

Meeting of:	Cabinet
Date of Meeting:	Thursday, 17 November 2022
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25
Purpose of Report:	To request Cabinet approval to accept the most advantageous tender and execute the contract for the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25
Report Owner:	Cabinet Member for Neighbourhood and Building Services
Responsible Officer:	Miles Punter – Director of Environment and Housing Services
Elected Member and Officer Consultation:	Elected Members consulted - No individual ward Member consultation as the report outcomes affects all wards. Officers consulted - Rachel Williams - Housing Accountant Mike Ingram - Head of Housing and Building Services Andrew Treweek - Operational Manager
Policy Framework:	This is a matter for executive decision by Cabinet
Executive Summary:	<ul style="list-style-type: none"> • This report updates Cabinet on the outcome of the tender process for the delivery of the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25. • Cabinet will be asked to agree a contract award for Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework for the period 2022-25, via a Part II report later on this agenda.

Recommendation

1. That Cabinet notes the contents of the report, with a view to taking decisions on the award of the contract detailed within the Part II report later on this agenda.

Reason for Recommendation

1. To advise of the current position with this particular procurement process.

1. Background

- 1.1 During the last five years the Housing and Building Services team has been delivering a programme of replacement fire doors and improving building fire compartmentation to ensure the council housing stock's compliance with the current regulatory fire safety standards, using a framework contractor to deliver these works.
- 1.2 To maintain the compliance of the new and existing fire doors installed throughout the housing stock they need to be inspected, serviced and maintained on a regular basis (6 monthly) by a competent person.
- 1.3 The framework contract used to deliver the previous improvement works has now expired and the Council requires a new framework to ensure the fire doors in the Council's housing stock, are inspected on a 6 monthly basis with the option to carryout repairs and replacements as and when necessary to maintain compliance with the current regulations.

2. Key Issues for Consideration

- 2.1 The Housing Development and Investment Team has identified a package of works which consists of one main contractor to deliver the housing stock fire door inspection and maintenance programme, as well as replacement fire door sets and any recommended repairs or firestopping works for the next 3 plus 1 years.
- 2.2 There are no leasehold properties associated with this framework and therefore the Section 20 Leasehold tender process did not have to be followed.
- 2.3 The Housing Development & Investment Team tendered the work through Sell2Wales seeking to appoint the contractor offering best value for money. The 'Invitation to Tender' (ITT) sought a single principal contractor to deliver the framework. The successful contractor will be appointed following a two-stage assessment, with stage one being a Pre-Qualification Questionnaire (PQQ) and the second stage being awarded on 'Value for Money' (Price and Quality).

- 2.4 An invitation to tender was published on Sell2Wales on 10th June 2022 with a closing date of 20th July 2022. There were twenty-four expressions of interest with nine tenders received to be evaluated at the first stage.
- 2.5 One contractor's submission was removed at this stage because of failing the financial checks. The remaining eight contractors' submissions passed the prequalification questionnaire process scoring above 87. The eight contractors were then assessed on stage two of the process, where scores were based on 60% for price and 40% for quality.
- 2.6 Details of the tender outcomes are set out in the Part II report later on this agenda.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 **Looking to the long term** - As a result of the new Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25, compliance with the Welsh Housing Quality Standard, Building Regulations and Regulatory Reform (Fire Safety) Order 2010 will be maintained along with safe homes for our tenants for future years.
- 3.2 **Taking an integrated approach** – The development and procurement of the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25 was undertaken via consultation with the Tenants Quality Design Forum.
- 3.3 **Involving the population in decisions** – The Tenants Quality Design Forum (QDF) members have been kept abreast of the developments of the new framework and have been involved in the tender evaluation process.
- 3.4 **Working in a collaborative way** – The contract drafting will ensure that the Council and contractor work together to achieve the best outcome for our tenants.
- 3.5 **Understanding the root causes of issues and preventing them** - As a result of contracting a competent principal contractor to regularly inspect, service, maintain and replace our housing stock fire door installations we will ensure our tenant reside in fire safe and compliant homes.
- 3.6 **This proposal will meet:**
 - Objective 1: TO WORK WITH AND FOR OUR COMMUNITIES**
 - Corporate Plan Commitment:** 2. Work innovatively, using technology, resources and our assets to transform our services so they are sustainable for the future.

4. Climate Change and Nature Implications

- 4.1 This contract if approved will engage a local contractor, who will be working to reduce their organisations carbon footprint by reducing its vehicles travelling distances by using employees who live locally. They will also be using local suppliers wherever possible along with recycling and reusing materials where possible to minimise waste.

5. Resources and Legal Considerations

Financial

- 5.1 Full financial details will be addressed in the Part II Report later on this Agenda.

Employment

- 5.2 There are no other resource issues to report.

Legal (Including Equalities)

- 5.3 There are no legal issues to consider. The framework contract will ensure the council complies with its legal obligations under the Section 3(1) Health and Safety at Work Act etc., Regulatory Reform (Fire Safety) Order, BS 8214 Code of practice for fire door assemblies and Approved Document B of the Building Regulations.
- 5.4 In terms of equalities, there will be limited training opportunities offered as part of the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25.

6. Background Papers

None .