

Finance and Resources Committee

10.00am, Thursday, 29 October 2020

Housing Capital Works Framework Agreement 2020-2024

Executive/routine Wards Council Commitments	Executive All 1, 3, 7, 15, 41 and 44
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1. Recommendations

- 1.1 Finance and Resources Committee is asked to approve the award of a multi-Lot framework agreement following a competitive tendering process for the Housing Property Capital Works Programme 2020-2024 to the contractors set out in Appendix 1. The framework consists of 16 Lots with four of the Lots broken into sub Lots with an estimated value of £140million over the maximum term. Lot 4 will not be progressed, reducing the framework to 15 Lots in total that Committee is asked to approve the award of, namely:
- 1.1.1 the award of Lot 1 Electrical Works with sub lots with an estimated value of £2.1 million per annum;
 - 1.1.2 the award of Lot 2 Multi Trade Works of less than £0.5m with an estimated value of £2.4m per annum;
 - 1.1.3 the award of Lot 3 Multi Trade Works greater than £0.5m with an estimated value of £6.2m per annum;
 - 1.1.4 the award of Lot 5 Kitchen and Bathroom with an estimated value of £7.5m per annum;
 - 1.1.5 the award of Lot 6 Lift Replacement with an estimated value of £1.2m per annum;
 - 1.1.6 the award of Lot 7 Mechanical & Electrical Works with an estimated value of £1.95m per annum;
 - 1.1.7 the award of Lot 8 Domestic Gas Installations with an estimated value of £2.4m per annum;
 - 1.1.8 the award of Lot 9 Security with an estimated value of £1.8m per annum;

- 1.1.9 the award of Lot 10 Painting & Decorating with an estimated contract value of £0.240m per annum;
 - 1.1.10 the award of Lot 11 Adaptations with an estimated value of £1.44m per annum;
 - 1.1.11 the award of Lot 12 Lead Replacement with an estimated value of £0.6m per annum;
 - 1.1.12 the award of Lot 13 Demolition City Wide less than £0.250m with an estimated value of £0.6m per annum;
 - 1.1.13 the award of Lot 14 Demolition City Wide more than £0.250m with an estimated value of £0.750m per annum;
 - 1.1.14 the award of Lot 15 Energy Efficiency Installations with sub lots with an estimated value of £3.52m per annum; and
 - 1.1.15 the award of Lot 16 External Works – neighbourhood environmental projects (NEPs) with an estimated value of £2.52m per annum.
- 1.2 Finance and Resources Committee is also asked to delegate authority to the Executive Director of Place for the awarding of mini competitions, which are undertaken using the framework and notes that these awards will be reported to Finance and Resources Committee under the six-monthly procurement report for Awards of Contract under delegated authority.

Paul Lawrence

Executive Director of Place

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Housing Capital Works Programme Framework 2020-2024

2. Executive Summary

- 2.1 This report seeks approval from the Finance and Resources Committee to award a multi Lot Framework Agreement for the Housing Capital Works Programme 2020-2024 for a period of up to four years.
- 2.2 The framework now consists of 15 Lots, with four of the lots broken into sub lots, and has an estimated value of up to £140m over the four-year period, subject to use.
- 2.3 The framework is essential to the delivery of the Housing Revenue Account (HRA) capital investment programme for existing homes and estates, which forms part of the HRA Budget Strategy to deliver Council commitments on affordable housing and net zero carbon by 2030.

3. Background

- 3.1 On [20 February 2020](#), Council approved the HRA Budget Strategy (2020-2030), which set out an £2.5b draft ten-year capital investment programme, £910m five-year programme and one-year budget.
- 3.2 The HRA capital investment programme not only covers the investment required to meet statutory standards such as Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (ESSH), and Council commitments on affordable housing net zero carbon, it also ensures that growth and regeneration is delivered in ways that supports place making, inclusive growth and sustainability; outcomes set out in key Council strategies; including the Transport and Mobility Plan and the Granton Development Framework.
- 3.3 The capital investment on existing homes and estates consists of various workstreams, from improvements and upgrades inside tenants' homes, e.g. new kitchens and bathrooms, heating system upgrades, to improvement on communal areas, e.g. new secure door entry systems, and the external fabric of buildings, to

wider estate improvement and regeneration, e.g. Neighbourhood Environmental Projects, and North Cairntow Traveller's site improvement project.

