

**Report for:** Cabinet Member for Housing and Planning

**Item number:**

**Title:** Award of Contract for The Borough Wide Bin Chute repair, maintenance & installation

**Report authorised by:** Scott Key – Assistant Director of Repairs & Compliance

**Lead Officer:** Daniel Maylin – Technical Contract & Compliance Manager

**Ward(s) affected:** All

**Report for Key/  
Non-Key Decision:** Key Decision

**1. Describe the issue under consideration.**

This report seeks approval from the Cabinet Member to award a call-off contract for the provision of maintenance, repairs, and upgrades to bin chute systems across the Council's housing stock. The contract is proposed to run for up to 5 years, with an initial duration of three years and two optional one-year extensions. The maximum value of the contract is estimated at £850,000 (plus inflationary factors).

**2. Cabinet Member Introduction**

Not Applicable

**3. Recommendations**

Pursuant to Council's Contract Standing order (CSO) 8.01 ( use of Council Dynamic Purchasing system), CSO 2.01.1C ( Cabinet approve awards of Contract valued at £500,000 or more) and CSO 0.08 (Decision may be taken by Leader or by Cabinet Member) the Cabinet Member for Housing Services, Private Renters, and Planning approves the award of a contract for the provision of maintenance, repairs and upgrades to bin chute systems to Tenderer A ( Identified in Part B exempt Part of this report) , across the Council's housing stock, for a duration of three years with the option to extend for 1 + 1 years, with a total value of £850,000 (plus inflation), starting from July 2025.

**4. Reasons for decision**

- 4.1 In order to deliver the Maintenance and Repairs Bin chute systems are critical infrastructure in high-rise and flatted properties, helping ensure hygienic waste disposal and preventing fire and pest risks. Many of the Council's bin chute systems are now ageing, with some requiring urgent repair or replacement in accordance with the relevant British Standards

- 4.2 The responsive provision will ensure the safety of all equipment to rectify any failures which could put residents at risk of unreported injury or harm . The contract will cover regular maintenance, emergency repairs, replacement of damaged hoppers and chute doors, alignment of chute systems, fire-stopping improvements, and, where necessary, full chute replacements to meet modern standards.
- 4.3 The upgrade works are required to ensure some of our most vulnerable residents are provided with the highest level of protection. The upgrade works will support improved health and safety outcomes, fire risk reduction, and contribute to estate cleanliness and waste management efficiency.
- 4.4 This is a call-off contract, in that there is no monthly or annual fee and the contractor will only receive payment for works completed on instruction providing budgetary flexibility and value for money.

## **5. Alternative options considered.**

- 5.1 Do Nothing – This is not an option as it would increase the risks around fire and personal safety for our residents. This would expose the Council to health and fire safety risks, contravene regulatory obligations, and lead to increased complaints and potential liability.
- 5.2 Carry out the work through in-house resources. We are unable to deliver these works in-house due to a lack on suitably trained and certified operatives. We do not have enough operatives and the timescales required to recruit and train them would result in the same outcome as set out in 5.1 above.
- 5.3 Use our existing contracts or contractors. Current contracts have expired or reached extension limits. A new contract ensures compliance and up-to-date pricing.

## **6. Background information**

- 6.1 Haringey Council manages multiple housing blocks with bin chute systems of varying age and condition.
- 6.2 The contract was procured via the London Construction Programme (LCP) Minor Works Dynamic Purchasing System (DPS). The “Waste Infrastructure’ category, enabling access to specialist contractors, as the scope of the category was suited to the procurement requirements and contains a wide range of potential bidders, capable of undertaking this work.
- 6.3 The rationale for an initial 5-year programme plus 2 x 1-year extension is that anything less than 5 years would not provide an attractive contract against which

bidders may submit a tender. The 2 x 1-year extensions allow Haringey flexibility to review market conditions and or alternatives such as delivering works in house in future, during the life of the contract.

- 6.4 With the support of Strategic Procurement and Legal Services, tender documentation was issued to the suppliers registered on the 'Waste Infrastructure' category of the DPS.
- 6.5 The tender opportunity closed with 3 submissions only 2 valid tender submission was received. The submissions was reviewed by Strategic Procurement who then distributed the documentation for review by officers for Price and Quality.
- 6.6 The Price evaluation was completed separately to the Quality evaluation. Due to having two submission, the Officers compared the tendered rates to determine if the price submission is value for money. Upon completion of the evaluations, Strategic Procurement confirmed that the Price submission valid, and in line with current market rates.
- 6.7 The Quality evaluation was completed by three Officers, separately to the price evaluation. Each Officer scored the tenderers Method Statement responses independently and sent their evaluations to the Procurement Officer to collate for the Moderation. The Moderation was hosted by the Procurement Officer who confirmed the final scores for each tenderer.
- 6.8 The final scores for tenderers are outlined in the table below. The submissions were evaluated on a 60% Quality / 40% Price basis.

