

Report to	Cabinet
Date of meeting	12 April 2022
Lead Member / Officer	Julian Thompson-Hill , Lead Member for Finance, Performance and Strategic Assets Dave Lorey – lead Officer Corporate Property and Housing Stock
Report author	Mark Cassidy
Title	Reactive Maintenance Framework (minor works) - School and Non School Properties

1. What is the report about?

- 1.1. The report presents the outcome of a procurement exercise to establish a Reactive Maintenance Framework for works on the Council's corporate building stock (Schools & Non Schools).
- 1.2. The Framework will be used to appoint contractors to undertake reactive/minor maintenance works under £10K.

2. What is the reason for making this report?

- 2.1. A decision is required to appoint the contractors to the Reactive Maintenance Framework following an OJEU procurement process and evaluation procedure.

3. What are the Recommendations?

- 3.1. That the Committee confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 4) as part of its consideration.
- 3.2. It is recommended that contractors should be appointed to the Framework lots as detailed in Appendix 1.

4. Report details

4.1. In response to the current reactive maintenance framework for corporate buildings coming to an end together with aspirations to improve procurement efficiency and compliance generally, an OJEU compliant procurement process was undertaken to establish a new framework for reactive and minor maintenance works to all of the Council's corporate buildings.

4.2. The tender was split into 6 Lots by region and type of works as follows –

Lot 1 - Reactive & associated general building works for North Denbighshire.

Lot 2 - Reactive & associated general building works for South Denbighshire.

Lot 3 - Reactive & general minor electrical services maintenance works for North Denbighshire.

Lot 4 - Reactive & general minor electrical services maintenance works for South Denbighshire.

Lot 5 - Reactive & general minor mechanical maintenance works for North Denbighshire.

Lot 6 - Reactive & general minor mechanical maintenance works for South Denbighshire.

4.3. A more detailed explanation of the Lots & framework operation is included in Appendix 2

4.4. Provision for monitoring performance are in place as outlined in Appendix 3.

4.5. The approach is in line with the Council's revised Contract Procedure Rules and national procurement guidelines and legislation. The proposed framework will also demonstrate:

The Council has undertaken value for money, health & safety and quality assurance checks on contractors employed to undertake reactive and minor works;

More efficient ways of working in terms of procuring minor maintenance works, reducing contractor selection processes and removing the need to obtain single quotations for all reactive works;

The Council is modernising the way it delivers services;

Ongoing formalised performance management of external contractors;

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

5.1. The proposed framework will:

Help in developing the local economy by supporting the Local SME's to enable them to grow, develop their potential and attract inward investment through demonstrating a forward work programme.

Modernise the procurement of minor works to deliver efficiencies and improved services to our customers via a more streamlined procurement process - leading to improved buildings, including schools.

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

6.1. The Framework will replace the current approved framework managed by the Property Section. The cost of managing the framework will be covered by the current internal resource.

6.2. The framework will enable a faster response to reactive and minor maintenance works

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

7.1. A Well-being Impact Assessment has been included in Appendix 4.

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

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

8.1. A consultation exercise was undertaken with local and regional SME's prior to issuing the tender.

9. Chief Finance Officer Statement

9.1. The proposed framework ensures compliance with procurement legislation and CPR's while streamlining the appointment of pre- approved contractors via a competitive process.

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

10.1. Contractors on the framework perform poorly with limited scope for alternative contractor selection. This is mitigated by the fact that quality has been considered during the pre-qualification and tendering processes. Performance measures are in place with penalties for non-compliance. Prior to appointment, a meeting will be held with each contractor to discuss the performance and quality targets.

10.2. Performance measures are also in place that will allow us to collate levels of spend and number of job allocations to contractors. This analysis will enable the Council to demonstrate that it is achieving value for money in respect of its procurement processes.

10.3. Ongoing quality and health & safety compliance will be monitored through the Proactis system.

10.4. Quarterly performance updates will be given to the Finance & Property Management Teams

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.