

Item No. 27.	Classification: Open	Date: 20 October 2015	Meeting Name: Cabinet
Report title:		Gateway 2 Major Works Framework Contracts	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Richard Livingstone, Housing	

FOREWORD – COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR HOUSING

In October 2013, the cabinet agreed to establish innovative contractor frameworks for the council's major works programmes for our council homes. These frameworks will ensure that the council can both achieve the best possible value for money for these works, for both the council and its leaseholders, whilst also providing the necessary resilience and choice to ensure that the council can continue to deliver the housing improvement programme on schedule.

This report recommends the companies that will form these frameworks, following the assessment of the tenders submitted for this work. There are four separate frameworks, each comprising five or six firms to provide sufficient choice and competition within each. The four frameworks cover major works programmes with a value up to £3.5m; major works programmes with a value above £3.5m; work on our district heating systems; and standalone works on communal and internal electrics.

Agreeing the recommendations within this report will help the council to continue to invest to make every council home warm, dry and safe and ensure that every council tenant has a quality kitchen and bathroom in their home.

RECOMMENDATIONS

That cabinet:

1. Approves the establishment of the Major Works Framework for a period of 4 years from 4 January 2016 in the four Lots as follows:
 - a. Lot 1 - Main building works (low value schemes up to £3.5m) to six providers (A&E Elkins Ltd, Architectural Decorators Ltd, Niblock (Builders) Ltd, Saltash Enterprises Ltd, Standage & Co. Ltd and Thomas Sinden Ltd) at an estimated annual value of up to £50m making a total estimated contract value of up to £200m.
 - b. Lot 2 - Main building works (high value schemes over £3.5m) to six providers (Axis Europe Plc, Durkan Ltd, Keepmoat Regeneration Ltd, Lakehouse Contracts Ltd, Mears Ltd and Mulalley & Co. Ltd) at an estimated annual value of up to £70m, making a total estimated contract value of up to £280m.
 - c. Lot 3 - District mains, boilers and internal works to 5 providers (BSW Heating Ltd, K&T Heating Services Ltd, Mitie Property Services (UK) Ltd,

- Staple-Tech Ltd and Vital Energi Utilities Ltd) at an estimated annual value of up to £10m, making a total estimated contract value of up to £40m.
- d. Lot 4 - Communal and electrical works to 5 providers (Allied Protection Ltd, BCS (Electrical and Building) Ltd, Lockesleys Ltd, Swann Engineering Group Ltd and W.G.Wigginton Ltd) at an estimated annual value of up to £2m, making a total estimated contract value of up to £8m.
2. Notes that the strategic director of housing and modernisation will take the decisions for works being instructed through the framework in line with her scheme of delegation as further detailed in paragraph 10.
 3. Approves an exemption from contract standing order 4.5.2(h) requiring consideration of approval reports by the relevant DCRB for works being instructed through the framework.
 4. Notes the changes to the procurement process since the Gateway 1 approval as noted in paragraph 8.

BACKGROUND INFORMATION

5. The planned procurement strategy was the subject of a gateway 1 report which was approved by cabinet on 22 October 2013. The approved competitive tendering strategy was followed. An EU tender process was followed with the aim to have four Lots of works to cover building works for Lot 1 of up to £3.5m, for Lot 2 for building works over £3.5m, for district heating works for Lot 3 and for electrical works for Lot 4.
6. As set out in the Gateway 1 report, there were originally five partner contractors but two have been mutually concluded. The current three partnering contracts expired in June 2015 but these have now been extended for a further three years. They now cover only part of the borough with two of the contracts mutually concluded.
7. As such the council needs a more flexible approach to how to award works in the future. Officers considered that a framework with a second stage tendering process was the best option, with the addition of specific lots for district heating and electrical works.
8. At Gateway 1 stage, the division between Lots 1 and 2 was £3m, but the project board for the framework reviewed this prior to PQQ stage and felt a figure of £3.5m was a more logical split to ensure the Lot 1 contractors could get a reasonable proportion of work. It should be noted the figures stated as annual values are there to act as an option should there be any problems with the existing partnering contracts and to allow scope for other parts of the council to use the new framework if appropriate. The estimated values for Lot 1 were also increased from £30m to £50m and Lot 2 from £50m to £70m to allow the opportunity for other council departments to use the framework and as a contingency if the current partnering contracts can not be used for some reason.
9. The new lots are therefore set out below.

