

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-007-2017/18

Date of meeting: 5 April 2018

Portfolio: Housing – Cllr S. Stavrou

Subject: Appointment of Framework Consultants and Contractors for the future delivery of the Council House-building Programme – Approval of Tenders

Responsible Officer: Paul Pledger – Asst. Director (Housing Property & Development) (01992 564248)

Democratic Services: Jackie Leither

Recommendations:

- (1) That the appointment of Consultants and Contractors for the future delivery of the Council House-building programme be considered and presented as a supplementary report once the tender evaluation report is received from the Procurement Consultants.**

Reasons for Proposed Decision:

Tenders have been sought via an EU compliant tender exercise for the appointment of various specialist Consultants and Contractors to deliver the future phases of the Council's House-building programme. These tenders have been evaluated and reported as a supplementary report once the tender evaluation report is received from the Procurement Consultants.

Other Options for Action:

- To employ the relevant resources in-house to deliver the programme directly.

Background

- At its meeting in January 2018, the Cabinet Committee were advised that East Thames were exercising their right to end their role as Development Agents and as a result considered a report on a way forward in terms of delivering the future phases of the Council's House-building programme.
- That report explained how the Council had reviewed its approach based on its experiences over the last 4-years, and how it would deliver a more efficient service and de-risk some of the aspects of the programme that have so far resulted in additional costs across schemes that are on site. This included dealing with ground contamination, drainage, foundations and advancing the designs to a more detailed stage prior to appointing the Contractor. The Cabinet Committee were advised that this would require an EU procurement exercise in order to make the necessary appointments.

3. The Council appointed a specialist procurement consultant, Cameron Consulting to undertake the EU Procurement exercise to pull together the framework of various Consultants and Contractors.
4. Notices were placed in the European Union Journal for a Multi-Disciplinary Design Team, Employers Agents and Contractors where expressions of interest were received and evaluated based on a 60:30:10 split, based on quality, price and an interview to explore the approach that they would take to engage and deliver as part of a team on behalf of the Council.
5. Tenders were received and evaluated independently of the Council followed by a moderation exercise that included Officers. The interviews took place between Monday 19 March and Wednesday 21 March 2018. The outcome of the tender exercise will be reported as a supplementary report once the tender evaluation report is received from the Consultants.

Resource Implications

The Council will benefit from a saving of £550,000 as a result of not using East Thames as its Development Agents.

The cost of appointing the Framework Consultants will be reported as a supplementary report once the Consultants tender evaluation report has been received in due course.

Legal and Governance Implications

EU Procurement Rules dictate that any contract for works with a value in excess of £4,104,394 for works and £106,047 for Services must be tendered in accordance with European Procurement legislation.

The Council has its own set of Procurement Rules, which refers all contracts in excess of EU thresholds must be procured in accordance with European Procurement legislation.

Safer, Cleaner and Greener Implications

None

Consultation Undertaken

None relevant at this stage

Background Papers:

- Previous reports to the Cabinet Committee on procurement options in July 2013 and January 2016
- A report to the Cabinet Committee on the future delivery of the Council House-building Programme for future phases reported in January 2018.
- The Council's Development Strategy

Risk Management

There is a comprehensive risk register that has been compiled and is being monitored in respect of the house-building programme. Each risk, where appropriate has a risk mitigation action plan.

A detailed examination of the advantages and disadvantages as well as associated risks to this approach were reported to the Cabinet Committee in January 2018.

Equality Analysis

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in the consideration of this report. The equality information is provided as an Appendix to the report.