- 3.4 The planned programme of works is currently delivered through a number of separate contractors, using a variety of procured contractual arrangements and Quick Quotes. A procurement strategy was undertaken to bring these requirements under one framework. This aims to maximise economies of scale, improve contract management efficiencies and rationalise the portfolio of providers.
- 3.5 A review of the current arrangements was carried out in early 2019 with the aim to consolidate the current requirements into one framework and to remove the opportunity for repairs and maintenance (R&M) contractors to carry out capital replacement modernisation works within the R&M framework, allowing them to focus on the repairs service. The new framework could also be used by other Council service areas, with Housing Property approval.

4. Main report

- 4.1 With nearly £227m budgeted in the five-year HRA capital investment programme for improvement on existing homes and estates, it is important to have an effective procurement framework to cover all the different areas of improvement work required. The Housing Service carries out a significant volume of planned maintenance and improvement works within a defined budget. It is therefore crucial that there was an emphasis on cost, whilst ensuring that the contractor's proposals and procedures were of high quality.
- 4.2 In April 2019, the Council undertook a two stage Restricted Procedure procurement in accordance with the Public Contracts (Scotland) 2015 Regulations. A cost quality ratio of 60% price, 40% quality was applied.
- 4.3 The aim of a two-stage process is to identify suitably qualified and experienced bidders by setting out mandatory criteria requirements such as qualifications required to carry out the requirements and to enable shortlisting to stage two of the tender process.
- 4.4 Stage one of procurement was the European Single Procurement Document (ESPD) evaluation process to identify suitably qualified and experienced contractors to be invited to tender. The contractors selected at the ESPD stage were then invited to bid in February 2020 and tenders were returned in May and June 2020.
- 4.5 There were 16 Lots and 24 sub Lots advertised as set out in the recommendations and Appendix 2.
- 4.6 Tender submissions were evaluated by officers from Housing Property, placing an emphasis on quality, as well as price, with the aim of selecting the most economically advantageous tenders for each of the 16 Lots and sub Lots.

- 4.7 The quality analysis was based on weighted award criteria questions, which were scored using a 0 to 10 matrix.
- 4.8 Following completion of the quality analysis, tenders that passed the minimum threshold of 50% were subject to a cost analysis.
- 4.9 All the bids submitted were based on a Contractors Profit and Overheads and notional sums for dayworks including labour, materials and plant & machinery.
- 4.10 The tender submissions for Lot 4 Windows & Doors were deemed to be not sufficient for the programme of works. The Council has withdrawn this Lot and is undertaking a review prior to commencing a new procurement exercise.
- 4.11 The tender results for each Lot are at Appendix 1.
- 4.12 It is recognised that contract management resources will be required to manage this framework and Housing Property's other frameworks to comply with reporting requirements, monitoring, management and performance of the framework contractors, and to ensure contract compliance and best practice is utilised for each mini competition.

5. Next Steps

- 5.1 Subject to approval, the framework can commence from November 2020, and will allow Housing Property to issue mini competitions to resume the Housing Capital Works Programme.
- 5.2 All potential contractors have been kept updated throughout the procurement process and are aware that the award of contract and contract start dates are dependent upon committee approval.
- 5.3 Virtual start up meetings will be held with the framework providers before the estimated start date.
- 5.4 The framework will be managed by Housing Property and Commercial and Procurement Services have recommended that a framework manager is allocated to manage the service area's requirements with regard to procurement and performance management.

6. Financial impact

- 6.1 The cost will be accommodated in the existing HRA Capital Budget.
- 6.2 The estimated framework value of each of the 15 Lots and sub Lots is reflective of historical spend for these services over the previous financial years, and the scope of works may fluctuate subject planned projects, COVID-19 and budget allocation. Spend across the 15 Lots and sub Lots will be monitored on a quarterly basis.

