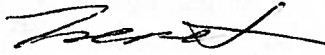


Haringey Council

Report for:	Cabinet on 11 February 2014	Item number	
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Title:	Replacement of the Door Entry and CCTV to John Keats & Thomas Hardy House
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Report authorised by :	Tracie Evans, Interim Chief Operating Officer  Signed:	Date: 31/1/14
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Lead Officers:	Phil Harris, Deputy Director for Community Housing Services Tel: 0208 489 4338 E-mail phil.harris@haringey.gov.uk David Sherrington Director of Asset Management Tel: 0208 489 3272 E-mail david.sherrington@homesforharingey.org
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Wards affected: Bounds Green	Report for: Key Decision
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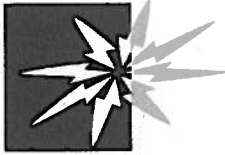
1. Describe the issue under consideration

1.1 This report seeks approval of the contract award, to the successful tenderer, for the Door Entry and CCTV Improvement Works at 1-85 John Keats House and 1-85 Thomas Hardy House, Wood Green.

2. Introduction by Cabinet Member for Regeneration and Housing

2.1 Improving the Council's housing stock is a high priority, and it is important that work continues to ensure that the stock complies with current standards.

2.2 I welcome and support this contract award as a means of improving the door entry and CCTV systems at John Keats and Thomas Hardy House. The new system will help to prevent unauthorised access to the blocks and



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associated damage to services such as the electrical supplies and integrated reception systems (IRS).

2.3 The enhanced colour images that the new CCTV system provides will enable improved identification of individuals when required.

3. Recommendations

3.1 It is **recommended** that Cabinet:

(a) Approves the award of the contract for Door Entry and CCTV works to SCCI Alphatrack Ltd in the ward of Bounds Green for the tender sum of £361,201.67 (and a client side provisional sum set out in paragraph 3.3 of the exempt part of the report) in accordance with Contract Standing Order (CSO) 9.07.1 (b) and 9.07.1 (d).

(b) Approves professional fees for this contract in the sum of £34,595.89.

4. Alternative options considered

4.1 Although consideration was given to the option of maintaining the existing door entry and CCTV equipment, this option was not feasible because the systems are at the end of their useful life. Components are increasingly likely to fail and replacement parts are becoming difficult to source.

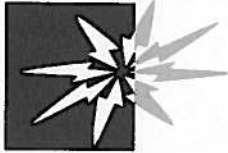
4.2 Recurrent problems with the systems will result in a loss of service and reduced security for the residents affected.

5. Background information

5.1 To ensure that assets are in good working order, the Council has a programme of door entry and CCTV renewals. The controlled entry systems to these blocks are outdated, break down frequently and are becoming increasingly difficult and expensive to maintain.

5.2 The CCTV cameras and monitoring system are old and outdated, the image quality of the recorded material is poor, and the working environment in the concierge area needs to be improved in order to accommodate the new monitoring equipment.

5.3 Unauthorised access to the roof space by pirate radio stations has had an adverse effect on the blocks. Electrical supplies have sometimes been tampered with and communal extract fan systems and aerial/ Integrated Reception Systems (IRS) have been damaged, costing large sums of money to repair. It is therefore important that the necessary measures are put in place to prevent further damage to Council property.



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- 5.4 The security doors that are due to be replaced have exceeded their expected life and the improvement works will enhance security and reduce maintenance costs.

Procurement Process

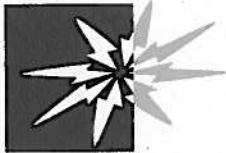
- 5.5 Competitive tenders were invited from six contractors (named in the exempt report) – were selected from 'Constructionline', a government managed UK register of pre-qualified construction services – to tender for the work on the basis of a fixed price contract for a period of 25 weeks. Three out of six of the contractors submitted a tender.
- 5.6 The tenders were assessed on quality (60%) and price (40%). A quality and price assessment was conducted by an evaluation panel. The panel was made up of three officers from Homes for Haringey, one member of staff from Frankhams (a multi discipline design consultancy) and one from Stace (a quantity surveying consultancy). The panel assessed the responses to questions that were sent with the tender documents. The following table summarises the evaluation process:

Tenderer	Price Points Awarded*	Quality Points Awarded	Total Points Awarded (out of 100)
SCCI	36.80%	54.75%	91.55%
Supplier B	40.00%	45.90%	85.90%
Supplier C	24.19%	33.53%	57.72%

- 5.7 Further details of the procurement process are contained in paragraph 3 of the exempt part of the report.
- 5.8 It is anticipated that the contractors will start on site in April 2014 and that the duration of the contract will be 25 weeks. The contract is due to be completed by October 2014.

Properties within the Project

- 5.9 There are 170 dwellings in this project that will benefit from the works described in this report and they are listed below:



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Block	Property numbers	No of floor levels	No of units
John Keats House	1-85	14	85
Thomas Hardy House	1-85	14	85
Total number of units			170

Communication and consultation

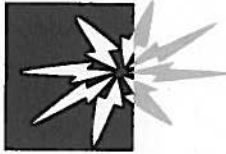
- 5.10 Homes for Haringey sent out detailed newsletters to residents, Council Officers and Ward Members to inform them about the planned works.
- 5.11 When the contractor is appointed, a further newsletter will be sent out to residents to provide the full contact details of the contractor, their operatives and Homes for Haringey's Project Team.

