

Item No.	Classification: Open	Date: 11/06/19	Meeting Name: Strategic Director of Place and Wellbeing
Report title:		Gateway 2 - Contract Award Approval Peckham Townscape Heritage Initiative – contractor procurement phase 2	
Ward(s) or groups affected:		Peckham and the Lane	
From:		Peckham THI Project Manager	

RECOMMENDATION(S)

That the Strategic Director of Place and Wellbeing

1. Approves the appointment of Triton Building Restoration Limited (TBR) as the principal contractor to deliver Phase 2 of the Peckham Townscape Heritage Initiative (Peckham THI) Capital Works to the estimated value of £546,817 for an approximate duration of 35 weeks.
2. Notes that the contract once awarded will include provisions for variation to allow additional eligible properties to be included if necessary with any additional awards being approved through a subsequent Gateway 3.

BACKGROUND INFORMATION

3. The Heritage Lottery Fund (HLF) confirmed a grant on 17 June 2014 of £1,675,000 to deliver the Peckham Townscape Heritage Initiative. The Council is providing match-funding of £636,498.
4. For the purposes of the grant administration the combined budget from the Council and the HLF is known as the Common Fund. This totals £2.3m and in addition to construction costs of £1.76m, also includes the costs of employing the Peckham THI Project Manager, and a fund of £100k for community activities that promote understanding of local history and heritage buildings.
5. The agreement between the HLF and Southwark Council is that twelve buildings are to be repaired and restored by the end of October 2019.

6. Faithful & Gould through the SCAPE (Asset Management, Survey and Design Services) AMS&DS framework was appointed as the Design Team for the Peckham THI in June 2017 following the approval of the Gateway 2.
7. Phase 1 of the Peckham THI saw the repair and restoration of three properties (119 Peckham High Street, 116 Peckham High Street and 130 Peckham Hill Street), by Triton Building Restoration (TRB) who were appointed following a procurement process completed in April 2018 and approved by the Gateway 2 dated 6 April 2018.
8. Following further engagement work by the Peckham THI Manager and the Design Team a further 5 freeholders have agreed to participate in the THI so a Gateway 1 for the approval of a contractor to undertake the works in Phase 2 was approved by DCRB on 18 February 2019.
9. The Gateway 1 outlined the procurement strategy for appointing a contractor to deliver these works. Included in the approved procurement procedure was the intention to notify contractors invited to bid that the Council may want to vary the contract by adding additional buildings into the programme.

Procurement project plan (Key decisions)

Activity	Complete by:
Briefing of Cabinet Lead	22/10/18
DCRB Gateway 1	12/02/19
Completion of tender documentation	14/02/19
Invitation to tender	15/02/19
Closing date for return of tenders	22/03/19
Completion of clarification meetings/presentations/evaluation interviews	05/04/19
Completion of evaluation of tenders	19/04/19
DCRB Review Gateway 2: Contract award report	10/06/19
Notification of forthcoming decision	07/06/19
Approval of Gateway 2: Contract Award Report	17/06/19
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	26/06/19
Contract award	27/06/19
Add to Contract Register	27/06/19
Place award notice on Contracts Finder	27/06/19
Contract start	08/07/19

Activity	Complete by:
Initial Contract completion date	02/04/20
Contract completion date – if extension(s) exercised	02/07/20

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

10. This report is recommending the award of a JCT Intermediate Form of Contract (2016 edition) to Triton Building Restoration (TBR) for works on Phase 2 of the Peckham Townscape Heritage Initiative.
11. Phase 2 works encompass repair and restoration works to five properties: 128 Peckham Hill Street, 86 Peckham High Street, 88 Peckham High Street, 104 Peckham High Street and 106 Peckham High Street.
12. The contract will include the option for the Council to add other buildings to the contract if and when freeholders eligible for THI funding are approved for a grant.

Key/Non Key decisions

13. This report deals with a key decision

Policy implications

14. The Peckham Townscape Heritage Initiative is one of a number of council work streams contributing to the regeneration of Peckham Town Centre as set out in Theme 6 of the Peckham and Nunhead Area Action Plan (AAP). The AAP is Southwark's planning policy document covering Peckham Town Centre which is the area covered by the Peckham Townscape Heritage Initiative. The AAP sets out policies and goals that will contribute to the regeneration of Peckham and 'make sure that the appropriate development takes support a healthy, safe and prosperous community and a fairer future for all'.
15. Theme 6 of the AAP is **Design and heritage: attractive places full of character:**
- "Conserving and enhancing the historic environment and use the heritage of places as an asset to promote positive change" (D3).

