

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Executive Director of Housing, Environmental and Economic Development (Housing and Regeneration Services)

Tendering Committee: 23 January 2008

**Subject: Tender for the provision of sub contractors for Housing
Maintenance Trading Operation**

1. Purpose

- 1.1** This report seeks Committee approval to initiate a tender for sub contractors for the Housing Maintenance Trading Operation (HMTO) to carry out repairs and planned maintenance of West Dunbartonshire Council's housing stock.

2. Background

- 2.1** On 18 June 2007 HMTO commenced a new Measured Term Contract for Repairs and Planned Maintenance of the Council's Housing Stock. The initial contract period is for three years with possible extensions of one year plus one year.

3. Main Issues

- 3.1** The proposed tender will seek to provide sub contractors for HMTO for the following trade and work groups.
- (a) Wet Trades
 - (b) Glazing
 - (c) Painting
 - (d) Plumbing (general and specialised)
 - (e) Electrical
 - (f) Kitchen Installation
 - (g) Bathroom Installation
 - (h) Fire Damage Re-instatement
- 3.2** The tender documents will be based on the National Schedule of Rates which underpin the Measured Term Contract.
- 3.3** The ensuing contract will be a framework agreement with sub contractors ranked for cost effectiveness for each trade discipline and the appropriate sub contractor deployed as work demand requires.
- 3.4** It is proposed to award the contract for a two year period to reflect the final two years of the Measured Term Contract with possible extensions at the end of the initial contract period of one year plus one year.

4. Personnel Issues

- 4.1** The use of sub contractors will not impact on HMTO's core trade workforce. The sub contractors will be deployed in addition to core workforce and seek to cover periods of peak demand or work of a specialised nature.

5. Financial Implications

- 5.1** The sub contractor costs will be met from the external contractors budget line in Housing Maintenance Trading Account.

6. Risk Analysis

- 6.1** Failure to initiate a tendering exercise may impact negatively on HMTO's ability to deliver an efficient and effective service.

7. Conclusions

- 7.1** A tendering exercise will assist the HMTO to deliver an efficient and effective service.

8. Recommendation

- 8.1** The Committee is invited approve the initiation of a tendering exercise for sub contractors for HMTO.

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Appendices: Nil

Background Papers: None

Wards Affected: All

