

	Officer Key Decision
	Report from the Corporate Director of Neighbourhoods & Regeneration
	Leader and Cabinet Member for Regeneration, Planning and Property
Authority to Award the contract for the Multidisciplinary Technical Services for the 2026 – 2029 School Asset Management Programme	

Wards Affected:	All
Key or Non-Key Decision:	Key Decision
Open or Part/Fully Exempt: <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Part Exempt Appendix 1: This part of this report is not for publication as it contains the following category of exempt information as specified in Paragraph 3, Schedule 12A of the Local Government Act 1972, namely: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)"
List of Appendices:	Appendix 1 – List of Bidders Appendix 2 – Evaluation Grid
Background Papers:	None
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1.0 Executive Summary

- 1.1. This report concerns the multidisciplinary technical services required to deliver the 2026 - 2029 School Asset Management Programme (AMP). This report requests approval to award a contract for the multidisciplinary technical consultancy services for this programme as per Contract Standing Order 88.

2.0 Recommendation(s)

That the Corporate Director, Neighbourhoods & Regeneration:

- 2.1 Approves the award of a contract for the AMP multidisciplinary technical consultancy services to Arcus Consulting LLP for £648,286.25.

3.0 Detail

3.1 Contribution to Borough Plan Priorities & Strategic Context

3.1.1 The contract for provision of multidisciplinary technical consultancy services required to deliver the 2026 - 2029 School Asset Management Programme (AMP) is in line with Strategic priority 4 of the Borough Plan (The Best Start in Life) - the Council's commitment to supporting every child and young person to access high quality education, in that the proposed services under the contract will facilitate delivery of projects at the schools within the Borough to ensure the buildings are weather tight to provide a safe environment for education. The services include assessment of school condition, formation of programme of works and undertaking the design and project management of condition improvement works in the schools.

3.2 Background

3.2.1 Brent Council (the Council) is the responsible body for 34 community and foundation schools across 36 sites and has a duty to undertake major projects at these schools to ensure the buildings are weather tight and provide a safe environment for education. Funding is provided to responsible bodies to carry out these works by the Department for Education (DfE) via the School Condition Allocation (SCA). This funding is provided each year based on an assessment by the DfE of high-level building condition need and is provided to meet the responsible body's own local condition priorities across their schools. The Council places SCA monies in a specific capital budget, the Asset Management Programme (AMP) budget to meet its statutory requirement.

3.2.2 Officers wish to appoint a multidisciplinary consultancy organisation for the AMP programme to survey the schools, develop a three-year programme (2026 – 2029) of projects before delivering the required projects as part of a programme.

3.2.3 The estimated cost of these services, based on comparable work and fee percentage rates for commissions of this size was £600,000 and therefore is classified as a medium value services contract as per CSO 82.

The Tender Process

3.2.4 In accordance with Contract Standing Orders 88 and 89, pre-tender considerations were set out and approved by the Operational Director, Property & Assets on 19 September 2024.

3.2.5 On advice from the Procurement team the price and quality split was revised from 50% quality and 50% price, to 65% quality and 35% to ensure there was adequate weighting given to quality considerations.

3.2.6 Officers initiated a call-off using a mini-competition from the Fusion 21 Framework Agreement for the provision of Consultancy Services, specifically, in respect of Lot 1, Multi-Disciplinary Services Project, Programme

Management & Multi-Disciplinary Works (the 'Framework'). The tender was issued via the London Tenders Portal on 5 November 2024 and was managed by officers in Procurement with assistance from officers in the Capital Programme Team.

- 3.2.7 An expression of interest was issued, and the 10 suppliers, expressing an interest in the opportunity were invited to bid. The Council received four bids by the deadline of 12pm on 3rd December 2024 from the organisations listed in Appendix 1.
- 3.2.8 In compliance with the Framework further competition guidance, the evaluation of tenders was on the basis of the evaluation criteria detailed in Appendix 2.

Evaluation process

- 3.2.9 The quality component tender evaluation was carried out by a panel of officers from the Council's Capital Programme Team (Property & Assets) and was moderated by the Council's Procurement Team.
- 3.2.10 Supplier 1 was the highest scoring bidder, scoring 80.37% overall. Their quality score was 42.00%, their social value was 6.60%, and their pricing submission is £648,286.25, which scored 37.77%. Officers confirm the bid was compliant. Appendix 2 provides a detailed breakdown of the full tender evaluation outcome.
- 3.2.11 The highest scoring bidder has submitted a compliant programme approach and identified appropriate recourses to begin the first phase of the programme which is to commence school surveys.