Lot	Lot title	Works covered	Est. annual value	No. of providers
1	Main building works (low value schemes)	<i>External and internal building works up to the value of £3.5m</i>	£50m	6

Lot	Lot title	Works covered	Est. annual value	No. of providers
2	Main building works (high value schemes)	<i>External and internal building works above £3.5m</i>	£70m	6
3	District mains, boilers and internal works	<i>Replacement or major refurbishment work to mains, boilers and internal works on district schemes.</i>	£10m	5
4	Communal and internal electrics	<i>Standalone electric works.(if part of general building scheme, will be carried out in Lots 1 or 2)</i>	£2m	5

10. Once appointed through the framework, the firms will be managed by the appropriate project manager in major works or maintenance and compliance, who will appoint them for each specific scheme through the issue of a new instruction having authority from the strategic director of housing and modernisation.
11. It should be noted that the strategic director of housing and modernisation has delegated authority to award contracts throughout the lifetime of the framework contract for each scheme under the framework following mini-competition, which would cover the majority of awards from this framework.
12. A specific delegated report would be produced for each scheme, which would still require finance, legal and home ownership sections, and would be signed off by the head of major works and the strategic director of housing and modernisation, as with the current partnering contracts, but without the need to go to DCRB, as with the current partnering contracts, as sufficient scrutiny has taken place as part of the procurement of the framework.
13. Schemes above £10m, will be exempted from this process, or in the rare case that a leaseholder makes an appropriate recommendation for a contractor to be added to the mini competition stage.
14. Each individual scheme would still go in the forward plan, if they were key decisions in themselves. This will achieve the benefits of cost efficiency, speed of works and flexibility that framework and partnering contracts are designed to accomplish. A monitor will be kept of all schemes by the major works section as the framework can be used across the Council.
15. Having a framework in place will ensure a consistency of high level service to be provided and also enable best value to be obtained as the firms in the framework could receive a substantial number of tender opportunities from the council across the duration of the framework if they maintain a high standard of service quality, monitored through the Key Performance Indicators (KPI's) in the 'call-off' contracts and consistently provide value for money tenders.
16. The KPI's will include standards for resident satisfaction, client satisfaction, value for money, employment and training opportunities and programme efficiency. Failure to meet KPI's may result in a contractor being suspended from the framework or their participation in the framework being terminated.

17. The appointment of each firm on this framework will encourage collaboration through working with the council. This will result in improved efficiencies, standardisation of processes and procedures, consistency of approach and ultimately better quality and value for money for residents and the council.

Procurement project plan (Key Decision)

Activity	Complete by:
Forward Plan Gateway 2	30 Nov 2014
Approval of Gateway 1: Procurement Strategy Report	22 Oct 2013
Issue Notice of Intention (Applies to Housing Section 20 Leaseholder Consultation) - this will be done on a scheme by scheme basis.	Done on a scheme by scheme basis
Invitation to tender	23 Dec 2014
Closing date for return of tenders	13 Feb 2015
Completion of evaluation of tenders	2 Sept 2015
Issue Notice of Proposal (Applies to Housing Section 20 Leaseholder Consultation) - this will be done on a scheme by schemes basis.	Done on a scheme by scheme basis
DCRB Review Gateway 2:	16 Sept 2015
CCRB Review Gateway 2:	24 Sept 2015
Notification of forthcoming decision – despatch of Cabinet agenda papers	28 Sept 2015
Approval of Gateway 2: Contract Award Report	20 Oct 2015
End of Scrutiny Call-in period and notification of implementation of Gateway 2 decision	28 Oct 2015
Alcatel Standstill Period (if applicable)	17 Nov 2015
Contract award	19 Nov 2015
Add to Contract Register	19 Nov 2015
TUPE Consultation period (if applicable)	N/A
Contract start	4 Jan 2016
Publication of award notice in Official Journal of European (OJEU)	4 Jan 2016
Publication of award notice on Contracts Finder	4 Jan 2016
Contract completion date	3 Jan 2020
Contract completion date – if extension(s) exercised	N/A

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

18. The procurement process followed has ensured that there will be sufficient quality contractors in place for four years to deal with the bulk of the housing major works required. With the second stage tendering process, this will act as

an additional measure to ensure value for money during the duration of the framework. The number of contractors will be sufficient to ensure value for money, even if one does drop off each lot of the framework.

