

Contract for the Refurbishment of Clare Lodge Phase 7 (DfE Funded)

Councillor Lynne Ayres, Cabinet Member for Children’s Services and Education

October 2019

Deadline date: *October 2019*

Cabinet portfolio holder: Responsible Director:	Councillor Lynne Ayres Wendi Ogle-Welbourn, Corporate Director: People and Communities
Is this a Key Decision?	YES If yes has it been included on the Forward Plan : Yes Unique Key decision Reference from Forward Plan : KEY/14OCT19/03
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	YES Appendix 1 - By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
Is this a project and if so has it been registered on Verto?	YES Verto number: PR002586

R E C O M M E N D A T I O N S

The Cabinet Member is recommended to:

1. Authorise the award of contract to B & H Services Group Limited for the refurbishment works (phase 7) at Clare Lodge Secure Children’s Home, Glinton, Peterborough for the contract sum of £1,552,628.61.

1. SUMMARY OF MAIN ISSUES

- 1.1 This report seeks the approval to award a contract for refurbishment works at Clare Lodge Secure Children’s Home to B & H Services Group Limited from October 2019 to 31st March 2020 in accordance with the Council’s Contract Rules.

2. PURPOSE OF THIS REPORT

- 2.1 This report is for the Cabinet Member for Children's Services & Education to consider exercising delegated authority under paragraph 3.4.3 of Part 3 of the constitution in accordance with the terms of their portfolio at paragraph (h).
- 2.2 Appendix 1 is NOT FOR PUBLICATION in accordance with paragraph (s) 3 of Schedule 12A of Part 1 of the Local Government Act 1972 in that it contains information relating to financial and business affairs, namely details of the tender bids submitted by the unsuccessful bidders. The public interest test has been applied to the information contained within the exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it as to do so could compromise the Council's position in any future procurement of similar works.

3. **TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	n/a/

4. **DETAILS OF DECISION REQUIRED**

- 4.1 To approve the recommendation for an award of contract to B & H Services Group Limited for the refurbishments at Clare Lodge Secure Children's Home.
- 4.2 The Clare Lodge site includes accommodation for 16 young people whose living environment is set up across 4 'lounges', incorporating 16 bedrooms, with en-suite, 8 lounge areas, bedroom corridors. A fitness Suite and Gymnasium
- 4.3 Clare Lodge is inspected by DfE, Ofsted, CQC, and undergoes monthly inspections by a Regulation 44 Inspector. The areas covered by the DfE grant award for refurbishment have been highlighted in Ofsted & Regulation 44 inspection reports to "require updating / refurbishing", "does not lend itself to modern living", "drab".
- 4.4 Therefore Capital funding was applied for by Clare Lodge to refurbish the above areas. Department for Education approved the funding in April 2019. CMDN approval for capital funding was completed in September 2019, approval code ref: CA00793. This is a project which is required to be completed by 31 March 2020.
- 4.5 The decision maker to approve the award of contract to complete the refurbishment works as detailed below:
1. Refurbishment of 16 bedrooms for young people to include:
 - a. Replacement of bedroom doors including security & observation windows
 - b. Refurbishment of en-suite wall surfaces to refresh aged, damaged wall coverings.
 - c. Replace current handheld, battery operated remote control to built-in control system where young people will have no access to batteries.
 - d. Refurbishment of bedroom furniture to improve living environment & update media units to meet modern specification.
 2. Refurbishment of lounges (4) for young people
 - a. Entry doors to Lounge, to include window panels & frames to front aspect
 - b. Access door from lounge to bedroom corridor to include side window panels / frames
 - c. Kitchenette - upgrade to meet hygiene and safety requirements
 - d. Media Units - Media Unit 1 - update housing for accommodating the latest technology. Media unit 2 - change use to provide a vanity unit for the young people.

e. Carpets & furniture - to make good following changes above.

3. Enhancement and refurbishment of Gymnasium & Fitness Suite
 - a. Introducing natural light to the gymnasium and the fitness suite to give an improved sense of wellbeing
 - b. Improvement to gym flooring to reduce slips and trips, improve comfort and safety.

