

Report to	Cabinet
Date of meeting	25 th May 2021
Lead Member / Officer	Julian Thompson-Hill / David Lorey
Report author	Mark Cassidy
Title	Reactive Maintenance Framework for Schools and Non-Schools Properties.

1. What is the report about?

1.1. The re-tendering of the reactive maintenance framework

2. What is the reason for making this report?

2.1. A decision is required on the re-tendering of the Council's reactive maintenance Framework. The previous Framework was tendered on a four-year timescale and has now reached the end of the term and needs to be re-tendered.

3. What are the Recommendations?

3.1. The recommendation is to approve the decision to re-tender to ensure the Council is receiving best value from its maintenance contractors.

4. Report details

4.1. A primary function of Denbighshire County Council's property maintenance team, is to provide a day to day reactive property repair service to both schools and non-schools. Contractors are chosen following a tendering exercise based on cost and quality, and their area of expertise e.g. mechanical or electrical. Works are allocated to contractors by the property maintenance helpdesk, who act as the primary point of contact between building users and contractors.

4.2. The current Framework is now due for re-tendering and is expected to be awarded on a two-year contract with the option to extend on a 1 plus 1 basis, totalling a potential 4-year contract.

5. How does the decision contribute to the Corporate Priorities?

5.1. The Framework will impact on the Resilient Communities and Environment priorities. It will support the property maintenance team in maintaining safe and secure public buildings and educational facilities for our young people, whilst utilising local contractors as far as possible, and through the community benefits elements provide work experience opportunities for people finding difficulty securing work placements.

6. What will it cost and how will it affect other services?

6.1. The annual spend on repairs and maintenance currently is approximately £2M per annum, so £8M over the life of the Framework.

6.2. The Framework will allow us to have suitably qualified contractors in place to respond to maintenance issues as required, securing the integrity of our buildings and preventing the closure of buildings that may become unsafe.

7. What are the main conclusions of the Well-being Impact Assessment?

7.1. The full assessment is attached to this submission. The main points though are inserted below:

Score for the sustainability of the approach

(3 out of 4 stars) Actual score : 22 / 30.

Implications of the score

Long Term - The framework will provide for DCC building maintenance services to meet not just it's short term needs, but to safeguard the Council's ability to meet its long term objectives for the improvement and refurbishment of its schools and public building stock to meet the needs of our tenants.

Prevention - Working with a group of suitably qualified contractors, should help us reduce our responsive maintenance calls.

Integration -

Collaboration - Working closely with the Business and Finance managers for schools and Building

Managers for non-schools, will allow us to understand the needs of our tenants. Then working with contractors to translate this need into building suitability.

Involvement - Contractors, DCC Surveyors, Business & Finance Manager and other customers are all involved in the process.

Summary of impact

Well-being Goals

A prosperous Denbighshire **Positive**

A resilient Denbighshire **Positive**

A healthier Denbighshire **Positive**

A more equal Denbighshire **Neutral**

A Denbighshire of cohesive communities **Positive**

A Denbighshire of vibrant culture and thriving Welsh language **Neutral**

A globally responsible Denbighshire **Positive**

Main conclusions

No further impact assessment required. The main conclusion is that the Framework will provide contractors who will repair and maintain the Council's assets for the betterment of our tenants and customers.

Evidence to support the Well-being Impact Assessment

We have engaged with people who will be affected by the proposal.

8. What consultations have been carried out with Scrutiny and others?

- 8.1. We have consulted with building users who identified that they prefer the use of known local contractors as relationships are easy to build and local contractors know the area and building maintenance history.
- 8.2. We have held discussions with our current contractors, who are keen to resubmit tenders for future work and we will also be making slots available for potential new contractors to discuss following the formal notice.

9. Chief Finance Officer Statement

- 9.1. The recommendation to approve the re-tendering of the Council's reactive maintenance Framework will help ensure that we continue to best value and comply with our Contract Procedure Rules. The planned expenditure is included within current budget plans and the report does not commit to any increase in expenditure.

10. What risks are there and is there anything we can do to reduce them?

- 10.1. That local contractors do not tender as they are not aware of the process. We will be advising Denbighshire contractors of the tender. Offering support via Business Wales to help them with their bids.
- 10.2. Hourly rates will go up. This is a possibility, but using the tender process will most likely keep them competitive.
- 10.3. Contractors do not perform as expected. We will be including Key Performance Indicators in the tender and these will be monitored and reviewed regularly. Regular meetings with contractors will take place.

11. Power to make the decision

The power to make decision is contained in S2 Local Government Act 2000, S111 Local Government Act 1972, Regulation 33 Public Contracts Regulations 2015.