

## Proposed Procurement Strategy for 32 Contracts

Item No	Contract	Outline Specification	Estimated Contract Value	Contract Duration	Recommended Procurement Procedure	Contract Delivery Methodology	Criteria against which the tenderers are to be selected and contract is to be awarded
1	Estate Environment Improvements	This work stream is the preliminary feasibility work to improve the environment of estates following decent homes work: to improve the way in which tenants and visitors circulate within the estate, enhance their security and improve the management of parking and refuse, softening hard landscapes where practicable.	£125,000	9-months	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	It is expected that the Council's standard terms and conditions will be used with any variable special terms being applied for industry specific scenarios.	An 80:20 cost/quality evaluation will be applied to the tender evaluation.
2	External Fabric (Blocks)	External refurbishment of blocks of flats, inc. window renewal, concrete repairs, renewal of roof coverings, communal area refurbishment and improved external wall insulation for some blocks inc. redecorations where required.	£6,550,000	2-years	New Council Housing Refurbishment Framework.  The Cabinet decision to obtain the New Housing Refurbishment Framework was made on 4 August 2014.	The intended route to market is via the New Housing Refurbishment Framework. This will include contracts derived from a mini-tendering process. This process will commence once Section 20 leasehold consultation is completed. PPC 2000 contract is to be utilised for this project	The Procurement Board of 23 May 2016 approved a 60:40 cost/quality evaluation to be applied to the mini-tender evaluation.
3	Communal Roof Replacements	Some communal roofs will require replacement before March 2019 with a contract introduced to the 2017-18 programme for roofing and window/door replacements.	£900,000	2-years	New Council Housing Refurbishment Framework.  The Cabinet decision to obtain the New Housing Refurbishment Framework was made on 4 August 2014.	The intended route to market is via the New Housing Refurbishment Framework. This will include contracts derived from a mini-tendering process. This process will commence once Section 20 leasehold consultation is completed. JCT 2011 D & B contract will be utilised for this project.	An 60:40 cost/quality evaluation to be applied to the mini-tender evaluation.
4	Conversions	This programme will consider unused spaces located within blocks of flats e.g. Caretakers' stores for conversion into new dwellings.	£1,260,000	2-years	The Council's small contracting framework (Lot 2) will be used to deliver this project	JCT Intermediate Form of Contract with contractor's design will be utilised for this project.	The Procurement Board of 23 May 2016 approved a 70:30 cost/quality evaluation will be applied to the tender evaluation.
5	Green Smart Street Project	An exemplar project to address the energy efficiency and consumption needs of households in a decarbonised future on the Becontree Estate. Using a whole-house approach and utilising innovative technologies, this pilot seeks to deliver a retrofit project to external fabrics, decentralised energy production and storage, renewable energy, microgeneration, electric heat trials and smart heating controls. The scheme will be delivered in two streets and will be tested for replicability.	£1,800,000	1-year	Some works are expected to be provided through our framework contractors; there may be tendering to the market for non-familiar products and some elements may be trialled for the first time. The suite of technologies is still subject to appraisal but are likely to attract public subsidy to support installation or pay-back through: •Energy Company Transition Obligation (ECO2) funding; •Solar PV Feed-In-Tariff (FITs) and Grid Export Tariff •Renewable Heat Incentive (RHI) •Pilot costs from energy partners	At the time of preparation of this report, the Contract Delivery Methodology cannot be outlined but will be reported to the Procurement Board through Divisional updates.	TBA