Leaseholder Implications

- 5.12 In accordance with the Service Charges (Consultation Requirements) (England) Regulations 2003, the Notifications of Estimates (second consultation notices) have been issued to leaseholders by Homes for Haringey's Home Ownership Team.
- 5.13 The second consultation notices described the proposed works, provided leaseholders with three estimates for the cost of the proposed works and invited leaseholders to make observations on the estimates.
- 5.14 The statutory consultation period under the second notices ended on 31st January 2014. The total amount estimated to be recovered from 31 leaseholders is £52,426.66. A notice of intention and a notice of estimates were issued to the leaseholders affected by the works, and these provided a description of the proposed works and details of the anticipated cost.
- 5.15 The Council received no observations from leaseholders to the Notice of Estimate.

6. Comments of the Chief Financial Officer and Financial Implications

- 6.1 The tender evaluation process has resulted in recommending the second lowest tender. However this supplier scored significantly higher on quality making it the Most Economically Advantageous Tender. The price quality ratio used for the evaluation was 40:60. (The rankings remain unchanged until the ratio is adjusted as far as 65:35.)



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- 6.2 If the Council awards the contract to the successful contractor, the cost of the project will be £395,798 including fees. The project is scheduled to start and complete in 2014/15 and the profile for drawdown of the funding is as shown below:

Financial Year	Works	Fees	Total
	£	£	£
2013/14	0	9,000	9,000
2014/15	352,172	24,731	376,903
2015/16	9,030	865	9,895
Total	361,202	34,596	395,798

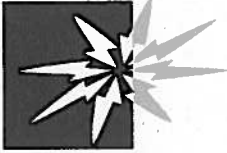
- 6.3 A sum of £52,427k will be recoverable from leaseholders.
- 6.4 The 2014/15 HRA Capital Programme is scheduled for approval in the February Cabinet. Financial provision exists for this project within the programme.

7. Head of Legal Services and Legal Implications

- 7.1 The Head of Legal Services is satisfied that the leaseholder statutory consultation conducted to date has been carried out in accordance with the requirements of the relevant Regulations.
- 7.2 The value of the contract referred to in paragraph 3 is below the EU threshold for works. Therefore it has not been necessary to undertake an OJEU tendering process.
- 7.3 Contractors were selected from Constructionline and invited to tender. On 16 September 2010 the Procurement Committee approved the use of Constructionline (pre-qualified list for specialist works).
- 7.4 The recommendation is to award the contract on the basis of the most economically advantageous tender in accordance with CSO 9.07.1(b).
- 7.5 In accordance with CSO 9.07.1(d) because the value of the contract is over £250,000 the award may only be made by the Cabinet.
- 7.6 The Head of Legal Services confirms there are no legal reasons preventing the Cabinet from approving the recommendations set out in the report.

8. Equalities and Community Cohesion Comments

- 8.1 Homes for Haringey's Asset Management Strategy 2010-17 covers all investment in the Council's housing stock, including door entry and CCTV improvement.



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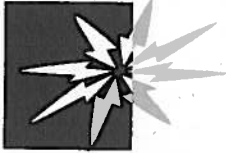
- 8.2 In compliance with the Council's public sector equality duty, an Equality Impact Assessment was undertaken as part of drawing up the Strategy.
- 8.3 The findings have been incorporated into Homes for Haringey's planning processes for delivering improvement programmes. This includes ensuring that all residents receive the standard of work that is consistent with the improvement policy, and that consideration of specific language and other needs are identified and addressed when drawing up the programmes of work.
- 8.4 The proposed works will benefit all residents living in these dwellings and visitors to the blocks. It will improve security by preventing unauthorised access to the buildings and allow efficient monitoring.
- 8.5 The tender and selection process for this contract was carried out in line with the Council's procurement policy and guideline which have equalities considerations at all the key stages.

9. Head of Procurement Comments

- 9.1 The contractors have been selected from Constructionline (a government managed UK register of pre-qualified construction services database).
- 9.2 The tender has been prepared and tendered on a Quality (60%) price (40%) basis for this award.
- 9.3 The Head of Procurement recommends the award as stated in paragraph 3.1a as value for money.

10. Policy Implications

- 10.1 Homes for Haringey has in place an Asset Management Strategy 2010-17 which provides a strategic framework for the delivery of the Door Entry and Security programme.
- 10.2 The objectives of these strategies are closely linked to the Council's Corporate Plan.
- 10.3 These improvement programmes will contribute to the achievement of the Council's Corporate Plan:
- Ensuring that everyone has a decent place to live by managing and maintaining the Council's housing stock by way of a 30 year business plan;
 - Striving for excellent value for money.



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11. Reasons for decision

- 11.1 The door entry and CCTV systems that are serving 1-85 John Keats House and 1-85 Thomas Hardy House require replacement because they have reached the end of their useful life, break down frequently and are becoming increasingly difficult and expensive to maintain.
- 11.2 The award of this contract will enable the systems to be replaced with modern door entry and CCTV systems that are more efficient and will provide residents with enhanced security.

12. Use of Appendices

- 12.1 Appendix A is the exempt element of the tender evaluation report.

13. Local Government (Access to Information) Act 1985

- 13.1 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended 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).

