

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	POLICY COMMITTEE		
DATE:	10 APRIL 2017	AGENDA ITEM:	16
TITLE:	CONTRACT AWARD - CORPORATE RESPONSIVE REPAIRS		
LEAD COUNCILLOR:	CLLR LOVELOCK	PORTFOLIO:	LEADERSHIP
SERVICE:	CIVIC SERVICES	WARDS:	BOROUGHWIDE
LEAD OFFICER:	PHIL ELDRIDGE	TEL:	0118 937 3094
JOB TITLE:	CORPORATE PROPERTY SERVICES MANAGER	E-MAIL	Phil.eldridge@reading.gov.uk

**1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

- 1.1 The report seeks approval for the award of a contract for the delivery of responsive building repairs to corporate buildings and schools, following a competitive tendering exercise.

**2. RECOMMENDED ACTION**

- 2.1 That Policy Committee resolves to award a contract to Bellrock Property and Facilities Management for the delivery of responsive repairs to corporate buildings and schools for an initial period of 5 years with an option to extend for two further consecutive years in accordance with the Public Contracts Regulations 2015.

**3. CORPORATE RESPONSIVE REPAIRS CONTRACT**

- 3.1 Responsive repairs, planned maintenance and servicing for RBC corporate buildings and schools are currently delivered through a number of term contracts and agreements. A procurement programme is currently underway to rationalise the number of contracts/agreements, in order to obtain competitive rates and reduce contract administration costs.
- 3.2 A tender programme to procure the services of a contractor to undertake the day-to-day responsive repairs to corporate properties and schools has now been completed. The Contract will cover approximately 224 corporate properties / schools / assets across the borough. The service will include the provision of an emergency call-out service 365 days a year, 24 hours a day.
- 3.3 OJEU procurement programmes are underway for mechanical and electrical servicing and maintenance, including statutory compliance work, with contract awards due later in 2017.

#### **4. CONTRIBUTION TO STRATEGIC AIMS**

- 4.1 The contract will support the achievement of the Council's strategic aims of 'keeping the town clean, safe, green and active' and 'remaining financially sustainable to deliver these service priorities' by;
- Providing a cost effective responsive repairs service to corporate buildings and schools
  - Reducing contract management costs

#### **5. COMMUNITY ENGAGEMENT AND INFORMATION**

- 5.1 In their tender submission Bellrock advise that they 'seek to maintain positive working relationships with customers through establishment of appropriate channels of communication'. Consultation with Building Managers, FM staff and Schools will take place during the mobilisation and pre contract stage.

#### **6. EQUALITY IMPACT ASSESSMENT**

- 6.1 There is no Equalities Impact assessment required for this contract.

#### **7. LEGAL IMPLICATIONS**

- 7.1 The contract has been procured in accordance with the Public Contracts Regulations 2015.
- 7.2 As the Council expects to procure responsive repair works at a level above the Relevant OJEU threshold a formal procurement, compliant with the Public Contracts Regulations 2015, was required to ensure that future arrangements continue to apply.
- 7.3 The evaluation of the tender is now complete and the Committee is asked to award the contract to the successful tenderer.

#### **8. FINANCIAL IMPLICATIONS**

- 8.1 No volume of expenditure is guaranteed under the contract as annual expenditure will depend on the actual level of maintenance and repair works required in each financial year. The annual value of work carried out under this contract is approximately £325000.
- 8.2 The tender is based on percentage adjustments to the National Schedule of Rates. An independent review of the tendered percentage adjustments concluded that the tender represents 'reasonable value for money and is more economic than current arrangements'.

#### **9. BACKGROUND PAPERS**

- 9.1 Procurement Documentation including, invitations to tender and Procurement Project Approval Forms and tender report by Ridge and Partners.