- 6.3 It is anticipated that financial savings of approximately 8% will be delivered through the new framework.
- 6.4 The benefits of the framework will be achieved as a result of the competitive process, securing capped overheads and profits, labour, materials and plant rates for the duration of the framework, these rates should be on par or lower when compared with the previous framework and inflation.
- 6.5 A review/profiling of the lot structure has been carried out which should ensure more bids having the correct contracts allocated to the right lots.

Forecast Savings

Year	Saving
2020/21	£1.4m
2021/22	£2.8m
2022/23	£2.8m
2023/24	£2.8m
2024/25	£1.4m
TOTAL	£11.2m

- 6.6 Additional savings will also be achieved through value engineering with the successful contractor and reviewing specifications regularly.
- 6.7 Sample project bids have been reviewed from the previous framework and applied to the capital savings approach. This approach takes the average price of all the bids, giving an assumed market price, and deducts this from the winning bid to give the savings figure. This method has been approved by Financial Services.
- 6.8 Projects will be tracked, and financial savings recorded using the capital savings approach. The current capital saving approach indicates a range of savings between 5% and 40% for similar works categories (see Appendix 3). To allow accurate estimated savings to be tracked and updated on the pipeline, it is proposed to use a conservative estimate of 8% as the forecast savings.
- 6.9 It is recognised that a contract management resource will be required to manage this framework and comply with reporting requirements, monitoring and management the performance of the contractors, and to ensure contract compliance and best practice is utilised for each mini competition. The estimated additional resource required is one full time post.
- 6.10 The costs associated with procuring this contract are estimated to be £35,000.

7. Stakeholder/Community Impact

- 7.1 The contract recommended for award is compliant with procurement regulations and the Council's Contract Standing Orders.
- 7.2 As part of the procurement process it was identified that all the bidders pay the Living Wage rate and do not use zero-hour contracts. They have also all agreed to provide community benefits in line with the Council's Community Benefits Points System for frameworks. The Council's Construction Charter was included within the tender package, setting out the standards that the Council expects from its contractors, including around employment status, health and safety and standards of work. The Charter will also form part of the tender package for framework call-offs.
- 7.3 In support of the Council's Sustainable Procurement Strategy commitments the work packages were divided into smaller lots to support small and medium size organisations and local (EH postcode) businesses make up 38% of the total recommended contractors.
- 7.1 No significant environmental impacts are expected to arise from this contract.
- 7.2 The success of these contracts will be measurable against Key Performance Indicators which were detailed within the tender package.
- 7.3 An Integrated Impact Assessment and a Data Protection Impact Assessment have been completed.
- 7.4 As part of on-going engagement with stakeholders, Edinburgh Tenants Federation have been notified of the procurement exercise and its timescale for implementation. The procurement has been developed to secure Best Value to the city's residents and planned investment into the housing stock to improve tenant's homes and living conditions.

8. Background reading/external references

- 8.1 All contractors have completed a COVID-19 business continuity plan, confirming how services will continue under new measures provided by the Scottish Government. These measures will continue to be monitored throughout the life time of the call off contracts.
- 8.2 COVID-19 has been incorporated into the documents used for mini competitions in the form of a method statement on how this will be managed in line with the Scottish Governments guidelines.
- 8.3 COVID-19 will also be covered in the required Risk Assessment Method Statements for each project and a works programme.

9. Appendices

- 9.1 Appendix 1 - Tender results for each lot and sub lots.
- 9.2 Appendix 2 - Summary of Tendering and Tender Evaluation Processes
- 9.3 Appendix 3 – Capital Saving Approach

Appendix 1 - Tender results for each lot and sub lots

Lot 1 – Electrical Works

Sub lot 1.1 Electric Refit/Rewire	Quality Score	Price Score	Overall Rank
Maclin Electric	30.40	58.44	1
Nicolson Bros Ltd	29.40	52.45	2
Easy Heat Systems Ltd	24.40	57.35	3
Belac Group Limited	23.80	56.23	4
Firstcall Trade Services Ltd	25.20	48.86	5
GD Chalmers Ltd	25.20	48.41	6

Sub lot 1.2 Electric Heating	Quality Score	Price Score	Overall Rank
Maclin Electric Ltd	30.40	59.06	1
TB Mackay Energy Services	24.20	58.85	2
Easy Heat Systems Ltd	24.40	57.96	3
Nicolson Bros Ltd	29.40	52.77	4
Firstcall Trade Services Ltd	25.20	49.25	5
GD Chalmers Ltd	25.20	48.38	6