Policy implications

19. This framework will help deliver on one of the council's Fairer Future promises, that of making all homes Warm, Dry and Safe by 2015/16 and help maintain the council stock at that level and the standards agreed in its asset management strategy. It will help ensure the council can meet all its statutory obligations as regards major works. The operation of the framework requires a mini competition process to be carried out for each scheme and this process will act as an additional measure to ensure value for money through continuous competition.

Tender process

20. The OJEU notice was placed on 20 January 2014 with expressions of interest required by 21 February 2014. 40 contractors expressed an interest and 5 failed to meet the required criteria. Therefore after the PQQ stage, there were 35 contractors left who had passed the PQQ process and still wished to tender, 11 for Lot 1, 9 for Lot 2, 8 for Lot 3 and 7 for Lot 4. This was lower than anticipated due to the buoyancy of the building market in London currently and also that there was no guaranteed work in this framework due to the second stage tendering process but was sufficient to ensure enough quality contractors on to each of the lots. One contractor withdrew from Lot 1 and 3 contractors withdrew from Lot 2 during tender stage leaving 31 in total. There were a large number of clarification questions that had to be made to the contractors following their tender returns and the project specific quality questions for Lot 4 were re-issued to make them more appropriate for smaller specialist contractors. This has meant the whole process has taken longer than originally envisaged. In practice this has not been an issue, as the new housing capital programme is not anticipated as being approved until October 2015 and the new framework will not be used until early 2016.

Tender evaluation

21. The 31 tenders for the four Lots were returned to 160 Tooley Street on 13 February 2015 and were opened the same day. The tenders were evaluated by members of the project board, head of major works and investment manager, members of the maintenances and compliance team in housing, resident representatives and the professional advisor (Cameron Consulting).
22. As stated in the Gateway 1 report, a weighted evaluation model was adopted and a 60/40 split was adopted price/quality.
23. As a separate submission within their returns, tenderers were required to provide information to support their quality submission that demonstrated their ability to fulfil the requirements of the contract and demonstrate experience in similar project types. The quality assessment was weighted in relation to the level of importance put upon each criterion and was detailed in the tender evaluation assessment criteria included within the tender documents. The quality elements included specific example projects and how they would be run, H & S issues, resident consultation, fire safety, management of resources, quality control, monitoring and appointment of sub-contractors, commitment to community initiatives and their commitment to the framework. The evaluation panel

consisted of the head of major works, the investment manager, Cameron Consulting and a leaseholder and tenant representative. Their final evaluation was presented to the project board for this procurement which included representatives from the council's legal and home ownership teams.

24. The results of the evaluation process are set out below, showing which ones have been selected to go on the framework for each Lot. The intention had been to select 6,7,6 and 6 contractors for each Lot respectively but this was not possible for Lots 2,3 and 4 as not enough contractors met the required criteria. All of the contractors met the minimum standard required on every question to meet the required quality standard.

25. **Lot 1**

Contractor	Selected
1. Saltash Enterprises Ltd	Yes
2. Architectural Decorators Ltd	Yes
3. Standage & Co. Ltd	Yes
4. Thomas Sinden Ltd	Yes
5. Niblock (Builders) Ltd	Yes
6. A&E Elkins Ltd	Yes

26. **Lot 2**

Contractor	Selected
1. Mulalley & Co. Ltd	Yes
2. Mears Ltd	Yes
3. Durkan Ltd	Yes
4. Lakehouse Contracts Ltd	Yes
5. Keepmoat Regeneration Ltd	Yes
6. Axis Europe Plc	Yes

27. **Lot 3**

Contractor	Selected
1. Vital Energi Utilities Ltd	Yes
2. BSW Heating Ltd	Yes
3. Mitie Property Services(UK) Ltd	Yes
4. K & T Heating Services Ltd	Yes
5. Staple-Tech Ltd	Yes

28. **Lot 4**

Contractor	Selected
1. Allied Protection Ltd	Yes
2. Lockesleys Ltd	Yes
3. BCS(Electrical and Building) Ltd	Yes
4. Swann Engineering Group Ltd	Yes
5. W.G.Wigginton Ltd	Yes