Item No	Contract	Outline Specification	Estimated Contract Value	Contract Duration	Recommended Procurement Procedure	Contract Delivery Methodology	Criteria against which the tenderers are to be selected and contract is to be awarded
6	Estate Road Resurfacing	Re-surfacing of non-adopted roads serving housing estates inc. including paved areas and modifying parking arrangements.	£765,000	1-year	Highways Measured Term Contract.	Contract award using the existing term contract which has been procured for Highways Maintenance work.	Not applicable.
7	Electrical Lateral Replacements	The programme of Electrical Lateral renewals will address the replacement of aging electrical supply cables to dwellings within blocks where the landlord has responsibility for electrical intake rooms and sub-mains distribution. Works will also be undertaken to improve the emergency and communal lighting for each block to meet current standards.	£1,800,000	2-years	Single-stage competitive tendering via the Council's Delta e-Tendering portal.	JCT Intermediate Form of Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender evaluation.
8	Decent Homes (North & South)	The properties included in this programme have been identified for internal works e.g. new kitchen, bathroom, re-wiring and heating to meet the decent homes standard by March 2019.	£27,540,000	2-years	New Council Housing Refurbishment Framework.  The Cabinet decision to obtain the New Housing Refurbishment Framework was made on 4 August 2014.	The intended route to market is via the New Housing Refurbishment Framework. This will include contracts derived from a mini-tendering process. This process will commence once Section 20 leasehold consultation is completed. PPC 2000 contract is to be utilised for this project.	The Procurement Board of 23 May 2016 approved a 60:40 cost/quality evaluation to be applied to the mini-tender evaluation.
9	Fire Safety Improvement Works	Following completion of Fire Risk Assessments of residential blocks, an improvement works programme is identified to improve the fire safety of the buildings for the safety of residents.	£3,730,000	2-years	New Council Housing Refurbishment Framework.  The Cabinet decision to obtain the New Housing Refurbishment Framework was made on 4 August 2014.	The intended route to market is via the New Housing Refurbishment Framework. This will include contracts derived from a mini-tendering process. This process will commence once Section 20 leasehold consultation is completed. JCT 2011 D & B contract will be utilised for this project.	A 60:40 cost/quality evaluation to be applied to the mini-tender evaluation.
10	Lift Replacement Programme	A programme will be developed using data collected by the stock condition survey for the refurbishment and renewal of passenger lifts in blocks of flats.	£1,620,000	2-years	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Intermediate Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
11	Disabled Adaptations (Building Works)	Building works to support tenants living with disability, covering: wet rooms, ramps, disabled kitchens etc. This contract was previously combined with the provision of stair lifts and hoists. This arrangement has not ensured best value owing to the premium to be paid to a building contractor to order the installation of a stair-lift. It is proposed to separate engineering work from building work so that orders for stair-lifts can be placed directly with lift specialist companies to ensure a value-for-money outcome for the Council.	£3,168,000	3 + 2 years	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Measured Term Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender award.

Item No	Contract	Outline Specification	Estimated Contract Value	Contract Duration	Recommended Procurement Procedure	Contract Delivery Methodology	Criteria against which the tenderers are to be selected and contract is to be awarded
12	Disabled Adaptations (Engineering Works)	Engineering works to support tenants living with disability, covering: through-floor lifts, stair lifts and hoists etc. Previously combined with building works and now separated to ensure a value-for-money outcome for the Council. Please refer to contract no. 11 above	£1,107,000	3 + 2 years	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Measured Term Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender award.
13	Water Tank Replacement	A programme will be developed using data collected by the stock condition survey for the renewal of communal water tanks in blocks of flats.	£552,000	2-years	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Intermediate Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender award.
14	Roof Safety & Access Systems (Provision & Renewal)	A programme will be developed using data collected by the stock condition survey for the renewal and provision of roof safety & access Systems in blocks of flats.	£540,000	2-years	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Intermediate Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
15	Communal Heating Replacement: Hollidge Way	This procurement stream recognises the urgency of replacing the communal heating system at Hollidge Way where two of the three existing boilers have failed.	£540,000	6-months	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Intermediate Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender award.
16	Communal Heating Replacement: Turner Court & Aidan Close	This procurement stream recognises the importance of timely renewal of communal heating systems, together with providing the capability for heat metering regulations at Turner Court & Aidan Close.	£540,000	6-months	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Intermediate Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender award.
17	Fencing & External Works.	This is a DLO contract for the renewal of fencing and gates and associated external works.	£450,000	2 + 3 years	Single-stage competitive tendering via the Council's Bravo e-Tendering portal.	JCT Measured Term Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender award.
18	Asbestos Surveying Consultancy Services	Asbestos Surveying Consultancy Services to provide 3 <sup>rd</sup> party refurbishment surveys, reassurance air testing and general support in the management of asbestos risk.	£877,500	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender award.
19	Water Hygiene Risk Assessment & Testing Services	A contract to provide a contract for Water Hygiene Risk Assessment & Testing Services in compliance with the requirements the L8 Water Regulations.	£855,000	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
20	Fixed Wire Testing (Domestic & Communal)	This work stream will secure a contract to establish a fixed wire testing programme for both domestic & communal electrical installations. NB: this is a joint procurement in conjunction with the Corporate FM team. Combination of HRA + General Fund budgets	£2,119,500, £250,000(GF)	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.