4.0 Stakeholder and ward member consultation and engagement

- 4.1 The Cabinet Member for Finance & Resources has been consulted in respect of the proposed contract.

5.0 Financial Considerations

- 5.1 The budget for the AMP programme services is £600,000. The funding comes from the unallocated School Condition Allocation (SCA).
- 5.2 The highest scoring supplier's contract price is £648,286.25. There is enough capacity within the School AMP budget to cover the contract and still enables the Council the ability to respond to any emergency works across the school portfolio if required. The expectation is that the programme will be funded via the SCA provided by the DfE in years 2026-2029.
- 5.3 Following completion of the surveys and programme formation, officers will seek approval for the 2026 – 2029 AMP Programme via the Council's Capital Project Governance Process. This is planned for the summer of 2025.

6.0 Legal Considerations

- 6.1 The value of the proposed call off contract is above the threshold for Services under the Public Contracts Regulations 2015 (the 'PCR 2015' / 'Procurement Regulations') and the procurement is therefore governed by the Procurement Regulations. The procurement as set out in paragraph 3 above was carried out through a framework established by Fusion 21 Framework Agreement for the provision of Consultancy Services. The PCR 2015 allow the use of framework agreements for procurement and also prescribe rules/controls for procurement through a framework.
- 6.2 The award of the Contract is also subject to the Council's own Contract Standing Orders (CSO) in respect of Medium Value Contracts and Financial Regulations. In this respect, it should be noted that, in accordance with CSO 86(e)(ii), the Council's participation in the Framework was confirmed as legally permissible by the Corporate Director of Law & Governance and it was considered appropriate to use the framework for the procurement. The Director, Property & Assets also approved the pre-tender considerations and inviting of tenders in accordance with CSOs 89 and 88, and confirmed there is sufficient budgetary provision for the Contract as required by CSO 86(e)(ii).
- 6.3 Under Part 3 of the Constitution, at paragraph 9.7 in section 3(a) of the table therein, relevant Directors have delegated to them authority to award Medium Value Contracts, so far as the contract relates to the service area which they are responsible for. As this contract relates to works which the Corporate Director, Neighbourhoods & Regeneration is responsible for, it is considered that the Corporate Director, Neighbourhoods & Regeneration has delegated authority to approve the award of the contract.
- 6.4 The form of agreement for this Contract is the JCT Consultancy Contract Agreement, with additional and amended terms and conditions required by the Council which strengthen the Council's overall position and which the highest winning bidder has accepted without qualification.

7.0 Equity, Diversity & Inclusion (EDI) Considerations

- 7.1 The Council must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment and victimisation
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, pursuant to s149 Equality Act 2010. This is known as the Public Sector Equality Duty.
- 7.2 The Public Sector Equality Duty covers the following nine protected characteristics: age, disability, marriage and civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.3 The purpose of the duty is to enquire into whether a proposed decision disproportionately affects people with a protected characteristic. In other words, the indirect discriminatory effects of a proposed decision. Due regard is the regard that is appropriate in all the circumstances.

7.4 The proposals in this report have been subject to screening and officers believe that there are no adverse equality implications.

8.0 Climate Change and Environmental Considerations

8.1 In designing school condition improvement works, consideration will be given to low carbon and energy efficiency works where possible, in line with the Council's Climate & Ecological Emergency Strategy.

9.0 Human Resources/Property Considerations (if appropriate)

9.1 This service will be provided by an external consultancy organisation and there are no implications for Council staff arising from tendering the contract.

9.2 The appointment of the technical consultancy organisation will lead to enhanced school buildings where the Council is the responsible body. These improvements will include, but not limited to boiler and associated heating and hot water plant replacements, roof renewals and replacements as well as window and door replacements.

9.3 The works are predominately programmed for school holidays and so will not involve school closures or temporary accommodation in order to complete the works.

10.0 Communication Considerations

10.1 A programme of works will be developed on the basis of the completed condition surveys and this will be reported to the Schools Capital Programme Board, and approval of a programme business case sought.

10.2 Schools will be involved from the design phase of projects onwards and consulted with on an ongoing basis, during the course of works projects, to ensure minimal disruption to schools.

Report sign off:

Alice Lester

Corporate Director of Neighbourhoods &
Regeneration