

PT4 - Committee Procurement Report

This document is to be used to identify the Procurement Strategy and Purchasing Routes associated with a project and only considers the option recommended on the associated Gateway report.

Introduction

Author:	Michael Harrington		
Project Title:	Decent Homes at Dron House, Golden Lane, Southwark, Sydenham, Windsor, and York Way Residential Estates		
A structured programme of works to bring the kitchen, bathroom and central heating facilities within tenanted, residential properties up to modern, 'Decent Homes' standards.			
Properties owned by the City and leased on rental agreements to tenants at Dron House, Golden Lane, Southwark, Sydenham, Windsor, York Way and Spitalfields Residential Estates.			
Contract Duration:	10 months	Contract Value:	£4m
Stakeholder information			
Project Lead & Contract Manager: David Downing	Category Manager: Michael Harrington	Lead Department: Community and Children's Services	
Other Contact		Department	

Specification Overview

Summary of the Specification: A structured programme of works to bring the kitchen, bathroom and central heating facilities within tenanted, residential properties up to modern, 'Decent Homes' standards.
Project Objectives: To provide home upgrades to 402 properties after surveys and if necessary install replace kitchens, bathrooms and central heating systems.

Customer Requirements

Target completion date		Target Contract award date	15/06/2017
Are there any time constraints which need to be taken into consideration? Not at this present time.			

Efficiencies Target with supporting information	
To ensure an efficient contractor is appointed to provide this service to the City's customers and act as ambassadors on our behalf. We are also using this contract to drive engagement with suppliers to ensure we engage with the local communities and drive the City's Corporate and Social Responsibilities.	

City of London Initiatives

How will the Project meet the City of London's Obligation to
Adhere to the Corporation Social Responsibility: We will positively promote the City's policy to the tendering parties to engage with the local communities.
Take into account the London Living Wage (LLW): We will.
Consideration for Small to Medium Enterprises (SME): This will be included within the Corporation Social Responsibility.
Other:

Procurement Options

Option 1: Below OJEU Tender
Advantages to this Option: <ul style="list-style-type: none"> Allows us to engage with the market as a whole. Allows the City to build the specification it requires and work to the timescales it requires.

<ul style="list-style-type: none"> Allows us to engage with SME's as opposed to using a framework, which stereotypically have larger suppliers appointed to them.
Disadvantages to this Option: <ul style="list-style-type: none"> Will take longer to engage with the market. Tender may be seen as too much of a strain on resources for parties to participate.
Please highlight any possible risks associated with this option: <ul style="list-style-type: none"> No guarantee of the quality of responses returned. Responses could possibly be over OJEU threshold.
Option 2: Appoint via a framework supplier
Advantages to this Option: <ul style="list-style-type: none"> Quicker engagement with the market. Pre-vetted suppliers on the framework.
Disadvantages to this Option: <ul style="list-style-type: none"> Less engagement with SME's Larger Suppliers will subcontract the work as opposed to having employees working directly on the project.
Please highlight any possible risks associated with this option: <ul style="list-style-type: none"> The quality of the service and works carried out could be lower than expected.

Procurement Route Recommendation

City Procurement team recommended option
Option 1: Below OJEU Tender – The budgets have been well worked and the possibility of an increased budget would require further Committee approval.

Sign Off

Date of Report:	21/03/2016
Reviewed By:	David Downing
Department:	DCCS
Reviewed By:	Michael Harrington
Department:	Chamberlain's Department