

Finance and Resources Committee

3.00pm, Tuesday, 4 December 2018

Citywide Security for Domestic Properties – Extension to Contract

Item number	7.16(b)
Report number	
Executive/routine	
Wards	All
Council Commitments	

Executive Summary

The contract with Orbis protect Ltd covers the supply and installation of security measures for Council homes. This citywide contract is used to protect homes from vandalism, flood and fire or incidents of anti-social behaviour, the Council secures its empty homes by installing long and short-term security doors; shutters and alarms; and carrying out some 'dirty works' services. The contract has also been used by other Council services in relation to shuttering and other security works such as schools and nurseries.

The purpose of this report is to recommend that Committee approves an extension of this contract, via waiver, to the end of March 2020, at a value of approximately £750,000. This extension will operate under the terms of the existing contract.

This extension forms part of a strategic alignment of, services 'similar' in nature, under a combined framework, to ensure efficient future use of resources to meet changing needs of the Council.

The extension will ensure continuity of service and, importantly, will allow these requirements to be tendered with other similar services, with a common commencement date of 1 April 2020. It is expected this future alignment of services will offer efficiency in provision and seek to improve outcomes.

Citywide Security for Domestic Properties – Extension to Contract

1. Recommendations

- 1.1 It is recommended that the Finance and Resources Committee:
 - 1.1.1 Approves the extension, via waiver, of the contract awarded to Orbis Protect Ltd for the Citywide Security for Domestic Properties until 31 March 2020; and
 - 1.1.2 Notes that this will allow the service requirements to be tendered in parallel with similar services undertaken across the Council, with a view to appointing suppliers under a combined framework from 1 April 2020.

2. Background

- 2.1 The current contract was awarded in [January 2015](#) as part of a four-year LHC Framework Agreement. LHC Scotland is a central purchasing body. It is a not-for-profit consortium set up to provide procurement solutions for local authorities, housing associations, schools and other public-sector bodies. LHC Scotland framework arrangements are established in strict accordance with EU Directives and are fully compliant with UK procurement legislation.
- 2.2 The extension period in the contract has been utilised and the current contract is due to end on 11 January 2019.
- 2.3 To reflect future service requirements and to allow future efficiencies in provision, a more consolidated strategic approach is being applied to contracts related to maintenance, clearance and security to a common commencement date in April 2020. A separate report to this Committee for Low Rise Grounds Maintenance Works is similarly seeking extension to the contract term, as part of this strategic alignment, with a view to inclusion in this future combined framework.

3. Main report

- 3.1 The Citywide Domestic Security Contract was put in place to cover the provision of steel security doors, security window shutters, monitored alarm systems, and 24-hour emergency cover for empty Council homes. These security measures prevent empty homes being damaged due to vandalism and anti-social behaviour as well as

reducing the potential risks of fire and flood damage due to unauthorised access being obtained to properties.

- 3.2 The contract has increasingly been used by the housing service to provide other security related services in the localities. Over time, and as a result of the changing needs of the Council, other service areas have also utilised this contract for security related work such as shuttering, gates and repairs to security fencing in buildings such as schools and nurseries.
- 3.3 As part of the strategic planning of service provision, a review of current Council contracts identified that similar elements of clearance and 'dirty works' are included within other contracts, with contractors also providing similar related services. These contracts are:
 - 3.3.1 Low Rise Grounds Maintenance Works; and
 - 3.3.2 Specialist Cleaning-covering clearance of empty homes and trauma cleans.
- 3.4 Potential efficiencies, enhanced contract management and improved outcomes are expected to be achieved through the alignment of these existing frameworks/contracts covering similar service requirements into a single framework with a common commencement date of 1 April 2020.
- 3.5 The estimated value for the period of the extension for this contract across all Council service areas is £750,000, (based on current spend for 2018/19).

4. Measures of success

- 4.1 Continuing security of Council property and assets as well as maintaining safety of residents.
- 4.2 Successfully alignment with similar services to ensure efficient future use of resources.

5. Financial impact

- 5.1 The demand for this service is dependent on the levels of empty homes and the requirements for wider security works covered in the contract but the estimated value of the contract extension is £750,000. This will be contained within the Place Directorate budget and other Directorates where applicable.

6. Risk, policy, compliance and governance impact

- 6.1 The Council has a duty of care for its residents and consideration has been given to the Health and Safety impact that may arise following unauthorised access to vacant homes and Council properties. By having this security contract in place, the Council minimises the potential for personal injury or consequential damage to adjacent Council or privately-owned property.

- 6.2 The extension of the contract with Orbis Protect Ltd ensures there is a means of providing essential security services through agreed terms and conditions which provide a way of controlling cost increases and finalising future specification requirements.
- 6.3 Risk of challenge has been assessed as being low as the contract period is short-term to align service requirements under a new framework, which suppliers will be eligible to apply for when published in 2019.
- 6.4 TUPE regulations would apply thus it is expected this would deter any potential new suppliers bidding for short term interim contracts until a new framework is tendered. Risk of challenge cannot however be excluded.
- 6.5 Contract Standing order 9 provides an option to waive standing orders where the requirement is in the Council best interest having regard for best value, risk, principles of procurement and the impact upon service users. The publication of the award of business along with the other factors reported will help to satisfy these requirements.
- 6.6 The Council has a statutory duty to report 'non-compliance' of procurement regulation in line with the changes brought in by the Procurement Reform Act 2014.

7. Equalities impact

- 7.1 Maintaining the security of domestic properties will have a positive impact on resident's well-being and safety.
- 7.2 Improved security measures ensure the continued provision of affordable homes, as well as acting as a deterrent to anti-social behaviour.

8. Sustainability impact

- 8.1 There is a positive impact on sustainable development arising from this report. Improved security measures minimise the works required on empty homes and permits the quicker return of property to the overall council estate.
- 8.2 Products utilised under this contract can be re-used and recycled.

9. Consultation and engagement

Not applicable.

10. Background reading/external references

None

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11. Appendices

None