16. Through the Peckham THI it is expected that 12 properties within the town centre will be repaired and restored contributing to the townscape value of Rye Lane Conservation Area.

17. This procurement contributes to the council's Fairer Futures promises of:

- Making Southwark a place to be proud of – Revitalised Neighbourhoods
- Building a strong local economy
- Spending money as if it were coming from our own pocket
- Working for everyone to realise their potential
- Treating residents as we would wish members of our own families to be treated.

Tender process

18. Given the requirement of the HLF for the contractors to be experienced in delivering conservation construction works, the approach of using a combination of the council's approved lists as well as other specialist providers was approved at Gateway 1.

19. Following an initial shortlisting exercise five firms were invited to tender through Pro Contract, the council's e-procurement portal on 8 March 2019 with a five week tender period ending on 11 April 2019.

20. Tenders were received from two contractors.

21. The remaining three contractors did not submit a bid. When asked for reasons for their non-submission one stated they had recently been awarded another contract; one stated that the work was not sufficiently focused on their masonry work skills and another stated they were not able to meet the tender return date.

22. Faithful and Gould, who provide project management services for the capital programme of the THI, have produced a full Tender Evaluation Report which is Appendix 1 in the Closed report.

Tender evaluation

23. The tender evaluation process approved by the Gateway 1 (Doc 3a Tender Evaluation Process listed in Background papers) described three evaluation stages: Compliance, Quality (40%) and Price (60%). Key elements are summarised below.

Stage 1: Compliance

24. As not all the providers were taken from the council approved list (Exor) a Suitability Assessment form was sent for completion by bidders. The completed forms were assessed by the THI Project Manager and the Faithful & Gould Project Lead on 16 April 2019.

25. A number of clarifications were needed of each supplier. Satisfactory responses were received from both by 18 April.

26. The Divisional Accountant for Chief Execs reviewed the financial suitability requirements as described in the Suitability Questionnaire and Guidance (Doc 3a listed in Background documents).

27. Both tenderers were found to be compliant as required.

Stage 2: Quality

28. The eight quality criteria issued with the ITT are attached in Appendix 1.

29. The approved tender evaluation methodology required that each quality response be marked out of 5 using the following assessment criteria:

Assessment	Score	Basis of score
Cannot be scored	0 points	No information provided or incapable of being taken forward either because the supplier does not demonstrate an understanding of our requirements or because the solution is incapable of meeting our requirements.
Unsatisfactory	1 point	Although the supplier does demonstrate an understanding of our requirements there are some major risks or omissions in relation to the proposed solution to deliver the service and we would not be confident of our requirements being met.
Satisfactory	2 points	A response which is capable of meeting our requirements but is unlikely to go beyond this.
Good	3 points	A response which shows that the supplier demonstrates an understanding of our requirements has a credible methodology to deliver the service and could evolve into additional benefits.
Very Good	4 points	A response which shows that the supplier demonstrates an understanding of our requirements, has a credible methodology to deliver the service alongside a clear process and plan to deliver additional

		benefits and deliver value.
Excellent	5 points	A response which shows how the service can comprehensively be taken to the next level in terms of exceeding our requirements and/or offering significant added value to the council's overall strategic requirements and objectives.

30. The tender evaluation for quality was carried out in three stages:

- i. A panel comprising the THI Project Manager, an officer from Regeneration South, and three members of the F&G design team (two the architects from JKA and the project team leader from Faithful & Gould).
- ii. The scoring of a supplementary written question on the Health and Safety criterion.
- iii. A re-scoring of two other criteria for both contractors following clarification interviews with both contractors on 7 May 2019.

31. The weighted score for TBR out of 40% is 22.0% for TBR and for the second bidder 22.8%.

32. TBR's total quality score is above the threshold of 20% where Southwark reserves the right to dismiss a tender.

Stage 3: Cost

33. As described in the Tender Evaluation Methodology (Doc 3a) the lowest cost submitted was used as the baseline for establishing the % weighting for the remaining bidders using the following formula.

$$\frac{\text{Lowest submitted total price}}{\text{Tenderer's submitted total price}} \times 60 \%$$

34. Rigorous consideration of the prices supplied against work items in the Schedule of Works was carried out by the design team's Quantity Surveyor (QS).

