

	Officer Key Decision
	Report to the Strategic Director of Community Wellbeing
AUTHORITY TO AWARD CONTRACT FOR LIFT REPLACEMENT AT FRONTENAC, BARRATT HOUSE, PHARAMOND, KILBURN SQUARE CAR PARK LIFT	

Wards Affected:	Willesden Green, Brondesbury
Key or Non-Key Decision:	Yes
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 is exempt 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)”
No. of Appendices:	Two Appendix 1: Name of Tenderers Appendix 2: Tender Scores
Background Papers¹:	None
Contact Officer(s): <small>(Name, Title, Contact Details)</small>	Peter Winchcombe, Compliance Manager Tel: 0208 937 2568 Email: peter.winchcombe@brent.gov.uk

1.0 Purpose of the Report

- 1.1 This report concerns the replacement of 4 residential lifts and 1 Car park lift. This report requests authority to award contract as required by Contract Standing Order 88.
- 1.2 This report summarizes the process undertaken in tendering this contract and, following the completion of the evaluation of the tenders, recommends to whom the contract should be awarded.

2.0 Recommendation(s)

That the Strategic Director of Community Wellbeing:

- 2.1 Approves the award of the contract to Deltron Lifts Limited for Lift replacement work at Frontenac, Barratt House, Pharamond, and the Kilburn Square Car Park Lift.

3.0 Detail

- 3.1 The works concern the replacement of 5 passenger lifts which are at the end of their serviceable life and require replacement in order that passenger lift services are maintained for the amenity of the residents and visitors to the blocks.

The Tender Process

- 3.2 Advertisements were placed as an open procurement in the London Tenders Portal on 28 June 2019, ITT was issued and 5 tender submissions were received.
- 3.3 The tendering instructions stated that the contract would be awarded on the basis of the most economically advantageous offer to the Council and that in evaluating tenders, the Council would have regard to the following:

List evaluation criteria as set out in the report seeking authority to tender (Price-60% Quality 40%)

- Experience and method statement
- Staffing and resource allocation
- Ability to deliver to required timescale and levels of service
- Demonstrated ability to provide the service
- Social Value
- Price

Evaluation process

- 3.4 The tender evaluation was carried out by a corporate procurement officer, the Council compliance manager, and Frankham Consultancy.
- 3.5 All tenders had to be submitted electronically no later than 12 noon on 28 June 2019. Tenders were opened on 28 June 2019 and 5 valid tenders were received. Each member of the evaluation panel read the tenders and carried out an initial evaluation of how well they considered each of the award criteria were addressed in the tender.
- 3.6 The panel met on 16/07/2019 and each submission was marked by the whole panel against the award criteria.

3.7 The names of the tenderers are contained in Appendix 1. The scores received by the tenderers are included in Appendix 2. It will be noted that Tenderer Deltron Lifts was the highest scoring tenderer. Officers therefore recommend the award of the contract to Tenderer Deltron Lifts Limited.

3.8 The contract will commence on Monday 20 November 2019 [subject to the Council's observation of the requirements of the voluntary standstill period noted in paragraph [5.4] below].

3.9 The new contract will be let using the JCT Intermediate Form of Contract. The contract will be delivered within 8 months of the commencement date.

4.0 Financial Implications

4.1 The estimated value of this contract is £571,798.00.

4.2 The cost of this contract will be funded from HRA Capital budget. There is sufficient provision in the HRA Capital budget to fund these works.

5.0 Legal Implications

5.1 The value of this contract over its lifetime is under the EU threshold for Works and the award of the contract is therefore not governed by the Public Contracts Regulations 2015 (the "EU Regulations").

5.2 However, based on the value of the contract, it is deemed a Medium Value Contracts under the Council's Contract Standing Orders (CSO) and Financial Regulations, and paragraph 3 above details the procurement process undertaken in accordance with the requirements of the CSO.

5.3 Under paragraph 9.5 of Part 3 of the Constitution, Chief Officers have delegated to them power to award Medium Value Contracts and it is considered that you have delegated authority to award the contract to Deltron Lifts Limited for Lift replacement work as detailed in paragraph 2.1 above.

5.4 The procurement is not subject to the EU Regulations and the Council is not required to observe the minimum 10 calendar day standstill period. Therefore, all tenderers will be issued with written notification of the contract award decision following the approval of the Strategic Director to award the contract.

5.6 TUPE does not apply to this contract.

6.0 Equality Implications

- 6.1 The proposals in this report have been subject to screening and officers believe that there are no equality implications.
- 6.2 Pharamond House only has one lift. This will be out of service for 8 weeks. Consultation will take place with residents to determine whether any resident requires possible decant for the duration of the works.

7.0 Consultation with Ward Members and Stakeholders

- 7.1 Consultation will take place post award of the contract.

8.0 Human Resources/Property Implications (if appropriate)

- 8.1 This service is will be provided by an external contractor and there are no implications for Council staff arising from tendering the contract.

9.0 Public Services (Social Value) Act 2012

- 9.1 The Council is under a duty pursuant to the Public Services (Social Value) Act 2012 (“the Social Value Act”) to consider how services being procured might improve the economic, social and environmental well-being of its area; how, in conducting the procurement process, the Council might act with a view to securing that improvement; and whether the Council should undertake consultation. This duty does not strictly apply to the proposed contract as it is not a services contract. Nevertheless, Officers have had regard to considerations contained in the Social Value Act in relation to the procurement.
- 9.2 Ten per cent of the evaluation criteria were assigned to evaluating the bidders’ social value proposals. The highest scoring bidder included a number of initiatives in their bid striving to:

Social Value Commitment	Specifics
Recruit local apprentice	1 local apprentice for a work experience placement) which will assist work experience placement
Provide graduate equivalent trainee program	If successful will employ at least one
Support local schools and community activities in the London Borough of Brent area looking to engage in construction skills	28hours
Make use of local suppliers and companies wherever possible	Aim to use 4 or 5 local suppliers for this contract
To monetarily support activities within the London Borough of Brent	Unspecified

Report sign off:

Hakeem Osinaike, Operational
Director of Housing