

<b>Subject:</b>	Reactive Building Repairs Framework Tender	<b>Status:</b>	For Publication
<b>Report to:</b>	Cabinet	<b>Date:</b>	10 <sup>th</sup> November 2021
<b>Report of:</b>	Facilities Management Officer	<b>Portfolio Holder:</b>	Resources
<b>Key Decision:</b>	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/> Y	<b>General Exception</b>	<input type="checkbox"/> <b>Special Urgency</b>
<b>Equality Impact Assessment:</b>	Required:	No	Attached: No
<b>Biodiversity Impact Assessment</b>	Required:	No	Attached: No
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<b>1.</b>	<b>RECOMMENDATIONS</b>
<b>1.1</b>	<b>That Cabinet authorises officers to proceed with the tender for the Reactive Building Repairs Framework.</b>
<b>1.2</b>	<b>That appointment of the successful tenderers be delegated to the Head of People and Policy in consultation with the Portfolio Holder.</b>

## 2. PURPOSE OF REPORT

- 2.1 To seek approval from Cabinet to proceed with the tendering process for Reactive Building Repairs Framework Tender and to request that the acceptance of tenders be delegated to the Head of People and Policy in consultation with the Portfolio Holder.

## 3. BACKGROUND

- 3.1 The council spend annually approximately £80k mainly funded from the repairs and maintenance budget on reactive building repairs which are not included in the annual Building Capital Repairs contract and planned work scheduled.
- 3.2 The works will be valued less than £10K and cover unplanned reactive repairs to the council's buildings and assets. The works will cover a range of repairs such as collapsed walls, making safe damaged buildings, repairing culverts, burst pipes, electrical works etc with the requirement for the works to be undertaken as a priority.
- 3.3 The Reactive Building Repairs Framework Tender is designed to obtain priced rates for all trades, including emergency call out rates, contactors percentage profit on materials and prices for equipment and machinery. These rates will be categorised in lots for each trade or discipline for example plumbing, roofing, ground works, electrical, stone walling. Officers have investigated the potential for joining an existing framework but this would not necessarily meet the needs of the council in terms of quality, speed of service, social value or cover all the trades required. It is therefore necessary to develop a framework that meets the specific needs of the service.
- 3.4 All types of contractors will be able to quote their prices for example sole traders who have only one trade would submit a price for one lot through to general builders who would have numerous trades, and could submit prices for several of the lots. This process will give equal opportunity to small local contractors. A Social Value option was considered within the tender however because of the small value of the works which will be delivered by a number of contractors this would be out of context with the tender.

- 3.5 The tender will give all sections of the council including Building Control, Environmental Health and Operations a list of contractors to use with costing for all trades and disciplines which they may call off the framework when required.
- 3.6 To be accepted onto the framework certain tender requirements must be complied with and the contractors will be required to provide insurances, indemnities, health and safety policies , references and the employer must pay employees foundation living wage.
- 3.7 Following the tender process and the subsequent evaluation of the contractors, formal letters will be sent to the successful contractors indicating they are now on the Rossendale framework though not guaranteed work and confirming terms of the framework agreement.
- 3.8 When works are required a council purchase order will be raised for each job where the purchase order standard terms and conditions will apply or stipulate that the contract will be subject to, for example, the JCT Minor Works Building Contract dependant on the works to be carried out
- 3.9 The proposed framework will be for a 4-year period.

**4. RISK**

- 4.1 Failure to ensure that the council has effective and reliable contractors in place to deal with any reactive repairs could result in a delay in the emergency repair works and have a detrimental impact on the delivery of effective services and danger to the public.

To develop a reactive building repairs framework will support officers across the council to undertake emergency repair works in an effective and timely manner.

**5. FINANCE**

- 5.1 The cost of these works will be contained within the annual revenue building maintenance budget.
- 5.2 The total value of these tender prices over a four-year period is expected £320k. It will be classed as a service tender therefore will be advertised through the Find a Tender (formerly) process as well as the council web site and the government Contracts Finder. The tender will also be advertised within the news local paper, The Free Press to encourage local traders.

**6. LEGAL**

- 6.1 The tender process will be in accordance with the council’s Contract Procedure Rules and procurement legislation and regulations. Cabinet approval is required for all contracts with a value of over £100k.

**7. POLICY AND EQUALITIES IMPLICATIONS**

- 7.1 The tender supports the council’s constitution contract procurement rules. There are no equalities implications.

**8. CONCLUSION**

- 8.1 For the Cabinet to consider the implications set out in the report and approve the tender process.