

North Lanarkshire Council Report

Housing and Regeneration Committee

approval noting

Ref HO MM 18 050

Date 20/05/20

Measured Term Contract for Controlled Door Entry Systems – Associated Works, Replacement and Repairs 2019 - 2021 (Lot 2) Contract update

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Executive Summary

The purpose of this report is to advise the committee of the current position on the Measured Term Contract for Controlled Door Entry Systems – Associated Works, Replacement and Repairs, 2019-2021 (Lot 2) contract. The report will also detail the interim measures that are being put in place prior to this contract being re-tendered.

Recommendations

It is recommended that the Housing and Regeneration Committee:

- (i) Note the content of this report and the accompanying appendix;
- (ii) Note and approve the interim arrangements that are being put in place to manage this contract;
- (iii) Note the financial position of this contract; and
- (iv) Note the proposals to re-tender in due course.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

Ambition statement (14) Ensure the highest standards of public protection

1. Background

- 1.1 Members will recall the approval of the Measured Term Contract for Controlled Door Entry Systems Associated Works, Replacement and Repairs 2019 – 2021 (Lot 2) at the Policy and Resources Committee in December 2018.
- 1.2 The works comprise of the periodic servicing, maintenance and repair of Door Entry systems and priority coded ad-hoc response orders for repair works necessitated by vandalism and sundry other repair works to domestic properties throughout North Lanarkshire.

2. Report

- 2.1 The forecast spend for the Contract and the duration was based on previous practices and historical information. To ensure continued flexibility and to allow for any significant maintenance programmes that may arise, the Contract was let for a period of one year plus a potential two individual six month extension from award of the Contract.
- 2.2 The initial contract period expired on the 21st January 2020 and it was anticipated that this contract would be encompassed within the council-wide Security Services Contract at this point. As the Security Services Contract is delayed, the requirement for an interim measure has arisen. Due to under-resourcing and prioritisation of other high value, high risk procurement exercises being carried out at the same time within the department, the initial contract period lapsed and the extension letters were not issued at the required time.
- 2.3 The initial value of this contract was £1,400,000 over the total contract duration. The current spend to date on the contract is £308,848.99. The continued spend on the contract since its expiry has been £55,175.42 until the end of March 2020. It is anticipated that the further non-contract spend will be approximately £25,000 until the end of April when the NTP is in place. The NTP will then cover future spend of circa £25,000 per month until the new contract is in place in the autumn of 2020.
- 2.4 The need for this interim measure became apparent in late February, by which point there was increasing concern regarding Covid-19. Given the nationwide restrictions on movement of individuals and numerous individuals self-isolating due to symptoms, an alternative procurement process initiated at this time would highly likely to suffer from lack of competition due to reduced number of individuals working within the industry at this time. In addition, the limitations of working from home are likely to mean less individuals are able to gain access to the Public Contracts Scotland portal during this period.
- 2.5 For the reasons above, a Negotiated Tender Procedure (NTP) will be undertaken as an interim measure to ensure continuity of service for the Repairs and Maintenance Team and to provide this critical service to tenants.
- 2.6 The proposed contractor is the incumbent contractor and can therefore provide continuity of service the project team and the tenants need during this period of uncertainty. By continuing with the current contract conditions and previously agreed rates, the Committee can be confident Best Value is achieved.

- 2.7 The NTP will be for a period of nine months, the minimum period within which a regulated above EU-threshold procurement process can be completed.
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3. Equality and Diversity

3.1 Fairer Scotland Duty

This Contract will work towards improving outcomes for people and communities by assisting the Council to reduce inequalities of outcomes caused by socio-economic disadvantage.

3.2 Equality Impact Assessment

The Council will continue to carry out equality impact assessments to determine if policies, practices, decisions, functions and strategies identify any negative impact on any particular group covered by the protected characteristics of the Equality Act 2010.

4. Implications

4.1 Financial Impact

The NTP will be for an overall maximum value of £175,000.

The costs associated with contract delivery will be contained within the HRA Revenue budget.

Price Stability

Pricing will be fixed for the duration of the contract.

4.2 HR/Policy/Legislative Impact

Community Benefits

The Council is committed to maximising the delivery of community benefits. The original procurement included a community benefit requirement. This approach is designed to deliver local community benefits where possible. The successful tenderer committed to delivering a range of community benefits, these included:

- Provide work experience for young people;
- Guest lecture on a subject to be agreed;
- Career Day;
- Sponsor a community project by donating materials or time to the project;
- Sponsor a local sporting event / team;
- Sponsor a local environmental project by devoting staff time/tools; and
- Provide free advice on resource efficiency measures.

As these benefits were contained in the original contract which is being used as a basis for the NTP, it will be a requirement that the contractor continues to deliver any outstanding community benefits throughout its duration.

The proposed contractor is a Living Wage Accredited Employer.

4.3 **Environmental Impact**

The Contract has the following environmental impacts: encourage sustainable and safe environment, promote health and wellbeing, and safe removal and disposal of materials.

4.4 **Risk Impact**

Risk will be minimised and managed by a designated Contract Manager in accordance with the works specification and in line with the Council's agreed approach to Contract and Supplier Management.

5. **Measures of success**

It is anticipated that the use of the NTP and future procurement process will deliver the following successful outcomes:

- 5.1 The appointment of a Service Provider who has the experience and capability to deliver an innovative, high quality and responsive service;
- 5.2 The future procurement procedure is compliant with procurement legislation and internal procedures;
- 5.3 That best value is both demonstrable and achieved; and
- 5.4 That the Contract secures a range of community benefits.

6. **Supporting documents**

No supporting documents.



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