35. The full description of the Cost Evaluation carried out by the QS is in the full Tender Evaluation Report. The Report details all the clarifications sought about price both in writing and at the clarification interviews held on 7 May 2019.

36. Following the receipt of all responses the final adjusted price for TBR is £546,817. Adjustments were made to the second bidder's price too, with TBR's being the lowest.

37. The QS confirmed that the bids are acceptable. Both bids are lower than the pre-tender estimate of £647,615.

38. TBR scored 60% as the contractor providing the lowest price. Using the calculation stated in paragraph 33, the second bidder scores 54.32%.

Evaluation Scores

39. Combining scores from the quality and cost evaluations, TBR scores 82 (out of 100) and the second bidder 77.12.

40. Hence TBR is being recommended as the contractor to deliver Phase 2 of the Peckham THI.

Plans for monitoring and management of the contract

41. Contract monitoring arrangements for Phase 1 of the Peckham THI are in line with council procedures. These will include:

- Clear areas of responsibility specifying duties for the Peckham THI Project Manager, members of the Design Team (Faithful & Gould, JKA, William Dick Partnership [QS] etc.)
- Clear communication procedures both between and within the Design Team and the contractor
- Monitoring of outputs and outcomes
- Regular review of costs
- Management and oversight of ongoing risks and staging of payments following the completion of project stages.

42. Monthly steering groups and fortnightly site visits will take place.

43. The site meetings will enable the project officer and consultant to monitor compliance with the specification and contract. Building owners and local stakeholders have been extensively consulted during the design stages and will report any issues to the project manager and consultant. The performance of the contractor will be assessed during the site visits and via liaising with local stakeholders including traders and the markets department in Southwark Council.

44. A payment schedule will be in place and the QS and project officer will scrutinise invoices against the Schedule of Works which will be reported on during the monthly steering group meetings. This will enable delivery and expenditure to be assessed. If there are any variations, these will need to be agreed in advance by the project manager.

Identified risks for the new contract

45. The risks of the new contract are laid out below:

Risk Categories	Risk impact 1 = Catastrophic 2 = Critical 3 = Marginal 4 = Negligible Impact	Risk likelihood A =Very High B = High C = Significant D = Low E = Very Low F = Almost impossible	Plans to Mitigate Risk
Cost overrun / underperformance	2	D	The council will operate a staged payments process, with phasing based on successful delivery of outputs to provide control over expenditure and ensure that costs do not exceed contractual limits.
Contract delivery	3	E	Include and implement contract-monitoring procedures within the contract documents.
Failure to deliver contract as specified	2	E	A detailed specification with key milestones and performance indicators will be part of the ITT as well as questions requiring method statements. The architect/contract administrator will be responsible for scrutinising works at key milestones.
Health & Safety	1	D	Both pre-approved and non-EXOR contractors are to provide assurance that tenders meet criteria for mitigating health and safety risks. The successful contractor shall need to provide clear and precise H&S procedures and JKA will perform the Principal Designer functions in order to ensure compliance with CDM Regulations.
Uncovering significant unforeseen hidden costs through being on site and starting the works.	2	D	<ul style="list-style-type: none"> • A £30k contingency as been built into the estimated construction costs to address any issues that arise. • Relevant surveys (structural /asbestos etc.) will be undertaken on site. All properties have been surveyed and schemes of works have

			been costed by a QS. Relevant surveys (structural / asbestos etc.) will be undertaken on site.
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Community impact statement

46. The Peckham and Nunhead Area Action Plan (2014) details the importance of conserving and enhancing the heritage buildings within Peckham town centre and the significance of its heritage built environment has also been recognised through the designation of the Rye Lane Conservation Area. The Peckham Townscape Heritage Initiative will actively and physically contribute to this important objective for the benefit of the community through an improved town centre and the conservation of Peckham’s unique built heritage. There is local support for the delivery of the Initiative, and local people, groups and businesses are members of the stakeholder group, the Peckham Heritage Regeneration Partnership.

