

Appendix 1 – additional information

Report: Communal Repairs and Redecorations Programme for the Barbican Estate

Blocks planned for the next 5 financial years

2015/16

Lauderdale Tower External
Shakespeare Tower External

2016/17

Andrewes House External
Bryer Court Internal
Defoe House External
Gilbert House External
John Trundle Court Internal
Speed House External

2017/18

Brandon Mews External
Bunyan Court Internal
Cromwell Tower Internal
Speed House Internal
Willoughby House External

2018/19

Gilbert House Internal
Mountjoy House External
The Postern External
Thomas More House External
Willoughby House Internal

2019/20

Defoe House Internal
Lambert Jones Mews External
Seddon House External

Condition Surveys

The above programme is subject to Condition Surveys. Condition Surveys have already been completed for 7 of the 8 blocks planned to be re-decorated in 2015/16 and 2016/17, the surveys have informed the need for the works in these years. Beyond those two financial years, the programme is based upon the history of when the works were last completed and when they would be expected to be required, in accordance with the usual cycles of 7 years for external decoration and 10 years for internal decoration. Condition Surveys will be completed for these planned works in due course, to ensure they should be completed in these years.

Contractors bidding for the contract will be advised that the works outlined and the year in which they are to be completed may vary subject to these condition surveys.

3-5 year contract

The City of London Procurement Service (CLPS) state there is no optimum time to go to market to procure a longer term contract for redecoration work.

We are confident that there will be sufficient appetite from contractors to secure a contract of this nature.

The costs for the 3-5 year contract will be based on 2014/15 prices. The contract will include an allowance for increases in future years based on the Retail Price Index or other similar index. This will remove any risk the contractor may apply through the uncertainty of future inflation. A similar approach has been adopted with the recent lift servicing contract.

Once the procurement process has been completed, we will return to RCC and BRC and provide an update.

Corporate Social Responsibility (CSR)

It is a requirement of the tendering process that 10% of the quality score is allocated for the meeting of CSR requirements. The intention with this contract is to support apprenticeships from the local area. The benefit of a longer-term contract is that apprentices can be given a greater amount of experience and will hopefully achieve recognised qualifications during the period of the contract.

Savings

There are both cost and time benefits to procuring a longer-term contract. At present, the procurement and contract letting are carried out annually, and on occasion twice a year, to complete the works to the relevant blocks. This has a significant impact on the resources within the department. Carrying out one structured procurement process and contract letting process will save valuable time and resource within both the BEO and the Chamberlain's and Comptroller and City Solicitor's departments.

Section 20 Consultation

The works at all blocks will be subject to the usual Section 20 pre and post-tender consultation processes. The post-tender consultation letter will set out the tenders received and an analysis of the value of each one.