Sub lot 1.3 Fire/Smoke Detection	Quality Score	Price Score	Overall Rank
Maclin Electric Ltd	30.40	58.44	1
Nicolson Bros Ltd	29.40	52.48	2
Easy Heat Systems Ltd	24.40	57.47	3
Belac Group Limited	23.80	56.22	4
Firstcall Trade Services Ltd	25.20	48.88	5
GD Chalmers Ltd	25.20	48.02	6
OpenView Security Solutions Limited	20.20	50.14	7

Sub lot 1.4 Emergency Lighting Systems	Quality Score	Price Score	Overall Rank
Maclin Electric Ltd	30.40	59.25	1
Easy Heat Systems Ltd	24.40	58.35	2
Nicolson Bros Ltd	29.40	53.13	3
Firstcall Trade Services Ltd	25.20	49.58	4
GD Chalmers Ltd	25.20	48.70	5
OpenView Security Solutions Limited	20.20	50.85	6

Lot 2 -Multi Trade Works, inc Fabric and Improvements, less than 500k	Quality Score	Price Score	Overall Rank
Bell Decorating Group Ltd	32.60	55.19	1
Morris & Spottiswood Ltd	31.20	56.33	2
Maxi Construction Ltd	31.20	56.08	3
Apex Contracts Ltd	26.40	60.00	4
Concrete Repairs Ltd (CRL)	27.60	55.72	5
Ailsa Building Contractors Ltd	29.20	52.85	6
Firstcall Trade Services Ltd	30.20	50.79	7
Response Building Maintenance Services Ltd	23.20	57.03	8
Insulated Render Systems (Scotland) Ltd	29.00	50.99	9

Lot 3 - Multi Trade Works, inc Fabric and Improvements, greater than 500k	Quality Score	Price Score	Overall Rank
Morris & Spottiswood Ltd	28.60	57.69	1
Maxi Construction Ltd	28.80	57.00	2
Concrete Repairs Ltd (CRL)	24.00	56.63	3
A.C. Whyte & Co Ltd	27.60	52.89	4
Ailsa Building Contractors Ltd	22.20	53.18	5
Insulated Render Systems (Scotland) Ltd	23.40	51.51	6

Lot 5 - Kitchen and Bathroom, Supply and/or Install	Quality Score	Price Score	Overall Rank
Bell Decorating Group Ltd	33.20	54.71	1
Firstcall Trade Services Ltd	30.60	57.77	2
Response Building Maintenance Services Ltd	27.80	58.68	3
McTear Contracts Ltd	27.00	57.92	4
Belac Group Ltd	26.00	56.12	5
Mears Ltd	25.40	50.22	6
Novus Property Solutions Ltd	25.00	52.47	7

Lot 6 - Lift Replacement, Refurbishment and upgrading works	Quality Score	Price Score	Overall Rank
Consult Lift Services Ltd	25.40	59.55	1
Caltech Lifts Ltd	28.00	50.99	2
Omega Lift Services Ltd	21.40	51.21	3

Lot 7 - Mechanical & Electrical Works

Sub Lot 1.1 Commercial Heating/Hot Water Systems	Quality Score	Price Score	Overall Rank
TB Mackay Energy Services	30.60	59.46	1
Easy Heat Systems Ltd	29.00	59.83	2
John G McIntosh Ltd (JGM).	26.00	51.07	3

Sub Lot 1.2 AOV Systems (Automatic Opening Vent)	Quality Score	Price Score	Overall Rank
John G McIntosh Ltd (JGM).	26.00	60.00	1

Sub Lot 1.3 Ventilation Systems	Quality Score	Price Score	Overall Rank
John G McIntosh Ltd (JGM).	26.00	60.00	1

Sub Lot 1.4 Fire Suppression & Sprinkler Systems	Quality Score	Price Score	Overall Rank
John G McIntosh Ltd (JGM).	26.00	60.00	1