47. The Peckham Townscape Heritage Initiative has a primary focus of restoring heritage properties within Peckham town centre. The properties identified within the scope of the Initiative have been chosen on the basis of the heritage significance. The Initiative also contains a programme of complementary community initiatives to raise awareness and increase appreciation of the value of Peckham’s local history and its heritage built environment. The Initiative should therefore benefit all sections of the local community, regardless of age, disability, faith/religion, gender, race and ethnicity and sexual orientation. The Initiative will have regard to and satisfy the Public Sector Equality Duty under the Equality Act 2010. Where practicable internal improvements to heritage properties will have regard to the access needs of all members of the community.

Social Value considerations

48. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well being of the local area can be secured. The social value considerations included in the tender (as outlined in the Gateway 1 report) are set out in the following paragraphs in relation to the tender responses, evaluation and commitments to be delivered under the proposed contract.

Economic considerations

49. Peckham THI is one of a number of regeneration initiatives currently

underway in Peckham town centre. It is anticipated that through repairing and restoring some key buildings within the town centre, Peckham will become a more attractive place to shop, socialise and visit, thus improving the economic sustainability of this retail centre.

50. This contract is for a construction contractor to deliver the restoration and repair works to at least five of the Peckham THI eligible properties and has an estimated contract value of £546,817.

51. TBR have agreed to meet the employment and training commitments as required in the Schedule of Works included in the ITT and stated below:

Job Opportunities and Training

The contractor is required to organise and support construction skills work experience and training opportunities during the delivery of the Peckham THI works, for example:

- Apprenticeships for aged 16+.
- Work experience for college students on crafts/construction-related courses aged 16+ (not in July and August & the college will arrange any necessary CSCS cards)
- 2 week work placements aged 16+

The contractor will be expected to work in partnership with the Peckham THI Project Manager who will broker contacts with local and Southwark-wide employment and training providers to promote and shape offers, e.g. Southwark Works, and the Construction Skills Centre etc.

For each participant the contractor will provide a brief work experience report, suitable for the learner to use as evidence of experience as part of any future construction-related job application. The contractor should provide a training plan for the course of the work experience which is relevant to the works that the students are to be trained in, such as site carpentry, construction operations, brickwork, formwork, general construction trades etc.

Social considerations

52. TBR has confirmed that it does not participate in blacklisting. The council will take appropriate action if TBR is suspected of 'blacklisting'. The UK government defines blacklisting as 'the systematic compilation of information on individual trade unionists and their use by employers and recruiters to discriminate against those individuals because of their trade union membership or because of their involvement in trade union activity.

53. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, our contractors and

subcontractors pay staff at a minimum rate equivalent to the LLW rate. TBR has confirmed they meet and indeed exceed the LLW requirements. Following award, quality improvements and costs implications linked to the payment of LLW will be monitored as part of the contract review process.

Environmental considerations

54. The contractors have provided details of all environmental sustainability initiatives they will employ during the delivery of the project; these were assessed as part of the tender process and will form part of how the contract is monitored.

Market considerations

55. TBR is a regional SME and a private limited company. They work predominantly in London and the South East.

Staffing implications

56. The Peckham Townscape Heritage Initiative is the responsibility of Planning Projects and specifically the THI Project Manager, also within the chief executive's department. There are sufficient resources to effectively deliver this contract.

Financial implications

57. The estimated cost of this procurement is £546,817.

58. Funding for these works comes from three sources in the following ratios: 84% is funded by the Common Fund which is split between the Heritage Lottery Fund (72%) and Southwark Council (28%) and the remaining 16% is met by contributions from freeholders/leaseholders toward the works.

59. The total amount available for construction works from the Common Fund (the combined funding from the HLF and Southwark Council) is £1.761m. Adding the projected costs of the Phase 2 works to the cost of Phase 1 works makes a total of £969k committed for construction works to date, leaving £792k remaining to be spent through varying the contract or an additional phase.

60. The Peckham THI Project Manager has worked with the legal advice team to draft a legal agreement which includes an undertaking for the freeholders and/or leaseholders to make the specific financial contribution due for the works to their property. This is the mechanism for ensuring that the

contributions due from freeholders and/or leaseholders will be forthcoming.

