

To: City Executive Board

Date: 13 January 2010 **Item No:**

Report of: Head of Oxford City Homes

Title of Report: EXTERNAL PAINTING AND ASSOCIATED REPAIRS –
TENDER APPROVAL

Summary and Recommendations

Purpose of report: To advise the Board on the tenders received for the External Painting and Associated Repairs in the Blackbird Leys and Temple Cowley areas.

Key decision? Yes

Executive lead member: Councillor Joe McManners

Report approved by:

Finance: Cat O'Connor
Legal: Lindsay Cane

Policy Framework: More housing, better housing for all.

Recommendation(s): That the lowest tender for External Painting and Associated Repairs in the total sum of £576,464.50 submitted by Jones and Reeves be accepted.

Background –

1. This project was approved by the Executive Board and Council in February 2009 as part of the HRA 2009/10 Planned Maintenance programme. The budgets allocated to this particular project are to be found in the Financial Implications section of this report.

2. The works involve the external painting of houses and flats together with the internal painting of the communal areas in blocks of flats and include associated pre-painting repairs. This contract covers Council housing properties in the Blackbird Leys and Temple Cowley areas.
3. Competitive tenders have been received for this work, the result of which is shown in the Financial Implications section below. Documents were sent to five interested companies and five tenders were received by the due time/date.
4. The lowest tenderer, Jones and Reeves, are a local Oxford based company who have successfully undertaken this type of contract for the Council in previous years. The Council has been pleased with their quality and performance to date.

Legal implications -

5. The contract will be a fixed price contract under the JCT Intermediate Form of Contract, all subject to contract. It is a 52 week contract which it is estimated to start at the beginning of February 2010.

Financial implications –

6. Because of the on-going nature of this planned maintenance work, budgets span a few years. The budget for this contract is made up as follows:-

2009/10 -	£238,000 will be allocated from this years budget of £656,974.
2010/11 -	The balance of £338,413 will be allocated from the draft budget of £407,000 for 2010/11.

7. The following tenders were received:

A.	£576,464.50
B.	£699,544.87
C.	£732,928.78
D.	£877,711.00
E.	£912,736.70

8. The tenders have been checked and there are no anomalies or errors in pricing.
9. Leaseholders are being fully consulted in accordance with the Commonhold and Leasehold Reform Act 2002, Section 151. Upon

completion of the works they will be recharged their proportion of the costs. It is predicted that £25,000 will be recovered in this way.

Environmental implications -

10. The current, more environmentally friendly, water based paints do not have the longevity to suit the Council's painting cycle and to shorten the cycle would have considerable financial implications for the HRA Planned Maintenance budget. Oil based paints are still being specified but the situation will be reviewed in eighteen months time before the next tendering process for the painting programme.
11. The contract includes the cleaning of PVCu windows and the solutions specified have as low an environmental impact as possible while still remaining effective.

Equalities impact -

12. There are no equalities implications to this report.

Level of risk -

13. The level of financial risk is low. Health and Safety risks are higher owing to the nature of the works, working at heights etc. The contractor's assessments have been closely checked and they will be monitored by the Project Surveyor, Clerk of Works and Oxford City Homes's Health and Safety Advisor as works proceed.

Recommendation -

14. That the lowest tender for External Painting and Associated Repairs in the total sum of £576,464.50 submitted by Jones and Reeves be accepted.

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Background papers:

Tenders and Specification.

Version 1. 10 December 2009