

## **Cabinet Meeting on Wednesday 15 December 2021**

### **IA2609 Framework for Responsive Property Maintenance and Day Works**



**Cllr Mark Deaville, Cabinet Member for Commercial Matters said,**

“This process allows us to employ a range of suppliers to carry out planned property maintenance and repairs at buildings, including schools and libraries, across the county, while obtaining best value for money.

Having a long-term relationship with approved suppliers enables us to maintain standards and save time by avoiding the need to advertise and manage multiple project tenders each year.”

#### **Report Summary:**

The objective of the report is to establish approval to proceed with the procurement of a framework agreement for the provision of Responsive Property Maintenance and Dayworks (the “Framework Agreement”). The Framework Agreement and subsequent call off contracts will be procured in accordance with the Council’s procurement regulations. The Framework Agreement will be for a period of 3 years starting 1<sup>st</sup> June 2022 to 31<sup>st</sup> May 2025 with the option to extend by 1 x 12-month period.

#### **Recommendations**

I recommend that Cabinet:

- a. Agree that Staffordshire County Council (the “Council”) undertakes a procurement in line with the Public Contract Regulations 2015 (the “Regulations”) to procure Framework Agreement for the provision of Responsive Property Maintenance and Dayworks;
- b. Agree, following the procurement process, the successful suppliers be appointed to the Framework Agreement for the period 1<sup>st</sup> June 2022 to 31<sup>st</sup> May 2025 and that dependent on the quality of their delivery, that the 12-month service extension be implemented to a final contract end date of 31<sup>st</sup> May 2026; and

- c. Note that the framework agreement and subsequent call off contracts will be entered into in accordance with the Council's procurement regulations.



<b>Local Members Interest</b>
N/A

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### **IA2609 Framework for Responsive Property Maintenance and Day Works**

#### **Recommendations of the Cabinet Member for Commercial Matters**

I recommend that Cabinet:

- a. Agree that Staffordshire County Council (the “Council”) undertakes a procurement in line with the Public Contract Regulations 2015 (the “Regulations”) to procure Framework Agreement for the provision of Responsive Property Maintenance and Dayworks;
- b. Agree, following the procurement process, the successful suppliers be appointed to the Framework Agreement for the period 1st June 2022 to 31st May 2025 and that dependent on the quality of their delivery, that the 12-month service extension be implemented to a final contract end date of 31st May 2026; and
- c. Note that the framework agreement and subsequent call off contracts will be entered into in accordance with the Council’s procurement regulations.

#### **Report of the Director for Corporate Services**

##### **Reasons for Recommendations:**

1. The current Responsive Property Maintenance and Day Works Framework Agreement (PC719) expires on 31<sup>st</sup> May 2022. The estimated annual value for the framework agreement is £1,000,000.00 per annum for the Council.
2. The procurement of the new Framework Agreement will be qualified for up to £2 million per annum (up to £8 million including the option to extend for 12 months) to consider flexibility in the Council’s spend and to accommodate the potential additional spend of public sector partners.
3. The Council owns a number of buildings throughout Staffordshire which require maintenance and minor works to be undertaken in order to maintain them to a safe and satisfactory standard, such as schools, corporate property, libraries etc. The reactive agreement shall both support and dovetail into the existing Planned Maintenance / Minor Works

framework agreement which tends to operate at project values greater than £5,000. The Framework Agreement is being procured to provide the Council with an agreed schedule of rates for maintenance and minor works for Council owned buildings. The Framework Agreement can also be accessed by public sector partners including schools.

4. It is envisaged that approximately 32 suppliers over 8 Staffordshire geographical areas will be appointed to the Framework Agreement. These figures have been taken from interest in the previous tender for the services.
5. There are no equivalent agreements procured by any other independent 3<sup>rd</sup> party central purchasing bodies or contracting authority/council which uniquely hold the local suppliers. The option to publicly tender this not only serves as an opportunity for local suppliers to tender but also serves as a benchmark on value for money.
6. Without recourse to a Framework Agreement, Council officers would be required to invest more resource into spot tendering / quoting for individual work packages which would require a plethora of separately tendered projects per annum conforming to the Council's own Procurement Regulations.

### **Legal Implications**

7. The potential value of spend for the services lends the procurement process to strictly follow the Regulations. The implications of any process failing to follow these Regulations could lead to serious legal challenges to the Council with the possible halt by a court on any contract award. A template Framework Agreement has been developed in conjunction with Legal Services to allow for the relevant works to be called off as and when required. The call-offs will be managed by Entrust Support Services Limited ("Entrust") or any subsequent professional services provider to the Council. The call-off process is detailed within the Framework Agreement.

### **Resource and Value for Money Implications**

8. The Framework Agreement will be commissioned by the Council and procured by the Council's Commercial Team. The ongoing technical day-to-day contract management is delivered in conjunction and managed by Entrust. There are no resource implications known at the time of writing this report. The failure to conduct a competitive tender process will inevitably lead to a disaggregation of spend with each project being contracted separately when it arises leading to increase in prices, inefficiencies in the contracting process and a sharp increase in

procurement and commissioning effort and therefore this is considered the best way to achieve best value.

## **List of Background Documents/Appendices:**

Community Impact Assessment – Summary Document

## **Contact Details**

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