61. Freeholders and/or leaseholders will sign this agreement once the contract has been awarded and the final price for the works as well as the apportionment of contributions across the three funders has been calculated. Freeholders and/or leaseholders will be required to pay a first instalment prior to the commencement of the works.
62. Confirmation to meet the Southwark contribution to the works has been made by the respective managers and they have discussed and agreed to the Director of Regeneration to make a commitment to this end. The Peckham THI code for administering this contract will be R-1230-0329.1.1.
63. The total expenditure incurred against the capital allocation for the scheme will be monitored and reported as part of the overall Capital Programme.
64. Any future maintenance costs arising from this investment will be responsibility of the Freeholders and/or leaseholders.
65. Staffing and any other management costs connected with this contract will be contained within existing departmental revenue budgets.

Legal implications

66. Contract Standing Order (CSO) 4.3.1 requires that for all contracts where the estimated contract value is £100k or more but below the EU threshold, all reasonable steps are taken to obtain 5 tenders and that those tenders must be selected from the council's works approved lists. The strategy of approaching potential bidders several times to draw up a short list of 5 contractors before the tender was issued to seek confirmation that they would be bidding satisfied the requirement to take all reasonable steps. CSOs further require that no contract may be awarded unless the expenditure has been included in approved revenue or capital estimates, or has been otherwise approved by on behalf of the council. The financial implications section above confirms how that requirement is to be satisfied.
67. The Gateway 1 approved the approach of using a combination of the council's approved lists as well as other specialist providers in order to satisfy the Heritage Lottery Fund requirement to ensure the contractor has a track record of delivery of heritage construction projects.
68. In conjunction with the project consultants, legal advice has been sought

and obtained in relation to the most appropriate form of contract to regulate the proposed construction works. The JCT Intermediate Form (2016) has been chosen and will incorporate council specific amendments.

69. The proposed procurement strategy is also consistent with EU and domestic legislation and the Community Impact Statement notes that, in awarding the contract, the council will have due regard to the needs of individuals and groups having a protected characteristic in line with the Public Sector Equality Duty imposed by the Equality Act 2010.

Consultation

70. The application to the HLF for the funding for the Peckham THI was developed following extensive discussions by the council's Design and Conservation Team in the Planning Division with local stakeholders including the Peckham Society and Peckham Vision between 2011- 2014.

71. Each of the five schemes of work which make up Phase 2 have been developed in close consultation with the freeholders and leaseholders of the property including taking into account the operating needs of the business in the ground floor retail unit.

72. Part of the grant conditions from the Heritage Lottery Fund was that a stakeholder group be established. In March 2016 the first meeting of the Peckham Heritage Regeneration Partnership was convened with a local membership of 16 organisations and interested individuals. The Partnership meets four times a year, and is responsible for agreeing the funding of the community initiatives that run alongside the capital projects, and of advising on matters impacting the conservation area.

73. There was consultation with Procurement throughout the project and advice and recommendations were adopted in relation to the procurement strategy and route to market, as well as any clarifications or queries that arose through the project.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

74. No formal concurrent is required as per Contract Standing Orders and due to the contract value being below the OJEU threshold for works.

Strategic Director of Finance and Governance (CAP19/006)

75. This report seeks the Strategic Director of Place and Well-being to approve

the appointment of Triton Building Restoration Limited as the principal contractor to deliver Phase 2 of the Peckham Townscape Heritage Initiative (Peckham THI) Capital Works to the estimated value of £546,817.

76. The Strategic Director of Finance and Governance notes that the costs of the contract will be met via various funding streams, as mentioned in the financial implications and also notes that freeholders and/or leaseholders will sign the legal agreement to pay their share of the costs before contract is awarded.

77. The total expenditure for the scheme will be monitored and reported on as part of the overall capital programme.

78. Staffing and any other costs connected with this project to be contained within existing departmental revenue budgets.

Director of Law and Democracy

79. A formal legal concurrent is not required as the estimated value of the contract is below the EU works threshold. Legal advice has been sought and obtained in connection with the queries raised by officers and the design team during the tender evaluation process.

PART A – TO BE COMPLETED FOR ALL DELEGATED DECISIONS

Under the powers delegated to me in accordance with the council's Contract Standing Orders, I authorise action in accordance with the recommendation(s) contained in the above report.