Plans for the transition from the old to the new contract

29. Not applicable.

Plans for monitoring and management of the contract

30. The performance of the firms will be monitored by the major works and maintenance and compliance teams. They will ensure for each time the firm is instructed that they carry out works for the scheme to the highest quality, are involved in the consultation process with residents and follow the timetable for the scheme. Each project manager in the major works team or other department calling from the framework will provide a quarterly monitor on the performance of the firm on the projects they are working on and there will be specific KPI's in the 'call-off' contracts in the areas of time, cost and quality.
31. The 'call-off' contracts are non-exclusive so no firm will be guaranteed any work. There are liquidated damage clauses for late contract completions and retentions held to ensure works will be rectified. The framework will be monitored by the head of major works.
32. If contractors fail to perform to the required standard, their opportunities to tender may be restricted or they can be removed from the framework and this is made clear in the framework. Each individual scheme would have a specific mini-competition between all the firms in the appropriate Lot. This would have the normal two stage formal leaseholder consultation process.
33. As all the firms have met the overall quality standard to be on the framework, the intention is that in the majority of cases, price would be the main criteria for selection on each scheme, although each contractor would have to submit a proposal for their specific plans for dealing with the individual scheme, which would be assessed on a simple pass/fail basis. It is not intended that there are any direct awards of work through the framework, except in very exceptional circumstances.

Identified risks for the new contract

34. The table below identifies the specific risks associated with these contracts, the likelihood of occurrence and the controls in place to mitigate the risks:

R/N	Risk	Likelihood	Risk Control
R1	Contractor(s) does not perform.	Medium	Robust default and monitoring provisions (including detailed KPI's) will mitigate this and ensure that the council has an effective remedy in the event that the risk materialises. The framework is non-exclusive so no contractors will be guaranteed any work or specific tendering opportunities. 'Termination at will' clause in the 'call-off' contracts so that the council can end the contract(s) quickly if desired.
R2	Contractor ceases to trade and/or becomes	Medium	The very structure of the framework will ensure that the council has access to alternative contractors in the event that one of the contractors becomes insolvent.

R/N	Risk	Likelihood	Risk Control
	insolvent.		Financial checks have been carried out on all firms selected to tender. Where applicable, and/or appropriate, a parent company guarantee and/or performance bond will be put in place.
R3	Contractors failing to be recommended for the framework challenges the decision.	Medium	<ol style="list-style-type: none"> 1. The process has been undertaken in accordance with the tender evaluation methodology and moderated and reported to Project Board. 2. All the unsuccessful contractors will be written to with exact details of why their tender has not met the required criteria.
R4	Loss of framework contractors..	Medium	<ol style="list-style-type: none"> 1. If the frameworks do have insufficient contractors left then a new framework would be set up for just that lot, in the interim using either individual tenders or the back up provisions within the current partnering contracts.

Other considerations

35. These are all covered within the report

Community impact statement

36. Having a consistent set of firms working in the borough will improve the quality of service and help ensure that the contractors work comprehensively with all sections of the community.
37. The contractors must be able to offer local employment and training opportunities for the community, such as one apprentice year for each £1m of work, and will be encouraged to use local suppliers.
38. All contractors will be expected to follow the Council's equal opportunities policies.

Sustainability considerations

39. The Public Services (Social Value) Act 2012 requires the council to consider a number of issues including how what is proposed to be procured may improve the economic, social and environmental well-being of the local area. These issues are considered in the following paragraphs which set out economic, social and environmental considerations.

Economic considerations

40. By breaking the framework in to different Lots, this gave local medium sized firms the opportunity to tender for some of the work available in the Lots. The successful contractors will bring local job opportunities for the community as well as tendering opportunities for local suppliers and sub-contractors. By making each contract borough wide, there will also be no concerns expressed about any area getting the benefits of cheaper rates.

Social considerations

41. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, our contractors and sub-contractors pay staff at a minimum rate equivalent to the LLW rate. The Gateway 1 report approved on 22 October 2013 confirms, for the reasons stated in that report, payment of LLW was an appropriate and best value requirement for this Framework offering enhanced quality of work from a motivated workforce and a lower staff turnover. All responses received either met or exceeded the LLW requirements. Following award, quality improvements and costs implications linked to the payment of LLW will be monitored as part of each of the contract review processes.

Environmental considerations

42. The contract documents will ensure that the contractors have to comply with all the council's environmental requirements as regards, for example, timber usage, CO2 emissions and safer lorries
43. This procurement process has ensured contractors who meet all these criteria and who are selected who will provide economic and social well being through providing jobs, training and community benefits as well as meet statutory environmental standards and other council requirements such as the safer lorries requirements

Market considerations

44. The OJEU advertising process prescribed by the Public Contracts Regulations 2006 placed the project in the public domain and was felt to be sufficient to attract a good response. The responses received reflect current market conditions.

