

**9 March 2016**

**Environment and Housing Management Committee**

**Retender of the Repair and Refurbishment to Various  
Balconies on the Three Arch Bridge Estate CM13 BAL**

**Ref: 372/14**

**Report of:** *Helen Gregory, Acting Head of Housing & Benefits*

**Wards Affected:** *Brentwood South*

**This report is:** *Public*

**1. Executive Summary**

- 1.1 The previous contract for this work was terminated due to performance issues.
- 1.2 There remains a need to finish work to 8 blocks where these are incomplete and to undertake full works to the remaining 7 blocks where work has yet to commence.
- 1.3 Given the value and complexity of the work it is necessary to undertake a competitive tender exercise to secure the services of another contractor. This shall proceed using the Delta E-Procurement portal.
- 1.4 The cost of both work elements described above is estimated to be c.£240K.

**2. Recommendation**

- 2.1 The Committee is asked to formally approve that we proceed to tender and delegate power to the Head of Paid Service and Section 151 Officer to award the contract.**

**3. Introduction and Background**

- 3.1 As set out above the previous contract was terminated early.
- 3.2 Outstanding work is required to the following:

<b>Part Works (Previous undertaken by MNM Property Services)</b>
142-152 Hawthorn Avenue
162-172 Hawthorn Avenue
91-101 Hawthorn Avenue
63-69 Hawthorn Avenue/13-14 Rowan Green East
15-20 Rowan Green East
21-26 Rowan Green East
1-4 Oaktree Close/11-13 Hawthorn Ave
9-14 Oaktree Close

<b>Complete works (Previously within the MNM Property Services contract but nothing commenced)</b>
15-17 Hawthorn Avenue/19-22 Oaktree Close
39-49 Hawthorn Ave
51-61 Hawthorn Ave
71-77 Hawthorn Ave/11-12 Rowan Green West
90-100 Hawthorn Ave
5-10 Rowan Green West
27-32 Rowan Green East

**4. Issue, Options and Analysis of Options**

4.1 It was necessary to fully consider and ascertain the best way forward with these works given the prolonged disruption to the residents. There were two options identified and these are outlined below.

4.2 Options considered:

- Explore the use of a secondary organisation from the original tender process.
- Undertake a new tender process including all statutory leasehold consultation (Section 20).

4.3 The first option was discounted as the original tender process had been run a relatively considerable time ago, late 2014 and there could be no certainty that costs would remain as originally offered.

4.4 Given that there is to be a new contract and subsequently a new contractor it is necessary to re-issue Section 20 notices to leaseholders.

## **5. Reasons for Recommendation**

- 5.1 To enable the contract to be delivered appropriately with a high level of time and cost certainty.
- 5.2 Residents will benefit from the works being completed with a superior level of professionalism.
- 5.3 The work will be completed during the summer enabling wet product curing times to be met and a reduced level of protection offered. This should enable the works to proceed apace with minimal "down time".

## **6. Consultation**

- 6.1 Statutory leasehold consultation has commenced with the initial Notice of Intention having already being issued. All affected residents have been kept aware of the process and respective timeframes.

## **7. References to Corporate Plan**

- 7.1 Housing, Health and Wellbeing. The recommendation will enhance the resident dwelling external environment and provide increased protection to structural elements of the blocks.

## **8. Implications**

### **Financial Implications**

**Name & Title: Ramesh Prashar, Financial Services Manager**

**Tel & Email: 01277 312513 / ramesh.prashar@brentwood.gov.uk**

- 8.1 The spend associated to this project was originally budgeted for in 2015/16, within the HRA Business Plan. The slippage of this budget has been built into 2016/17 capital program and funding. The final slippage figure will go to committee in the new financial year when the final outturn is produced.

### **Legal Implications**

**Name & Title: Daniel Toohey, Monitoring Officer**

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- 8.2 The value of this contract is below the threshold requiring EU wide competitive tendering. However, the councils constitution will apply which means a competitive tendering exercise is required. Under the Public

Contracts Regulations 2015, a fair and transparent process is required. Legal Service is available to advise and assist with the process.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

8.4 None

**9 Background Papers** (include their location and identify whether any are exempt or protected by copyright)

None

**10 Appendices to this report**

None

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