Signature  Date... 25/06/2019

Designation Professor Kevin Fenton, Strategic Director of Place and Wellbeing

PART B – TO BE COMPLETED BY THE DECISION TAKER FOR:

- 1) All key decisions taken by officers
- 2) Any non-key decisions which are sufficiently important and/or sensitive that a reasonable member of the public would reasonably expect it to be publicly available.

1. DECISION(S)

As set out in the recommendations of the report.

2. REASONS FOR DECISION

As set out in the report.

3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED BY THE OFFICER WHEN MAKING THE DECISION

Not applicable.

4. ANY CONFLICT OF INTEREST DECLARED BY ANY CABINET MEMBER WHO IS CONSULTED BY THE OFFICER WHICH RELATES TO THIS DECISION

None

5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST

If a decision taker or cabinet member is unsure as to whether there is a conflict of interest they should contact the legal governance team for advice.

None

6. DECLARATION ON CONFLICTS OF INTERESTS

I declare that I was informed of no conflicts of interests.

BACKGROUND DOCUMENTS

Background Documents	Held At	Contact
Peckham THI Gateway 2 Contract Award Approval Peckham Townscape Heritage Initiative Design Team (including architectural services	Planning Projects	Julie Mallett. Peckham THI Project Manager 020 7525 3265
X:\Development management\Design\Topic Areas\Peckham THI\9. Procurement\F+G Gateway 2		
Peckham THI Phase 2 Contractor Gateway 1 FINAL open	Planning Projects	Julie Mallett. Peckham THI Project Manager 020 7525 3265
X:\Development management\Design\Topic Areas\Peckham THI\7. Capital Works Phase 2\Gateways		
Peckham THI Phase 2 Tender Doc 3a	Planning Projects	Julie Mallett. Peckham THI Project Manager 020 7525 3265
X:\Development management\Design\Topic Areas\Peckham THI\7. Capital Works Phase 2\Phase 2 Contractor Procurement\Tender Docs\FINAL DOCs		

APPENDICES

No	Title
Appendix 1	Quality Criterion from Tender Evaluation Methodology

Appendix 1

Quality Criteria from ITT

Criterion	Requirement or sub-criterion	Weighting
To demonstrate your understanding of the requirements please provide the following:		
APPROACH	<p>1. Programme Management & Time Requirements:</p> <p>a. Provide a Gantt chart which details your draft programme timeline from contract award to completion, showing how you will complete the various work streams to a high standard and within the required timeframe of 35 weeks. In addition to the specified contract period the contractor may provide an additional alternative programme for consideration if they choose.</p> <p>b. Explain how you propose to ensure effective communication with the Architect with reference to work instructions, site inspections and programme updates etc.</p> <p>c. Explain how you propose to ensure effective communication about the impact of the works and the programme with project stakeholders particularly retailers, and residential tenants & residential leaseholders.</p> <p><i>Max 3 sides of A4</i></p>	11
	<p>2. Experience and track record</p> <p>Please demonstrate your company's experience in providing similar repairs and restoration works to traditional buildings using a conservation approach in busy inner city environments.</p> <p>Submit three of the most recent relevant examples, including works within a local authority context, detailing the project title, key dates, your organisations role project details / description for each. Please include how good practice developed/lessons learnt from these examples will be applied to this project.</p> <p><i>Max 6 sides of A4</i></p>	10
Human Resources	<p>3. Human Resources</p> <p>a. Provide details and qualifications of the named lead and main personnel on site with whom you are proposing to deliver the works and provide the following additional information for each role:</p>	