Staffing implications

45. There are no specific staffing implications to this report.
46. The proposed framework agreement does not present any TUPE or pension implications for the council as an employer because the council does not deliver these services directly. TUPE will be a matter for any incumbent contractor/s and the successful contractor/s and not the council. It is difficult to say with certainty whether or not TUPE will apply to the respective contractors because it will depend on circumstances at the time the framework is in place or more specifically when contracts are called off from the framework. However it is considered that the risk of TUPE applying is low due to a number of factors, principally that:

- a. if which is envisaged the 'call off' contracts will be to carry out single specific tasks or tasks of short term duration they will be exempt from TUPE; this may be weakened if one contractor on the framework is awarded a succession of short term contracts for the same or similar work as that undertaken by a current contractor.
- b. where existing work will continue under the extended partnering contracts this would give credence to the argument that there will be no continuing activity.
- c. there is or will be a fragmentation of activities: given the number of current contractors and contractors on the framework and, as is envisaged, provided that contracts are called off to a number of contractors it will be difficult to say that any particular part of the service has transferred from one contractor to another, or that any of the employees of an existing contractor are assigned to an activity taken over by one of the contractors under the new arrangements.
- d. if the current contractors do not have organised groupings of employees whose principal purpose is the carrying out of activities for the council immediately before any 'call off' their employees will not transfer. Consideration needs to be given to undertaking a due diligence of the current contractors' workforce but it is how their workforce is organised at the point of a 'call off' from the framework which will be determinative.

47. The bidders were required to take their own independent legal advice on the application of TUPE during the tender process and the council did not give any assurances or warranties or make any representations on it.

Financial implications

48. This report recommends the award for major works contractor framework covering four lots for housing and other services. The total estimated contract value is up to £528m and covers a four year period starting from 4 January 2016. The annual and total cost of each contract is shown on the table below:-

<u>Contract</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Lot 1 Main Building Works (low value schemes up to £3.5m)	£50,000,000	£200,000,000
Lot 2 Main Building Works (high value schemes over £3.5m)	£70,000,000	£280,000,000
Lot 3 District Mains, boiler and internal works	£10,000,000	£40,000,000
Lot 4 Communal and Electrical works	£2,000,000	£8,000,000
Total	£132,000,000	£528,000,000

49. The capital cost of these contracts will be met from the approved budgets within the council's housing investment programme (HIP). However, this does not preclude other sections and departments from using this framework to tender out works contracts if sufficient resources are available.

50. The housing investment programme is currently projecting a gap in resources in funding the overall programme from 2015/16 onwards. Officers are currently reviewing the spend profile and availability of funding options to ensure the programme can be sustained across the years.

51. The current estimates indicate that the total annual cost of these contracts will be up to £132m with no minimum contract value, However, individual contracts will only be awarded in line with approved budgets and confirmed funding.

Investment implications

52. The costs for any individual contract let under the framework will be met by the appropriate budget or programme under which the specific scheme is tendered.

Second stage appraisal (for construction contracts over £250,000 only)

53. Not applicable as procurement was carried out using an EU tendering process.

Legal implications

54. Please see the supplementary advice from the director of legal services.

Consultation

55. Tenants and residents representatives were on the project board for this procurement process and took part in elements of the evaluation process.
56. Leaseholders were written to prior to the OJEU notice so they could advise any contractors' they might wish to apply for the framework.

Other implications or issues

57. Not applicable.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

58. This report is seeking approval for the establishment of a major works contractor framework. The framework is made up of four lots covering areas of work as set out in the table at paragraph 9 of the report.
59. The report explains the process to approve the individual award of schemes and is seeking exemption from the council's contract standing orders for the requirement of the consideration of approval reports for the individual awards by the relevant departmental contract review board (DCRB). This shall assist with the award of works in a timely manner.
60. The report confirms that the procurement strategy set out in the previously approved Gateway 1 report has been followed with a restricted procurement process being undertaken.
61. The report outlines the process that was undertaken for admission to the framework and advises that these have been made in line with the council's methodology to appoint the top stated number of contractors.
62. The monitoring and managing arrangements for the framework going forward are described which should go some way to ensuring that the required standards are delivered through the use of the framework.

