

## **EAST AYRSHIRE COUNCIL**

**HOUSING COMMITTEE – 26 MARCH 2003**

### **REPAIRS REVIEW CONSULTANCY SERVICE**

#### **Report by the Director of Homes and Technical Services**

#### **1. PURPOSE**

- 1.1** The purpose of this report is to seek approval from the Housing Committee to accept tenders for a Repairs Review Consultancy Service, as previously agreed to assist in the review of the contractual procedures to be adopted for the re-tendering of the Repairs and Maintenance Service post June 2004.

#### **2. BACKGROUND**

- 2.1** The Policy and Resources Committee of the 28 November 2002 considered a very detailed report in relation to the Best Value options to be considered for future building maintenance arrangements, in light of the Byatt Report, the Egan Report, and Community Scotlands Building a Better Deal, all of which advocated a move towards long term strategic partnering.
- 2.2** Amongst other things, that report indicated that a fully comprehensive root and branch review of the current contractual arrangements was being undertaken with a view to introducing innovative and ground breaking best value contracts, tailored to address the needs of end users, and to do away with redundant practices and procedures. As part of that review it was agreed that an external consultant should be commissioned to undertake elements of the exercise and to examine and validate the arrangements which were being put forward by the Council.
- 2.3** As indicated also in that report a working group was established and, as the Inter Departmental Repairs Review Working Group, has concurred in the decision to seek third party advice on the best-in-class options available to the Council.

#### **3. TENDER OUTCOME**

- 3.1** Following formal contract notices being placed in the Glasgow Herald, Contracts Weekly, and Government Opportunities, a selection process was instituted which resulted in three firms from seven being invited to interview, and subsequently being invited to tender, the outcome of which is now reported.

#### 4. TENDER EVALUATION

4.1 To ensure Best Value tenders it was decided and stipulated within the tender documents that the award criteria would be as follows:

Price	60%
Staff Resourcing / qualifications & Programme	15%
Methodologies, Processes & Management	15%
Innovative Proposals	10%

#### 5. CONSOLIDATED SCORE

Rank	Name	Consolidated Points
1	IPF	86.0
2	Cyril Sweett Ltd	85.8
3	Dearle and Henderson	84.0

#### 6. FINANCIAL IMPLICATIONS

6.1 The cost of the contract will be £51,725. Funding has already been provided for this within the existing Housing Revenue Account Budget.

#### 7. LEGAL IMPLICATIONS

7.1 There are no specific further legal implications, arising from this report.

#### 8. CONCLUSIONS

8.1 The fact that three highly comparable bids were received and that the process resulted in positive feedback from all bidders, as regards the tender documentation, signifies that the tendering exercise has been successful in achieving a good market response.

#### 9. RECOMMENDATIONS

9.1 It is recommended that the contract be awarded to IPF of 8 Northwest Circus Place, Edinburgh, EH3 6ST at a cost of £51,725.

James Lavery  
Director of Homes and Technical Services  
15 March 2003

#### LIST OF BACKGROUND PAPERS

Nil

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