4.6 Evaluation Criteria set out in the invitation to tender was weighted as follows:

- Price 30%
- Professionalism & Completeness 25%
- Quality & Methodology 45%

4.7 The tender bid is subject to the standard negotiations under JCT contract. This allows for provisional and contingency items to be negotiated. This brings the contract sum in line with the capital fund sum.

4.8 Three bids were received and evaluated in accordance with the evaluation criteria. The outcome of the evaluation process and the scores obtained is set out below:

	Price	Professionalism & Completeness	Quality & Methodology	Overall Score
Contractor A	30%	25%	45%	100%
Contractor B	23%	25%	21.6%	69.6%
Contractor C	26%	25%	12.6%	63.6%

5. CONSULTATION

5.1

Relevant internal and external stakeholders:

- **CMDN approval for capital funding**, approval code ref: CA00793 - September 2019
- **Capital Review Group**, Chair Peter Carpenter, Service Director Financial Services - Peterborough City Council – 18th June 2019
- **Corporate Director, People & Communities**, Wendi Ogle-Welbourn
- **AD Commissioning & Commercial Ops, People & Communities**, Oliver Hayward,
- **Department for Education** – Capital Funding
- **Ofsted**

6. ANTICIPATED OUTCOMES

- 6.1 Successful completion of the refurbishments to Clare Lodge Secure Children's Home:
 - Improve service delivery, H & S for staff and the young people resident at Clare Lodge.
 - Improve the outcomes for the young people at Clare Lodge
 - Improve the living and sports environment within Clare Lodge
 - Improve Inspection comments / grading with Ofsted, CQC etc.

7. REASONS FOR RECOMMENDATIONS & ANY RELEVANT BACKGROUND INFORMATION

- 7.1 Clare Lodge is a local authority secure home and is part of Peterborough City Council and provides local authorities, nationally, with secure welfare accommodation. The government is investing in secure accommodation improvements across the secure estate. Clare Lodge provides secure accommodation for some of the most vulnerable young people in the country.
- 7.2 To meet the requirements of the young people, health and safety and to meet the expectation of future inspections by Ofsted, Reg. 44 visits etc. it was the expectation that during the financial years 19/20 and 20/21 Clare Lodge (Peterborough City Council) would be required to begin a programme of replacement and refurbishment. However, the award of this grant by DfE has alleviated this financial pressure on Peterborough City Council for these works.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 Do nothing and not carry out the works. This option was rejected because the Council would have to return the capital funding that was secured by a bid application to the Department for Education.
- 8.2 Do nothing and do not place a bid application. This option was rejected because the Council would have to fund the refurbishments in order to meet the requirements at Clare Lodge for the Licence to operate a Secure Children's Home.

9. IMPLICATIONS

- 9.1 *Summarise any implications related to the proposed decision, (see guidance note attached).*

Environmental implications

- 9.1 Securing income generation for the Council – meeting Ofsted & Inspection requirements.

Legal implications

9.3 The Local Government (Contracts) Act 1997 makes provision about the powers of local authorities to enter into contracts

9.4 The procurement of the contract was undertaken in accordance with the Council's Contract Rules.

Equalities implications

- 9.5 There are no equalities implications arising from the recommendations.

Financial implications

This is paid for by Grant Funding from the Department for Education. The total value of the grant received from DfE is £1,531,673. The contract sum tendered by B & H is £1,522,628.61. Once the contract is awarded (following CMDN approval) under JCT contract rules the fixed sum for contingency & provisional sums will be removed from the overall sum which will bring this in line with the grant sum.

Department for Education approved the funding in April 2019. CMDN approval for capital funding was completed in September 2019, approval code ref: CA00793. This is a project which is required to be completed in this financial year, by 31 March 2020.

10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED

None

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985) and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

- Bid Applications
- DfE Grant Agreement (GR1000776) Refurbishment of 4 bedrooms
- DfE Grant Agreement (GR1000786) Gym upgrades
- DfE Grant Agreement (GR1000777) Refurbishment of lounges
- CMDN approval for capital funding September 2019, approval code ref: CA00793

12. APPENDICES

12.1 Appendix 1 (EXEMPT) – Unsuccessful Contractors