Sub Lot 1.5 Generators	Quality Score	Price Score	Overall Rank
John G McIntosh Ltd (JGM).	26.00	60.00	1

Lot 8 - Domestic Gas, Supply and/or Install	Quality Score	Price Score	Overall Rank
Everwarm	32.20	60.00	1
Easy Heat Systems Ltd	29.80	56.97	2
Gas Call Services Ltd	31.00	54.83	3
L&D Plumbing & Tiling Services Ltd	27.60	54.69	4
Dalex Systems Ltd	26.00	41.79	5

Lot 9 -Security

Sub lot 1.1 Secure Door Entry Systems	Quality Score	Price Score	Overall Rank
Openview Group	27.80	57.94	1
Eden Group	23.80	54.28	2

Sub lot 1.2 CCTV Systems	Quality Score	Price Score	Overall Rank
OpenView Security Solutions Limited.	27.80	57.26	1
Boston Networks Ltd.	25.60	55.54	2
Sub lot 1.3 - Warden Call Systems	Quality Score	Price Score	Overall Rank
OpenView Security Solutions Limited.	27.80	60.00	1

Sub lot 1.4 - Communal TV/Satellite/IRS Systems	Quality Score	Price Score	Overall Rank
Eden Group	23.80	60.00	1

Lot 10 - Painting & Decorating	Quality Score	Price Score	Overall Rank
Trident Maintenance Services Ltd	32.80	56.64	1
Mitie Property Services (UK) Ltd	30.20	56.68	2
Bell Decorating Group Ltd	29.40	57.35	3
Firstcall Trade Services Ltd	29.80	53.33	4
Novus Property Solutions Ltd	21.60	52.79	5

Lot 11 - Adaptation Ramp Installations	Quality Score	Price Score	Overall Rank
Maxi Construction Ltd	30.40	54.46	1
TB Mackay Energy Services	24.20	60.00	2
Firstcall Trade Services Ltd	28.80	50.29	3
Response Building Maintenance Services Ltd	21.60	56.08	4

Lot 12 - Led Replacement	Quality Score	Price Score	Overall Rank
Firstcall Trade Services Ltd	33.20	51.36	1
Belac Group Ltd	24.80	58.92	2
Response Building Maintenance Services Ltd	23.20	57.30	3

LOT 13 Demolition City Wide - less than £250k	Quality Score	Price Score	Overall Rank
The Coleman Group (CNC Group Holdings Ltd)	30.00	58.32	1
Dem-Master Demolition Ltd	31.40	56.43	2
JCJ Demolition & Construction Ltd	26.80	55.39	3
Central Demolition Ltd	23.00	55.84	4
Daltons Demolitions Ltd	22.80	55.47	5

LOT 14 Demolition City Wide - greater than £250k	Quality Score	Price Score	Overall Rank
Dem-Master Demolition Ltd	31.40	56.43	1
The Coleman Group (CNC Group Holdings Ltd)	30.00	57.49	2
JCJ Demolition & Construction Ltd	26.00	54.72	3
Central Demolition Ltd	23.00	55.01	4
Daltons Demolitions Ltd	22.80	55.03	5

Lot 15 - Energy Efficiency Installations

Sub Lot 1.1 Internal Wall Insulation	Quality Score	Price Score	Overall Rank
Everwarm	33.2	60.00	1
Firstcall Trade Services Ltd	31.6	49.43	2
Procast Building Contractors Ltd	32.2	47.92	3

Sub lot 1.2 - External Wall Insulation	Quality Score	Price Score	Overall Rank
MP Group U K Limited	28.80	59.35	1
SERS Energy Solutions (Scotland) Ltd	32.80	54.75	2
A.C. Whyte & Co Ltd	31.40	52.61	3
Procast Building Contractors Ltd	32.20	50.05	4
Insulated Render Systems Scotland	28.40	51.41	5

Sub lot 1.3 - Loft Insulation	Quality Score	Price Score	Overall Rank
Everwarm	33.20	60.00	1
SERS Energy Solutions (Scotland) Ltd,	32.80	52.73	2
Firstcall Trade Services Ltd	31.60	49.64	3
Procast Building Contractors Ltd	32.20	48.23	4
Ailsa Building Contractors Ltd	28.00	51.13	5

