



ADUR & WORTHING
COUNCILS

Executive Members for Customer
Services
24 September 2019

Decision to be taken on or after
2 October 2019

Key Decision: Yes

Adaptations for People with Disabilities (Adur Homes) Contract Award

Report by the Director for Communities

Executive Summary

1. Purpose

- 1.1 Adur Homes are required to make provision for adaptations for disabled tenants to access and remain safe in their properties. The current contract has expired and has been re-tendered to a range of suppliers who specialise in this type of adaptations.
- 1.2 This report outlines the procurement process that has been undertaken and recommends awarding the contract to JG & JR Langridge Limited for a period of 3 years with the option to extend for a further 2 years.

2. Recommendations

- 2.1 The Executive Members are asked to:
- i) Approve the award of the contract for Disabled Adaptations (Adur Homes) to JG&JR Langridge Limited.

Context

- 3.1 Adur Homes is obliged to carry out reasonable adaptations to its housing stock in order to allow disabled or vulnerable persons to remain in their homes or to be housed. The current contract for this work has expired and to comply with Council rules, a tender process has been completed to ensure a new contract is awarded that offers best value in terms of price and quality to the Council.

Issues for consideration

- 4.1 The 2019/2020 Adur Homes capital programme budget for disabled adaptations is £250, 000. Within the current arrangement adaptations up to a value of £10,000 are completed by the appointed contractor according to a schedule of rates. Adaptations in excess of this value are the subject of competitive tender and the same monetary cap was provided for in the contract which accompanied the tender documentation.
- 4.2 The current contract has expired and the new tendering process has been completed to comply with the Council's contract standing orders. It was also agreed after that the new contract would be for 3 years with the option to extend for a further 2 years.
- 4.3 The budget spend for this contract has been capped at £250,000.00 per year.
- 4.4 The tender process was undertaken as an open process via the Councils' Intend e-procurement portal. Local contractors were given the opportunity to submit a bid within the tender process. The tender was advertised on the 18 January 2019 with a closing date of 19 February 2019 and 3 compliant tenders, all from local companies were received.
- 4.5 The contract was assessed on both the schedule of rates price and quality with price being given a 65% weighting and quality a 35 % weighting.
- 4.7 Quality was assessed on the replies to quality questions contained in the tender documentation, which covers quality control, safeguarding and detail on how an individual project of works will be undertaken.
- 4.8 Pricing was not be a fixed price but based on a schedule of rates, covering all aspects of adaptation works.

4.9 Upon completion of the tendering the evaluation process of the three compliant tenders showed 2 with quality scores within 1% of each other, the third was not only lower on quality, but higher price. The evaluation therefore was ultimately decided upon price as per the schedule of rates.

4.10 As a result of this process it is recommended that the contract is awarded to JG & JR Langridge Ltd and despite the delay in making the award, there are no reasons that would preclude the Council for taking this action now.

Options considered

4.11 Other options considered

- Not to award a contract - this would not provide for the needs of Adur Homes tenants or for the Council in seeking best value for money
- To award to one of the other bidders - as indicated, three compliant bids were received, based on the agreed criteria of price and quality, the recommendation is to award to JG & JR Langridge Ltd.

Engagement and Communication

5.1 The Council's Procurement Officer with the appropriate members of Adur Homes agreed the criteria for the tender process.

5.2 The tender was an open tender with pricing being based on a schedule of rates.

5.3 Quality questions, relevant to this type of tender were also included.

3. Financial Implications

6.1 The council has capital budgets within the Adur Homes Housing Investment Programme of up to £250,000 per year.

6.2 Under the Council's Financial Regulations schemes in excess of £250,000 require a report to be presented to the Executive Member outlining details of the scheme, the method of procurement and the capital and revenue implications.

6.3 The overall Capital Investment Programme was approved by the Executive member as part of the report on the Adur Homes Capital Investment Programme. This report specifically deals with the contract award to a contractor for the delivery of Disabled Adaptations for Adur Homes tenants.

4. Legal Implications

- 7.1 Section 1 of the Localism Act 2011 provides a Local Authority may do anything that individuals generally may do (subject to any current restrictions or limitations prescribed in existing legislation).
- 7.2 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.
- 7.3 s1 Local Government (Contracts) Act 1997 confers power on the local authority to enter into a contract for the provision of making available assets or services for the purposes of, or in connection with, the discharge of the function by the local authority.
- 7.4 This is a works contract for the purposes of the Public Contract Regulations 2015. The value of this works contract is below the EU threshold requiring an EU procurement process (£4,551,413.00), and therefore the contract can be procured in accordance with the Council's Contract Standing Orders at Part 4 of the Council's Constitution.
- 7.5 The Housing Grants, Construction and Regeneration Act 1996 puts local housing authorities under a statutory duty to provide grant aid to disabled people for a range of adaptations to their homes.

Background Papers

- Adur Homes Adaptations Tender Submission Schedule
- Adur Homes Adaptations Schedule of Rates
- Report to the Joint Strategic Committee on the 12th September 2017 - HRA Capital Programme 2017 - 2019
- Report to the Joint Strategic Committee on the 9th October 2018 - Housing Revenue Account Capital Programme 2019-2022

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Sustainability & Risk Assessment

1. Economic

- The tendering documentation specifically invites tenders from contractors within the local area.

2. Social

2.1 Social Value

- The works subject to this tender are intended to enable disabled and / or vulnerable people to be housed within the community in properties that they can access and enjoy independently.

2.2 Equality Issues

- The works subject to this tender are intended to enable disabled and / or vulnerable people to be housed and to continue to live within the community that is familiar to them.

2.3 Community Safety Issues (Section 17)

- Included in the tender are aspects of works that will enable vulnerable people to remain safe in their homes.

2.4 Human Rights Issues

- Matter considered and no issues identified.

3. Environmental

- Matter considered and no issues identified.

4. Governance

- Matter considered and no issues identified.