



## Contract Award for External Decorating

### Report Author

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### Purpose of Report

To seek approval to award a contract to Alfred Bagnall & Sons (East Midlands) Limited for the provision of External Refurbishment works to council owned dwelling for South Kesteven District Council.

The contract will be awarded for 3 years with an option to extend for a further 1 year plus 1 year plus 1 year plus 1 year, giving a total duration of 7 years.

### Recommendations

**That Cabinet approves the award of a contract to Alfred Bagnall & Sons (East Midlands) Limited for the provision of External Refurbishment works at South Kesteven District Council owned dwellings with an annual value of £250k for a period of 3 years with the option to extend annually for up to 4 years.**

### Decision Information

Is this a Key Decision?	Yes
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing that meets the needs of all residents. Healthy and strong communities
Which wards are impacted?	All Wards

## **1. Implications**

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

### ***Finance and Procurement***

- 1.1 The proposals have been undertaken in accordance with the Council's Contract Procedure Rules and the cost of the works will be met from the External Refurbishment budget within the Councils approved Housing Revenue Account capital budget.

*Completed by: David Scott – Assistant Director of Finance (deputy s151 officer)*

### ***Procurement***

- 1.2 This contract was compliantly tendered via a mini comp under EEM framework - EEM0005 - Cyclical Decoration, Decorating Materials & Tenant Options Vouchers. Full details of the tender process can be found in Appendix 1.

*Completed by: Helen Baldwin, Procurement Lead SKDC*

### ***Legal and Governance***

- 1.3 Governance implications are already reflected in the report.

*Completed by: James Welbourn, Democratic Services Manager*

### ***Health and Safety***

- 1.4 As part of the tender documentation, a comprehensive information document was provided for all bidders to review and consider the aspects of health & safety associated with the proposed external decorating contract.
- 1.5 When the contract is awarded to the successful bidder, a Construction Phase Plan will be requested/provided by the Principal Contractor, and this will detail how all the health & safety risks associated with the construction phase will be implemented to minimise the risks where possible or eliminate them. This will be monitored through the management of the contract.

*Completed by: Philip Swinton, Health, Safety and Compliance Manager*

## 2. Background to the Report

- 2.1. This report seeks approval to enter into a contract with Alfred Bagnall & Sons (East Midlands) Limited to carry out external refurbishment works on South Kesteven District Council's housing stock. The contract would be awarded for an initial period of 3 years with an option to extend annually for up to 4 years, giving a total duration of 7 years.
- 2.2. External refurbishment is an essential part of cyclical maintenance. Not only does it provide improvements to the visual appearance to the dwellings but also plays a part in preserving key components on our dwellings such as fascia's, door frames and external walls. Without this preservation, issues can manifest and ultimately lead to further building defects and additional repair costs.
- 2.3. As part of this contract, pre-paint works will be undertaken to ensure that the areas and components are in a satisfactory and sound condition prior to the refurbishment works being carried out. The last external refurbishment decoration contract expired in 2024. This new contract will support the Council continuing the cyclical maintenance programme.
- 2.4. The external refurbishment works are planned across the South Kesteven area over the term of this contract.
- 2.5. The procurement opportunity was tendered as a mini competition using a framework run by Efficiency East Midlands (EEM), for Cyclical Decoration, Decorating Materials and Tenant Options Vouchers. Following publication of the opportunity 4 Expressions of Interest were received which resulted in 3 Tender Submissions.
- 2.6. The Tender was made up of two questionnaire sets: one for the selection criteria and one for the award criteria. The award criteria questions were evaluated as follows:

Evaluation	Weighting
Quality	60%
Price	40%

- 2.7. An evaluation panel was constructed to ensure that individuals assigned to evaluate questions were the most suitable and relevant to the criteria being examined, based upon qualifications and experience. Each question was evaluated by at least two evaluators and their scores, and comments recorded.
- 2.8. Following the completion of the evaluation process, a moderation meeting was held by Welland Procurement on the 25 April 2025. This was attended by both the evaluators and Welland Procurement to review the scores and also to ensure that the scoring had been consistent and the key points in each question had been

accounted for. As the scoring was consistent between the evaluators, average scoring was not used.

- 2.9. Following the completion of the evaluation and moderation process the scores awarded to the participants were as follows:

Rank	Bidder	Overall Score
1	Alfred Bagnall & Sons (East Midlands) Limited	91%
2	Bidder 2	88.14%
3	Bidder 3	79.48%

- 2.10. It is therefore recommended that the contract is awarded to Alfred Bagnall & Sons (East Midlands) Limited for the provision of external refurbishment works on the Council's Housing Stock.

### **3. Key Considerations**

- 3.1 Investment in external refurbishment work will support the Council with ensuring that properties are maintained and prevent further building defects. The procurement has gone through a formal process and established a competitive outcome with a best value for money and quality of product.

### **4. Other Options Considered**

- 4.1 Consideration has been given to the option of carrying out the works "in-house", but due to current workload and staffing levels this is not a viable option. The Council could choose not to carry out external refurbishment works but this is not cost effective as this could lead to further building defects in the longer term which would increase the cost of works.

### **5. Reasons for the Recommendations**

- 5.1. The proposed contract award has followed a compliant procurement process and provides the Council with the appropriate contracts to enable it to deliver the commitment to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations.

### **6. Appendices**

- 6.1 Procurement Summary Report – Welland Procurement