	<b>Quality</b>	<b>Price</b>	<b>Total</b>
<b>Tenderer</b>	<b>60%</b>	<b>40%</b>	<b>100%</b>
<b>A</b>	43.20	40	83.20
<b>B</b>	40.80	7%	40.87
<b>C</b>	12.00	-	Disqualified -Didn't meet Min Quality Score & incorrect prices submitted

- 6.9 Although the procurement exercise received 3 bids, 2 of which were suitable. Tenderer A has demonstrated excellent knowledge and experience in their Method Statement response. Providing confidence that they have the technical experience and capability to carry out the Contract. In addition, the Price evaluation compares favourably to the rates in the current contract and market trends.
- 6.11 The works being undertaken are funded through a mix of Capital and Revenue Expenditure. Several current budgets will be utilised and are in place for these works, across the M&E programme. The Fire Safety Capital budget will fund the major upgrade works. Costs are based on tendered schedules of rates (SORs) for the maintenance and repairs. Further budget and expenditure detail including a 5-year profile, is set out in the Exempt report.

## **7. Contribution to strategic outcomes**

- 7.1 This programme supports the Council's commitment to safe, clean, and healthy homes under Theme 5 of the Corporate Delivery Plan: A borough where everyone has a safe, sustainable, stable, and affordable home.

## **8. Carbon and Climate Change**

- 8.1 The implementation of this contract will ensure that our Bin Chutes and installations are safe and in good working order. Having compliant and safe systems ensure the upgraded chutes will improve building efficiency, reduce pest control costs, and prevent unnecessary waste interventions
- 8.2 Older and inefficient chutes and hoppers can cause damage to components and lead to unnecessary failure or replacement of equipment that would otherwise have remained operational and effective. Components will meet modern environmental standards. This will therefore reduce the waste and additional carbon emissions resulting from attending to and purchasing new unnecessary equipment and components.
- 8.3 The programme of inspections repairs and upgrades may be used to identify and improve opportunities for installing more efficient e.g., Contractors will use low-emission vehicles and sustainable materials wherever feasible.
- 8.4 All materials and components used in the programme will comply with current standards and regulations aligned to applicable British and European standards.
- 8.5 All of our contractors engaged in such service provision require and maintain modern efficient vehicles to ensure service delivery and commercial efficiency.

## **9. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)**

### **9.1 Finance – Nurul Miah**

- 9.1.1 Provisions have been made to deliver this programme, with £175,000 allocated within the M&E revenue budget for maintenance, repairs, and upgrades to the bin chute systems across the Council's housing stock. Regular monitoring arrangements will be in place to ensure the programme remains within budget. Any risks of overspend will be flagged at the earliest opportunity. Where applicable, upgrade costs will be recharged to the Building Compliance Capital Programme. The total cost of the contract is circa £875,000 over a 5-year period (3 years with option of 2 annual extensions). This equates to £175,000 per year on an equal year split.
- 9.1.2 The project consist of works of capital and revenue in nature, estimated annual spend is in the following proportion: Capital works - £255,000 and Revenue works - £670,000.

- 9.1.3 The revenue cost will be contained in the mechanical and electrical revenue budget
- 9.1.4 Capital funding for the capital works are via the fire safety budget
- 9.1.5 Further finance comments are contained in the exempt report.

## **9.2 Procurement – (Ana Raj)**

- 9.2.1 Strategic Procurement (SP) note that this report relates to the approval of an award to Tenderer A for the provision of Maintenance and Repairs of Bin chute systems in the Council.
- 9.2.2 SP notes that a competitive tender was launched via the LCP's Minor works DPS. The adopted route to market is in line with Contract Standing order (CSO) 8.01.
- 9.2.3 Bid evaluation was carried out in line with the proposed evaluation methodology that was set out in the Invitation to tender document and recommended Tendered A provided the most economically advantageous tender.
- 9.2.4 SP support the recommendation to approve the award in accordance with CSO 2.01.1C in line with CSO Statement of Principles 0.08.

## **9.3 Director of Legal and Governance (Monitoring Officer)**

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report. The process described in the report is in accordance with the Council's Contract Standing Orders (CSOs) and Public Contracts Regulations 2015, the legislation which was in force at the time of this procurement.
- 9.3.2 Contracts which are valued at £500,000 or more fall to Cabinet to approve (CSO 2.01 (c) ). However, CSOs provide that such a decision may be taken by the Leader or by a Cabinet Member with the Leader's agreement (CSO 0.08). .
- 9.3.3 The award of this contract is a Key Decision and, as such, must comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.
- 9.3.4 The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Housing Services, Private Renters and Planning from approving the recommendations in the report.

## **9.4 Equality**

- 9.4.1 The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
  - Advance equality of opportunity between people who share protected characteristics and people who do not
  - Foster good relations between people who share those characteristics and people who do not
- 9.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.4 The decision is regarding the provision of a contract for maintenance, repairs and upgrades to Bin Chutes to Tenderer A. This is required to ensure that vital systems are maintained to keep Haringey residents safe. As such this is expected to have a neutral impact on equalities with no anticipated negative impacts.
- 9.4.5 As an organisation carrying out a public function on behalf of a public body, Tenderer A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

## **10. Use of Appendices**

None

## **11. Local Government (Access to Information) Act 1985**

None