

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – 7 FEBRUARY 2017**

Title of report	<b>AUTHORITY TO AWARD FRAMEWORK CONTRACT FOR REPAIRS AND MAINTENANCE OF PUBLIC BUILDINGS</b>
Key Decision	a) Financial Yes b) Community No
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Purpose of report	The report requests that Cabinet delegates authority to award the Framework Contract for Repairs and Maintenance of Public Buildings to the Director of Resources in consultation with the Corporate Portfolio Holder.
Reason for Decision	The level of expenditure on this contract exceeds the authority threshold in the Scheme of Delegation.  After 31/3/17, the Council will not have any effective and efficient provision in place for the repair and maintenance of its public buildings.
Council Priorities	Value for Money. Council is spending its money wisely.
Implications:  Financial / Staff  Link to relevant CAT  Risk Management  Equalities Impact Screening  Human Rights  Transformational Government	No direct financial implications but will enable a framework for the estimated expenditure of approximately £400k across the Council's public estate. There are no staffing implications.  Not applicable  Not applicable  Not applicable  Not applicable  Not applicable

Comments of Head of Paid Service	Report is satisfactory
Comments of Deputy Section 151 Officer	Report is satisfactory
Comments of Monitoring Officer	Report is satisfactory
Consultees	None
Background papers	None
Recommendations	<b>THAT CABINET DELEGATES AUTHORITY TO AWARD THE FRAMEWORK CONTRACT FOR REPAIRS AND MAINTENANCE OF PUBLIC BUILDINGS TO THE DIRECTOR OF RESOURCES IN CONSULTATION WITH THE CORPORATE PORTFOLIO HOLDER.</b>

## 1. BACKGROUND

- 1.1 North West Leicestershire District Council has a 4 year framework contract for the provision of minor works i.e. repairs and maintenance across the Council's non-housing estate. This is a joint contract with Charnwood Borough Council (CBC) that commenced on 1 April 2013 and will terminate on 31 March 2017. There is no option to extend the contract. The contract covers the repairs and maintenance of public buildings including leisure centres, car parks, offices, shops, public conveniences and other public units. NWLDC is the lead authority for this joint arrangement, which includes leading on the procurement process.

## 2 PROCUREMENT PROCESS

- 2.1 This is being undertaken in partnership with Charnwood BC and meetings and conversations with CBC officers continue to take place to discuss the approach and finalise the specification, ensuring requirements from both councils are fully met.

- 2.2 It is proposed that NWLDC re-tender the framework contract, with the following provisions:

- a) The contract opportunity will be advertised in OJEU (Official Journal of the European Union). Although the contract is not likely to exceed the £4.1m threshold for works it will exceed the £164,176 threshold for supplies and services. This is because some jobs may not meet the definition of works.
- b) The framework contract will include the following 5 lots: Building, Electrical, Mechanical / Plumbing, Decorating and Roofing.

The Asbestos, Joinery and Glazing lots featured in the current contract will not be included as the values are very low and therefore inappropriate for a framework lot.

- c) Each lot will have a single supplier although a supplier can be successful in more than one lot.

- d) A cap of £50,000 for an individual job will be placed within the framework. SCAPE frameworks, which are more suitable for jobs exceeding this value, are already available via further competition.
- e) As a framework contract the arrangement would not be exclusive. Should requirements change such as the availability of suitable in-house provision, neither NWLDC nor CBC would have any obligation to use the framework.
- f) The period of the framework contract will be two years with the option to extend for two further twelve month periods, up to a maximum of four years. Based on current expenditure, the value of the whole framework is likely to be £1.2m across both authorities. Expenditure for NWLDC is likely to be around £400k.
- g) In support of the Council's *Buy Local* initiative, it is intended to hold a supplier briefing event after the Invitation to Tender (ITT) is published as this will provide an opportunity for local contractors and other potential suppliers to ask questions and obtain further information / clarification on various aspects of the specification, process and / or contract.

### **3 FINANCIAL IMPLICATIONS**

- 3.1 NWLDC expenditure via the framework is likely to be around £400k in total. Procuring the contract does not commit the Council to any future expenditure but provides a mechanism to award future contracts for minor works up to the value of £50,000 per job.

### **4 CONCLUSION**

- 4.1 In order to award the complete the procurement process and award the framework contract, Cabinet is requested to delegate authority to the Director of Resources in consultation with the Corporate Portfolio Holder.