Sub lot 1.4 - Cavity Wall Insulation	Quality Score	Price Score	Overall Rank
Everwarm	33.20	60.00	1
SERS Energy Solutions (Scotland) Ltd,	32.80	52.61	2
Procast Building Contractors Ltd	32.20	48.12	3
Ailsa Building Contractors Ltd	28.00	51.02	4

Sub lot 1.5 - Sustainable Energy	Quality Score	Price Score	Overall Rank
Everwarm	32.40	60.00	1

Sub lot 1.6 - Energy Performance Certification	Quality Score	Price Score	Overall Rank
Everwarm	32.40	60.00	1
Firstcall Trade Services Ltd	31.60	50.00	2
Procast Building Contractors Ltd	32.20	49.25	3

Lot 16 EXTERNAL WORKS NEPS	Quality Score	Price Score	Overall Rank
P1 Solutions Ltd	33.60	59.10	1
Glendale Grounds Maintenance Ltd	33.40	57.47	2
Maxi Construction Ltd	28.60	55.30	3
MacKenzie Construction Ltd	25.20	57.68	4
MacAsphalt Ltd, Hillhouse Group	26.60	55.04	5
J Sives Surfacing Ltd	23.00	55.42	6
Thomas Menzies Builders Ltd	22.20	47.19	7

Appendix 2 Summary of Tendering and Tender Evaluation Processes

Framework	Housing Property Capital Works Programme Framework 2020 to 2024	
Framework Period	Two years with the option to extend for two periods of up to twelve months (2+ 1 + 1)	
Estimated Framework Value (including extensions)	Lot 1 - Electrical Works Sub lot 1.1 Electrical Refit/Rewire £4,080,000 Sub lot 1.2 Electric Heating £480,000 Sub lot 1.3 Fire/Smoke Detection £1,920,000 Sub lot 1.4 Emergency Lighting Systems £1,920,000 Lot 2 - Multi Trade Work, less than 500k £9,600,000 Lot 3 - Multi Trade Work, greater than 500k £25,000,000 Lot 5 - Kitchen and Bathroom, Supply and/or Install £30,000,000 Lot 6 - Lift Replacement, Refurb & upgrading works £4,800,000 Lot 7 - Mechanical & Electrical Works Sub lot 1.1 - Commercial Heating £3,840,000 Sub lot 1.2 - Automatic Opening Vent Systems £1,920,000 Sub lot 1.3 - Ventilation Systems £1,080,000 Sub lot 1.4 - Fire Suppression Systems £240,000 Sub lot 1.5 - Generators £720,000 Lot 8 - Domestic Gas Installations £9,600,000 Lot 9 -Security Sub lot 1.1 - Secure Door Entry Systems £5,760,000 Sub lot 1.2 - CCTV Systems £960,000 Sub lot 1.3 - Warden Call Systems £240,000 Sub lot 1.4 - Communal TV/Satellite/IRS Systems £240,000 Lot 10 - Painting and Decorating £960,000 Lot 11 - Adaptation/Ramps £5,760,000 Lot 12 - Lead Replacement £2,400,000 Lot 13 - Demolition - less than £250k £2,400,000 Lot 14 - Demolition greater than £250k £3,000,000 Lot 15 -Energy Efficiency Installations Sub lot 1.1 - Internal Wall Insulation £3,600,000 Sub lot 1.2 - External Wall Insulation £5,200,000 Sub lot 1.3 - Loft Insulation £2,880,000 Sub lot 1.4 - Cavity Wall Insulation £1,560,000 Sub lot 1.5 - Sustainable Energy £780,000 Sub lot 1.6 - Energy Performance Certification £60,000 Lot 16 - NEPS External Works £10,080,000	
Procurement Route Chosen	Restricted Procedure using Public Contracts Scotland	
Tenders Returned	Lot 1 - Electrical Works Sub lot 1.1 Electrical Refit/Rewire 6 Sub lot 1.2 Electric Heating 6 Sub lot 1.3 Fire/Smoke Detection 7 Sub lot 1.4 Emergency Lighting Systems 6 Lot 2 - Multi Trade Work, less than 500k 9 Lot 3 - Multi Trade Work, greater than 500k 7 Lot 5 - Kitchen and Bathroom, Supply and/or Install 8 Lot 6 - Lift Replacement, Refurb & upgrading works 3 Lot 7 - Mechanical & Electrical Works Sub lot 1.1 - Commercial Heating 3 Sub lot 1.2 - Automatic Opening Vent Systems 1	