Item No	Contract	Outline Specification	Estimated Contract Value	Contract Duration	Recommended Procurement Procedure	Contract Delivery Methodology	Criteria against which the tenderers are to be selected and contract is to be awarded
21	Lift Maintenance & Breakdown Contract.	This work stream will establish a maintenance & breakdown contract for passenger lifts. NB: this is a joint procurement in conjunction with the Corporate FM team. Combination of HRA + General Fund budgets.	£1,116,000, £100,000(GF)	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
22	Lifting Equipment, Stair-lifts & Hoist Maintenance Contract.	A contract for maintenance & breakdown services for lifting equipment, stair-lifts & hoists within domestic properties.	£855,000,	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
23	Fire Safety Equipment Maintenance.	This work stream will establish a contract for the servicing & maintenance of fire safety equipment e.g. emergency lighting, fire detection and fire extinguishers. The existing arrangements to deliver this work currently are a collection of six individual contacts. This procurement strategy will replace these six contracts with one. Further aggregation of similar work is anticipated owing to a joint procurement initiative in conjunction with the Corporate FM team. Combination of HRA + General Fund budgets.	£675,000, £350,000 (GF)	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and ESPO.	An 60:40 cost/quality evaluation will be applied to the tender adjudication.
24	Roof Access Systems Servicing & Maintenance.	This is a new contract to establish the servicing and maintenance of roof access systems e.g., anchor points, roof access systems, roof edge protection and platforms etc.	£180,000	2 + 3 years	Competitive tendering via the Council's Bravo e-Tendering portal.	JCT Measured Term Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
25	Renewable Energy Maintenance.	This is a new contract to establish the servicing and maintenance of renewable energy equipment e.g. PV panels, heat-pumps, heat exchange units.	£472,500	2 + 3 years	Competitive tendering via the Council's Bravo e-Tendering portal.	JCT Measured Term Contract 2011.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
26	External & Communal Painting and Decorating Programme.	This is a new contract to deliver external and communal painting and decorating programme (inc. pre-paint repairs). The scope of this contract will be informed by the data collected from the stock condition survey.	£3,600,000	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
27	Fire Risk Assessments.	This is a new contract to undertake periodic fire risk assessments to blocks using an external fire safety consultant.	£440,000	9 months	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.

Item No	Contract	Outline Specification	Estimated Contract Value	Contract Duration	Recommended Procurement Procedure	Contract Delivery Methodology	Criteria against which the tenderers are to be selected and contract is to be awarded
28	Stock Condition Survey.	This is a new contract to establish a Stock Condition Survey across the Council's housing stock to capture data against 100% external fabric and 20% of internal elements + a detailed condition data of M&E equipment for life-cycle information and renewal costs.	£500,000	9-months	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21, Pagabo and Procure Plus.	A 60:40 cost/quality evaluation will be applied to the tender adjudication.
29	Electric Gate Servicing & Maintenance (inc. surveys).	This is a new contract to establish the servicing and maintenance of electric gates, inc. a condition surveys identifying any essential safety related remedial works.	£90,000	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	One frameworks identified: Fusion 21.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
30	DLO Material Supply Contract.	A contract for the supply of materials to the DLO.	£15,750,000	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Fusion 21, Cirrus Consortium Materials Framework and Procure Plus.	An 60:40 cost/quality evaluation will be applied to the tender adjudication.
31	Vehicle Lease Management.	A contract for the supply of leased vehicles to the DLO.	£1,350,000	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence: Procurement-for-Housing, Crown Commercial Services and Procure Plus.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.
32	Communal Heating Servicing & Maintenance	This is contract is new to housing and will establish the servicing and maintenance of communal heating equipment providing heating and hot-water to blocks of flats and corporate buildings. <b>NB:</b> this is a joint procurement in conjunction with the Corporate FM team. Combination of HRA + General Fund budgets.	£864,000, £880,000(GF)	2 + 3 years	The value of this contract exceeds the OJEU threshold for services and therefore the use of an Open Framework is recommended.	The following frameworks have been identified as suitable. Final selection will follow appropriate due diligence. Fusion 21 and South East Consortium.	An 80:20 cost/quality evaluation will be applied to the tender adjudication.