Director of Law and Democracy

63. This report seeks the cabinet's approval to the award of the 4 lots of the major works framework as further detailed in paragraph 1. As the award of the framework is a strategic procurement (having an estimated contract value of over £15m) the decision to approve the award is reserved to the cabinet.
64. The nature of the contracts to be procured under this framework are such that they are subject to the full tendering requirements of the EU procurement regulations, and having been procured prior to February 2015 are subject to the Public Contract Regulations 2006. The council's criteria for award of this framework was on the basis of those operators who met the council's stated methodology, and came within the highest scoring operators for each of the stated lots.
65. The cabinet's attention is drawn to the public sector Equality duty (PSED) under the Equality Act 2010, and when making decisions to have regard to the need to eliminate discrimination, harassment, victimisation or other prohibited conduct, and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The relevant characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation, The duty also applies to marriage and civil partnership but only in relation to the elimination of discrimination. The cabinet is referred to the community impact statement at paragraphs 28-30 setting out the consideration that has been given to equalities issues which should be considered when agreeing the award of this framework.
66. Contract standing order 2.3 requires that no steps should be taken to award a contract/s unless the expenditure involved has been approved. Paragraphs 40-43 confirm the financial implications of the award of this framework.

Strategic Director of Finance and Governance (FC15/025)

67. The strategic director of finance and governance notes the recommendations in this report for the establishment of the major works framework for a period of 4 years from 4 January 2016.
68. The total estimated contract value is up to £528m and covers financial years from 2015/16 to 2019/20. The capital cost of these contracts is expected to be met from the approved budgets within the council's agreed capital programme, specifically the Housing Investment Programme (HIP). The frameworks are also available to the rest of the council if sufficient resources are available. The funding for any such project must be identified before work is commissioned.
69. The HIP is projecting major gap in resources of £99m in 2015/16 and £614m over the life of the 10 year capital programme. Officers are currently reviewing the spend profile and availability of funding options to ensure the programme can be sustained across the years. Individual contracts under this framework will only be awarded in line with approved budgets and confirmed funding.

Head of Specialist Housing Services (For Housing contracts only)

70. This framework is not considered to be a qualifying agreement under the terms of the Commonhold and Leasehold Reform Act 2002. It is not therefore necessary to carry out statutory consultation on the agreement. A very recent Upper Tribunal case has indicated that there may have been scope to treat this agreement as a qualifying agreement, however the project board have taken the view that the process is too advanced to comply with the regulations, and that there are significant differences between the Southwark framework agreement and the agreement that was subject to the Upper Tribunal decision.
71. Although there is no requirement for statutory consultation, a letter was sent to all leaseholders in the borough on 15th January 2014 advising them of the terms of the agreement and alerting them to the tender process if they wanted to draw the process to the attention of preferred contractors to enable them to tender. Subject to cabinet approval of the agreement, letters will be sent to all leaseholders advising them of the appointment of contractors to the framework, and inviting them to raise any queries regarding this.
72. The packages of work that are subject to competition between the framework contractors are considered to be qualifying works within the terms of the Act. Consultation will be required under schedule 4 part 1 or schedule 4 part 2 of the regulations, which requires that Notices of Intention are served prior to competition, and Notices of Proposal are sent prior to the letting of the package. It will be necessary as part of the Notice of Intention served under these regulations to invite leaseholders to nominate a contractor who does not form part of the framework, and the terms of the agreement have been drafted to allow for this.
73. These contracts will also affect sheltered properties and temporary accommodation. The Head of Specialist Services draws attention to the need to ensure that heating works are undertaken efficiently given the vulnerable nature of sheltered housing residents.

BACKGROUND DOCUMENTS

Background documents	Held At	Contact
Gateway 1 'open' report Major works Contractor Framework approved by cabinet on 22 October 2013 (item 14)	Southwark Council, 160 Tooley Street, London SE1 2QH	Paula Thornton 020 7525 4395
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4551&Ver=4		

APPENDICES

No:	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Richard Livingstone, Housing	
Lead Officer	David Markham, Head of Major Works, Housing and Modernisation	
Report Author	Ferenc Morath, Investment Manager, Housing and Modernisation	
Version	Final	
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Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Head of Procurement	Yes	Yes
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Head of Specialist Housing Services	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		8 October 2015