

RE-PROCUREMENT OF SERVICING TESTING AND REPAIRS CONTRACTS

To: **General Purposes Committee**

Meeting Date: **7th October 2014**

From: **LGSS Director of Law, Property and Governance**

Electoral division(s): **All**

Forward Plan ref: **2014/011** *Key decision:* **Yes**

Purpose: **To provide the Committee with sufficient information to consider whether to approve the recommendations.**

Recommendation: **General Purposes Committee is recommended to:**

- a) Approve the commencement of the re-procurement of the Bundled Hard FM Contract for a term of 4-years from 1 April 2015 to 31 March 2019; and**
- b) Delegate authority to the LGSS Director of Law, Property and Governance and Head of Property Services, in consultation with the Chairman of the General Purposes Committee, to appoint contractors following a competitive process and complete all necessary contractual documents in accordance with Council procedures.**

<i>Officer contact:</i>	
Name:	James Wheeler
Post:	Head of property Services
Email:	jwheeler@northamptonshire.gov.uk
Tel:	01604 66400

1. BACKGROUND

- 1.1 The Council's non-school properties require regular statutory servicing and testing as well as reactive repairs to keep the buildings healthy, safe and operational.
- 1.2 There are two contracts with regional suppliers currently in place to carry out this work with a total value of around £1m a year. These contracts come to an end next year. One contract is for repairs to non-school buildings including roofing, drainage, doors and windows etc. The other contract is for statutory servicing and testing of the engineering services such as heating and lighting, including repairs.

2. MAIN ISSUES

- 2.1 It is proposed to jointly procure replacement contracts with Northamptonshire County Council.
- 2.2 There will be four lots:
- building repairs for Cambridgeshire non-school properties;
 - building repairs for Northamptonshire non-school properties;
 - servicing, testing of the engineering services such as heating and lighting, and engineering repairs for Cambridgeshire non-school properties; and
 - servicing, testing of the engineering services such as heating and lighting, and engineering repairs for Northamptonshire non-school properties.
- 2.3 The contracts will be available to other partners and customers of LGSS.
- 2.4 The strategy for the re-procurement of the Bundled Services Contract will be by Restricted Tender due to the potential for a high degree of market interest, and will be advertised in the OJEU (Official Journal of the European Union) as required by EU Legislation for tenders of this value.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

The contracts are unlikely to be won by an SME (Small Medium Enterprise) due to their high value and the number of operatives required. However, there is increased accessibility to all our contracts being procured through the development of slimmed-down PQQ (Pre-Qualification Questionnaires) and tactical use of tender lots. There is also the opportunity for SMEs to subcontract to the main contractor for specialist work. The Council will create opportunities for SMEs in a number of ways: (a) by enforcing that all 2nd and 3rd tier suppliers are approved by the Authority, (b) by enforcing maximum on-site response times for all reactive repair works that can only be achieved by local suppliers.

3.2 Helping people live healthy and independent lives

There are no significant implications for this priority.

3.3 Supporting and protecting vulnerable people

There are no significant implications for this priority.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

Servicing and repairs are funded from the annual corporate Building Maintenance Revenue budget of around £1M. The contracts will be managed by existing staff resources.

4.2 Statutory, Risk and Legal Implications

The Health and Safety at Work Act 1974 requires employers to ensure, so far as is reasonably practicable, the health, safety and welfare at work of all employees, and that other persons (not being his employees) are not exposed to risks to their health or safety.

This includes maintaining buildings and plant in a condition that is safe and without risks to health.

This obligation is met through a mix of Revenue and Capital funding – Revenue being used for minor repairs and statutory compliance testing, Capital for replacing larger failed items such as boilers and roofs.

4.3 Equality and Diversity Implications

There are no significant implications within this category.

4.4 Engagement and Consultation Implications

There are no significant implications within this category.

4.5 Localism and Local Member Involvement

There are no significant implications within this category.

4.6 Public Health Implications

There are no significant implications within this category.

Source Documents	Location
Building Maintenance Contract Lots 1&2 – Mechanical and Electrical North and South Lots 3&4 – Building North and South	Octagon Ground Floor Shire Hall Cambridge