	<ul style="list-style-type: none"> • The minimum experience and skills • Staff training and development (including details on apprenticeship schemes, if applicable) • Experience in comparable projects and experience in stakeholder management. <p>b. Please outline your contingency plans if lead personnel become unavailable. We expect that the personnel named as part of your tender submission will be the personnel that you employ to deliver the project.</p> <p>c. Describe your proposals (if any) for subcontracting and how you will manage the quality of sub-contractors and suppliers. This should include a written summary of the systems which you propose to put in place in relation to:</p> <ul style="list-style-type: none"> • Selection procedures and quality • Supply chain management and liaison • Length of relationships; <p><i>Max 3 sides of A4</i></p>	6
	<p>4. London Living Wage</p> <p>a. Please explain how the London Living Wage will be administered, monitored and reported to the Council. The submission should specifically address its application to the tenderers directly employed staff and those of its sub-contractors.</p> <p>b. Please identify productivity gains and other benefits which they expect to result from the payment of the London Living Wage and proposals setting out how these will be measured and reported to the Council.</p> <p><i>Max 1 side of A4</i></p>	1
Management Procedures	<p>5. Health and Safety</p> <p>a. Set out your proposed approach and method statement for managing Health and Safety on site.</p> <p>b. Identify your approach to continuously improving health and safety on site.</p> <p><i>Max 2 sides of A4</i></p>	3
	<p>6. Quality Assurance Systems.</p> <p>Provide details of:</p> <p>a. your quality assurance and quality control proposals for all project stages (from pre-commencement, design/procurement to defects liability period);</p> <p>b. how you will manage defects liability..</p> <p>c.</p>	2

	<p><i>Max 2 sides of A4</i></p>	
	<p>7. Risk Management Skills</p> <p>Provide a risk register including the top 5 risks for this project setting out your proposed approach and methodology for managing these risks on site.</p> <p><i>Max 1 side of A4</i></p>	2
Sustainability	<p>8. Sustainability</p> <p>Explain your proposed approach and methodology on sustainability issues to include:</p> <ol style="list-style-type: none"> Environmental policy and record Proposals for minimising environmental impact Proposals for systems and materials <p><i>Max 1 side of A4</i></p>	2
External relationships and community benefit	<p>9. Job Opportunities and Training</p> <p>The contractor is required to organise and support construction skills work experience and training opportunities during the delivery of the Peckham THI works, for example:</p> <ul style="list-style-type: none"> Apprenticeships for aged 16+. Work experience for college students on crafts/construction-related courses aged 16 + (not in July and August & the college will arrange any necessary CSCS cards) 2 week work placements aged 16+ <p>The contractor will be expected to work in partnership with the Peckham THI Project Manager who will broker contacts with local and Southwark-wide employment and training providers to promote and shape offers, e.g. Southwark Works, and the Construction Skills Centre etc.</p> <p>For each participant the contractor will provide a brief work experience report, suitable for the learner to use as evidence of experience as part of any future construction-related job application. The contractor should provide a training plan for the course of the work experience which is relevant to the works that the students are to be trained in, such as site carpentry, construction operations, brickwork, formwork, general construction trades etc.</p> <p>Taking this brief into account, please provide an Employment and Skills Method Statement.</p> <p><i>Max 1 side of A4</i></p>	3
	Total	40

AUDIT TRAIL

Lead Officer	Alistair Huggett - Planning Projects Manager	
Report Author	Julie Mallett - Peckham Townscape Heritage Initiative Project Manager	
Version	Final	
Dated	11 6 19	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	Yes	Yes
Head of Procurement	Yes	Yes
Director of Law and Democracy	Yes	Yes
Cabinet Member	No	No
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	No	No
Cabinet	Yes/No	Yes/No
Date final report sent to Constitutional/Community Council/Scrutiny Team	14 June 2019	

BACKGROUND DOCUMENT – CONTRACT REGISTER UPDATE - GATEWAY 2

Contract Name	Peckham THI – Phase 2 Construction Works
Contract Description	Provision of construction services
Contract Type	Services
Lead Contract Officer (name)	Julie Mallett Peckham THI Project Manager
Lead Contract Officer (phone number)	0207 525 3265
Department	Place and Well-being
Division	Planning
Procurement Route	Invited tender through e-portal
EU CPV Code (if appropriate)	71220000
Departmental/Corporate	Departmental
Fixed Price or Call Off	Fixed Price
Supplier(s) Name(s)	Triton Building Restoration
Contract Total Value	£546,817
Contract Annual Value	No set annual value
Contract Start Date	8 July 2019
Initial Term End Date	2 April 2020
No. of Remaining Contract extensions	N/a
Contract Review Date	N/a
Revised End Date	N/a
SME/ VCSE (If either or both include Company Registration number and/or registered charity number)	Company Registration No: 02563223
Comments	

London Living Wage	Yes
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This document should be passed to the member of staff in your department responsible for keeping your departmental contracts register up to date.