	<p>Sub lot 1.3 - Ventilation Systems 1</p> <p>Sub lot 1.4 - Fire Suppression Systems 1</p> <p>Sub lot 1.5 – Generators 1</p> <p>Lot 8 - Domestic Gas Installations 8</p> <p>Lot 9 -Security</p> <p>Sub lot 1.1 - Secure Door Entry Systems 2</p> <p>Sub lot 1.2 - CCTV Systems 2</p> <p>Sub lot 1.3 - Warden Call Systems 1</p> <p>Sub lot 1.4 - Communal TV/Satellite/IRS Systems 1</p> <p>Lot 10 - Painting and Decorating 5</p> <p>Lot 11 - Adaptation/Ramps 4</p> <p>Lot 12 - Led Replacement 3</p> <p>Lot 13 - Demolition - less than £250k 5</p> <p>Lot 14 - Demolition greater than £250k 5</p> <p>Lot 15 -Energy Efficiency Installations</p> <p>Sub lot 1.1 - Internal Wall Insulation 3</p> <p>Sub lot 1.2 - External Wall Insulation 5</p> <p>Sub lot 1.3 - Loft Insulation 5</p> <p>Sub lot 1.4 - Cavity Wall Insulation 4</p> <p>Sub lot 1.5 - Sustainable Energy 1</p> <p>Sub lot 1.6 - Energy Performance Certification 3</p> <p>Lot 16 - NEPS External Works 7</p>
Name of Recommended Provider	<p>Lot 1 Electrical Works – Maclin Electric Ltd, Nicolson Bros td, Easy Heat Systems Ltd, Belac Group Limited, Firstcall Trade Services Ltd and GD Chalmers Ltd, TB Mackay Energy Services and OpenView Security Solutions Limited.</p> <p>Lot 2 Multi Trade Works including: fabric repairs & improvements, Works - Bell Decorating Group Ltd, Morris & Spottiswood Ltd, Maxi Construction Ltd, Apex Contracts Ltd, Concrete Repairs Ltd (CRL), Ailsa Building Contractors Ltd, Firstcall Trade Services Ltd, Response Building Maintenance Services (Scotland) Ltd and Insulated Render Systems (Scotland) Ltd.</p> <p>Lot 3 Multi Trade Works including: fabric repairs & improvements, greater than £500,000 - Morris & Spottiswood Ltd, Maxi Construction Ltd, Concrete Repairs Ltd (CRL), A.C. Whyte & Co Ltd, Ailsa Building Contractors Ltd and Insulated Render Systems (Scotland)Ltd</p> <p>Lot 5 Kitchen and Bathroom, supply and/or install - Bell Decorating Group Ltd, Firstcall Trade Service Ltd, Response Building Maintenance Services (Scotland) Ltd, McTear Contracts Ltd, Belac Group Ltd, Mears Limited and Novus Property Solutions Ltd.</p> <p>Lot 6 Lift Replacement, refurbishment and upgrading works - Consult Lift Services Ltd, Caltech Lifts Ltd and Omega Lift Services Ltd.</p> <p>Lot 7 Mechanical & Electrical Works with sub lots - TB Mackay Energy Services, Easy Heat Systems Ltd and John G McIntosh Ltd.</p> <p>Lot 8 Domestic Gas Installations, supply and/or install - Everwarm, Easy Heat Systems Ltd, Gas Call Services Ltd, L & D Plumbing & Tiling Services Ltd and Dalex Systems Ltd</p>

