property Services Manager

Signature:

A handwritten signature in black ink, appearing to read 'Ian Brady', written over a horizontal line.

Date: 15/3/2018

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

This report seeks approval to award a contract for to Amber Construction Services Ltd for the remodelling of block 1-17 Beehive Court and alteration and improvement works to the whole of the scheme.

There is also the requirement that the procurement complies with the Council's Contract Procedure Rules.

Here there appears to be a fully compliant procurement in line with the Council's Contract Procedure Rules thus satisfying requirements in respect of this procurement.

The proposed Form of Contract is the standard JCT Intermediate Form of Contract (IFC 2016) Edition without amendments which is an industry standard for contract for this size and type of work and will adequately protect the Council's interest.

Due to the value, the JCT contracts along with any contractor warranties will need to be sealed. Such Contracts should be sent to Legal Services for review and sealing.

All necessary planning and Building Control permissions have been obtained.

The contract will require sealing.

FINANCIAL IMPLICATIONS AND RISKS

Contract

The Contract shall be the JCT Intermediate Form of Contract (IFC 2016) Edition without amendments which is an industry standard for contract for this size and type of work.

Inflation

There will be no uplift of the contracted rates for inflation

Financial Stability

A Experian financial check has been carried out on the proposed company and this was satisfactory as Amber Construction Services Ltd were classed as low risk .

Budget

The contract value is £1,166,730.83 and is fully funded within the Housing Revenue Account from:

£1,010,640.32 from Code A2643, Task 1.0 which has an unallocated budget of £1,100,000

and

£156,090.51 from cost code A2644, Task 2.0 sheltered schemes regeneration programme, which is a two year programme of improvements to a number of schemes and has a budget of £2,307,000.

**HUMAN RESOURCES IMPLICATIONS AND RISKS
(AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

The recommendations made in this report do not give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

TUPE (Transfer of Undertakings (Protection of Employment) Regulations) will not apply as this is completely new project and there will be no transferring staff.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The procurement process has been carried out in accordance with the Council's Contract Procurement Rules. The proposed contractor is expected to comply with the Council's policies with regards to the promotion of equality and diversity in service delivery to the community, in relations with colleagues and in employment practices.

The procurement process will be carried out in accordance with the Council's Contract Procurement Rules. The selected contractor will be required to comply with relevant Equality & Diversity laws, accessibility standards and Health & Safety regulations.

The Council will seek to ensure that socio-economic status will not dictate health and safety outcomes for occupants of new and existing homes.

BACKGROUND PAPERS

None

Key Executive Decision – Part Exempt Report

APPENDICIES

Appendix A

Exempt Price and Quality Evaluation

Exempt

Key Executive Decision – Part Exempt Report

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed 

SLT Member title: Director of Neighbourhoods

Name: Steve Moore

Date: 05/04/18

Lodging this notice

The signed decision notice must be delivered to the proper officer, Andrew Beesley, Committee Administration Manager in the Town Hall.

For use by Committee Administration

This notice was lodged with me on 5/4/2018.

Signed 