

REPORT TO CABINET

REPORT OF: JOHN MURDEN
SERVICE MANAGER, REPAIRS & IMPROVEMENTS
MANAGEMENT

BERNARD GIBSON
TEAM LEADER - IMPROVEMENTS

REPORT NO.: RIM115

DATE: 12 MAY 2008

TITLE:	STOCK CONDITION SURVEY 2008
FORWARD PLAN ITEM:	No
DATE WHEN FIRST APPEARED IN FORWARD PLAN:	N/A
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	KEY DECISION

COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:	COUNCILLOR PAUL CARPENTER PORTFOLIO HOLDER FOR CORPORATE GOVERNANCE AND HOUSING
CORPORATE PRIORITY:	PRIORITY B – HOUSING MANAGEMENT
CRIME AND DISORDER IMPLICATIONS:	None
FREEDOM OF INFORMATION ACT IMPLICATIONS:	This report is publicly available via the Local Democracy link on the Council's website: www.southkesteven.gov.uk

INITIAL EQUALITY IMPACT ASSESSMENT	Carried out and appended to report? Not Applicable	Full impact assessment required? No
BACKGROUND PAPERS:	None	

1. INTRODUCTION

The Council propose to undertake a 100% stock condition survey on the council's housing stock and associated assets. This survey will provide the council with the following information:-

- 1) provide accurate and statistically reliable information and forecast the maintenance needs of the stock together with the associated costs over a 30 year period. The results of the survey will form the basis of the council's business plan as it relates to the improvement strategy of the stock;
- 2) report on the Decency standard within the stock;
- 3) health and safety ratings;
- 4) any asbestos content associated with the properties;
- 5) collect energy efficiency data with a view to improving SAP ratings.

With the anticipated contract value being over the EU threshold the advert for expression of interest was placed in OJEU (Official Journal of the European Union), which was published in 28 November 2007 (reference number 281814-2007).

Thirty eight (38) companies expressed an interest and fourteen (14) returned their completed PQQ's (pre-qualification questionnaire). These have been evaluated by a panel of three (3) officers using an evaluation matrix recommended by Centre of Excellence.

Any company scoring 80% or more were then moved onto the next stage of the evaluation process.

Six (6) companies scored over 80% and were sent tender documentation to complete.

Of the six companies who were invited to tender four (4) tenders were returned. Of the four returned two tenders were disqualified for the following reasons:- tender no.3 having the company name on the envelope, and tender no.4 arrived late.

The tendering process has been conducted in accordance with the Public Contract Regulations 2006 and current SKDC Contract Procedure Rules.

The purpose of the report is to obtain approval to accept the most economically advantageous tender received in respect of the stock condition survey across the housing stock and associated assets.

2. RECOMMENDATIONS

Four tenders were received and the details are shown below:-

		COST 40%	QUALITY 60%	TOTAL %
Tender 1	£588,615	40.00	38.91	78.91
Tender 2	£590,402	39.88	33.36	73.24
Tender 3	£799,002		Disqualified	
Tender 4	£1,092,476		Disqualified	

That the tender received from Savills Commercial Ltd, 25 Frinsby Circus, London, EC2M 7EE in the sum of £588,615 (being the most economically advantageous tender received) be accepted.

3. DETAILS OF REPORT

The tender has been checked for accuracy and content and complies with the requirements of the specification and, therefore, offers the best value obtainable at the time of tender.

The scoring system was based on a split between 40% cost and 60% quality.

The quality element of the tenders was evaluated by a four-person panel and Savills Commercial Ltd was considered to be the most economically advantageous tender.

4. OTHER OPTIONS CONSIDERED AND ASSESSED

Not applicable.

5. COMMENTS OF DEPUTY SECTION 151 OFFICER

I can confirm sufficient budget provision is available in 2008/09 to finance this contract. The findings of the stock condition survey will be of great assistance to the development of the HRA business plan for stock maintenance and improvement.

6. COMMENTS OF MONITORING OFFICER

In view of the value of the proposed contract for services, it has been tendered in accordance with the Public Contract Regulations 2006. The award of contract must be made in accordance with those regulations. There must be at least 10 clear calendar days between the award of contract and the start of work on the contract.

7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER

Not applicable.

8. CONCLUSION/SUMMARY

This survey is essential for forward planning on major improvements to the housing stock and associated assets together with the cost implications over the next 30 years.

9. CONTACT OFFICER

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