

WELWYN HATFIELD BOROUGH COUNCIL
CABINET – 7 MARCH 2023.
REPORT OF THE SERVICE DIRECTOR (PROPERTY MAINTENANCE AND CLIMATE
CHANGE)

AWARD OF CONTRACT FOR BUILDING SURVEYOR - PLANNED MAINTENANCE PROGRAMME

1 Executive Summary

- 1.1 To supplement the roll out of the extended housing planned maintenance programme, additional surveying resources are required.
- 1.2 This report details the process to procure a consultant to undertake these services.

2 Recommendation(s)

- 2.1 That Cabinet agrees to award the contract for Building Surveying services (Planned Maintenance) to Keegans Limited (Company number 04547050) for a period of up to five years)

3 Explanation

- 3.1 The Council is undertaking a major investment programme in its housing stock and will be delivering a large capital works programme (Whole property refurbishment works including but not limited to: Kitchens and Bathrooms and associated works, Windows and Doors Installations and electrical works.).
- 3.2 The works will be undertaken by three Contractors: the incumbent contractor (Morgan Sindall Property Services Limited) as well as Equans and Novus that are in the process of being appointed.
- 3.3 The Council is recruiting the resources to undertake Building Surveying/Project Management Services for the majority of the programme Consultants are required to complement the in house team to deliver the catch up element of the programme which be completed after 5 years leaving a 'smooth' programme to be delivered by the inhouse team over the life of the business plan.
- 3.4 Following approval of the tender evaluation criteria, the project was advertised and eight bids were received. These were evaluated 60% on quality and 40% on price. Keegans scored the highest against this criteria. The full evaluation model is included in the part 2 report.

Implications

4. Legal Implications

- 4.1 The Council will enter into a contract with the successful consultant. This contract will include provisions for their contract to end at the same time as the main Contractor contracts. This is anticipated to be in about five years time.

5. Financial Implication(s)

- 5.1 The costs will be met from the agreed capital budget.

6. Risk Management Implications

- 6.1 As with any procurement of this value there is the risk of procurement challenge. A successful challenge risk is been mitigated somewhat by a competent evaluation panel reviewing tenders.

7. Security & Terrorism Implication(s)

- 7.1 There are no security or terrorism implications with the recommendations in this report.

8. Procurement Implication(s)

- 8.1 The recommendation is in accordance with the Public Contracts Regulations 2015 and the contract procedure rules

9 Climate Change Implication(s)

- 9.1 None directly relating to this recommendation,

10. Human Resources Implication(s)

- 10.1 The internal surveying team will be supplemented by the consultant that will be appointed. Appointing a consultant also manages the risk of internal recruitment as work can be moved to the contract if necessary to help delivery of the programme.

- 10.2 This appointment is not in the scope of IR35.

11. Health and Wellbeing Implication(s)

11. There are no direct implications arising from this report.

12. Communication and Engagement Implication(s)

- 12.1 There are no direct implications arising from this report.

13. Link to Corporate Priorities

13.1 The recommendation contributes to the our priority 'Quality homes through managed growth', as well as more specifically our commitment to Provide high quality housing, thriving neighbourhoods and sustainable communities.

14. Equalities and Diversity

14.1 An EqIA was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies.

Name of author: Andrew Harper
Title: Procurement Manager

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