	<p>Lot 9 Security - Door & Alarm Systems, installations & and upgrading works - OpenView Security Solutions Limited, Eden Group and Boston Networks Ltd.</p> <p>Lot 10 Painting & Decorating -Trident Maintenance Services Ltd, Mitie Property Services (UK) Ltd, Bell Decorating Group Ltd, Firstcall Trade Service Ltd and Novus Property Solutions Ltd.</p> <p>Lot 11 Adaptations - supply and install permanent and temporary - Maxi Construction Ltd, TB Mackay Energy Services, Firstcall Trade Services Ltd and Response Building Maintenance Services (Scotland) Ltd.</p> <p>Lot 12 Lead Replacement Works - Belac Group Limited, Firstcall Trade Services Ltd and Response Building Maintenance Services (Scotland) Ltd.</p> <p>Lot 13 Demolition City Wide - less than £250k - The Coleman Group (CNC Group Holdings Ltd), Dem-Master Demolition Ltd, JCJ Demolition & Construction Ltd, Central Demolition Ltd and Daltons Demolitions Ltd.</p> <p>Lot 14 Demolition City Wide - more than £250k - Dem-Master Demolition Ltd, The Coleman Group (CNC Group Holdings Ltd), JCJ Demolition & Construction Ltd, Central Demolition Ltd and Daltons Demolitions Ltd.</p> <p>Lot 15 Energy Efficiency Installations with sub lots - MP Group U K Limited, SERS Energy Solutions (Scotland) Ltd, A.C. Whyte & Co Ltd, Procast Building Contractors Ltd, Insulated Render Systems (Scotland) Ltd, Everwarm, Firstcall Trade Services Ltd and Ailsa Building Contractors Ltd.</p> <p>Lot 16 External Works, (NEPs) - P1 Solutions Ltd, Glendale Grounds Maintenance Ltd, Maxi Construction Ltd, MacKenzie Construction Ltd, MacAsphalt Ltd, Hillhouse Group, J Sives Surfacing Ltd and Thomas Menzies Ltd.</p>											
Price / Quality Split	40 % Quality	60 % Cost										
	<p>The emphasis on Quality was to reflect the need for a high level of service for end users.</p> <p>Quality was evaluated as below for each Lot;</p> <table border="1" data-bbox="507 1624 1385 1966"> <tr> <td>CONTRACT IMPLEMENTATION/DELIVERY</td> <td style="text-align: right;">20%</td> </tr> <tr> <td>CONTRACT MANAGEMENT</td> <td style="text-align: right;">20%</td> </tr> <tr> <td>TENANT/PUBLIC LIASON OFFICER</td> <td style="text-align: right;">15%</td> </tr> <tr> <td>HEALTH AND SAFETY</td> <td style="text-align: right;">15%</td> </tr> <tr> <td>THE ENVIRONMENT</td> <td style="text-align: right;">10%</td> </tr> </table>		CONTRACT IMPLEMENTATION/DELIVERY	20%	CONTRACT MANAGEMENT	20%	TENANT/PUBLIC LIASON OFFICER	15%	HEALTH AND SAFETY	15%	THE ENVIRONMENT	10%
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	FAIR WORK PRACTICES	10%
	COMMUNITY BENEFITS	10%
Evaluation Team	Tenders were evaluated by Council Officers from Housing Property	

Appendix 3 - Capital Saving Approach

CAPITAL PROJECT SAVINGS			
Project Name	K&B, North Area Contract B		
Brief Description	Replacement of domestic kitchens and bathrooms in high & low-rise CEC properties.		
Price/Quality Ratio		60	40
Tendered Prices	First	£	1,517,376.51
	Second	£	1,735,891.11
	Third		
	Fourth		
	Fifth		
	Average	£	1,626,633.81
Actual Price	£	1,517,376.51	
Saving	£	109,257.30	
Budget	£	1,600,000.00	
Saving vs. Budget	£	82,623.49	

5.16%

CAPITAL PROJECT SAVINGS			
Project Name	Low Rise Window Replacement Programme, North		
Brief Description	Window Replacement and associated works		
Price/Quality Ratio		60	40
Tendered Prices	First	£	1,460,370.94
	Second	£	1,728,999.23
	Third	£	1,875,438.04
	Fourth		
	Fifth		
	Average	£	1,688,269.40
Actual Price	£	1,460,370.94	
Saving	£	227,898.46	
Budget	£	1,600,000.00	
Saving vs. Budget	£	139,629.06	

8.73%