

Report Title: **Disability Discrimination Act; Alterations to buildings Phase 3:
Award of contract**

Report of: **Interim Head of Property Services**

Wards(s) affected: **All**

Report for: **Decision**

1.0 Purpose

1.1 To seek Member agreement to award the contract for the alteration to buildings (phase 3) to meet the requirements of the Disability Discrimination Act

2.0 Introduction by the Lead Member for Finance

2.1 The DDA requires organisations provide accessible buildings and the award of this contract is designed to ensure Haringey complies with the Act. The details of the award of the contract are set out from section 8 onwards.

3.0 Recommendation

3.1 That Members agree to award the contract to the value of £330,346.50 for the above project, as allowed under Contract Standing Order (CSO) 11, in accordance with the recommendations in paragraph 11 of this report.

Report Authorised by: **Andrew Travers. Director of Finance**

Signed:.....

Date:.....

Contact Officer: **Martin Cable. Team Leader - Accommodation Projects**
Telephone: **0208 489 2625**

4.0 Executive Summary

4.1 This report seeks approval for the award of contract for the alterations to public areas of Council occupied buildings (Phase 3) to improve disabled accessibility

as required by the Disability Discrimination Act.

5.0 Reasons for any change in policy or for new policy development (if applicable)

5.1 None

6.0 Local Government (Access to Information) Act 1985

6.1 The appendix attached to this report is not for publication as it contains exempt information under the following categories in the Local Government (Access to Information) Act 1985:

(viii) The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.

(ix) Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

6.2 Disability Discrimination Act 1995

7.0 Background

The Disability Discrimination Act (DDA) requires that public areas of buildings allow access to services for those with disabilities. The definition of disability is wider than the traditional focus on wheelchair access and encompasses other disabilities such as those with visual, hearing and learning impairments.

7.1 Alterations have already been completed to a range of buildings including Libraries, Administrative Buildings and Residential Homes in Phases 1&2. This report relates to the final phase of the works (Phase 3) to a mix of buildings including Neighbourhood Offices, Changing Facilities and Conservation areas.

7.2 The contract involves a wide range of works including the fitting of Induction hearing loops, entryphones, stair and ramp improvements, doorway alterations and the relocation of items such as accessible toilet support rails.

7.3 Where applicable we will reusing existing materials and utilising energy efficient appliances i.e low water usage W.C. cisterns and aerated shower heads.

8.0 Description

8.1 All of these buildings have had an access audit carried out by an independant surveyor. These audits have been converted into a works specification taking into account criteria such as the projected life of the building, practicality, cost and 'reasonableness' which is a subjective criteria for which the act allows.

- 8.2 The Construction Procurement group selected 4 contractors from the approved list with the returns as detailed in **Appendix 1**.
- 8.3 A summary of the consultant surveyor's tender analysis report for Phase 3 adaptations is as follows.
The four contractors were invited to tender on either a fixed price contract over a contract period of 14 weeks or over a period set by the contractor. Only 2 submitted a price for the 14 week contract period. The four contractors all submitted a price for the contract over a longer timescale contract period.
None of the tenders were qualified in anyway and no arithmetical errors were found in the tenders.
The tender evaluation was based on the lowest price. The pricing is considered to be consistent and competitive. The lowest price tender with a contract period of 20 weeks was selected as it was considered to represent the best value for money and to be satisfactory as the basis for a contract.

Works are to be carried out under Construction Design and Management and Health and Safety regulations and subject to receipt of satisfactory Health and Safety Plans.

A pre-tender estimate for these works including Preliminaries and contingency sums was within 0.5% of the estimate.

9.0 Consultation

- 9.1 Local disabled groups have been consulted on the overall scope of this project through the Haringey Consultative Disability Committee.

10.0 Financial Implications

- 10.1 Provision for this programme of works and fees to Phase 3 buildings has been made within the Property Services Capital Budget 2005/06.

11.0 Summary and Conclusions

- 11.1 In summary, the consultants consider that the lowest bid be accepted, with a contract in the sum of £330,346.50 for a term of 20 weeks.

12.0 Recommendations

- 12.1 That Members award the contract for Phase 3 Building adaptations to the lowest tender.

13.0 Comments of the Director of Finance

- 13.1 The Director of Finance has no additional comments to make.

14.0 Comments of the Head of Legal Services

- 14.1 The estimated value of the contract is below the threshold for tendering in the EU under Public Works Contracts Regulations 1991. The threshold is £3,834,411.
- 14.2 The contract has been tendered in accordance with Contract Standing Orders in that the tenderers from one of the Councils Approved Lists were invited to tender (see CSO 8.2 (d)).
- 14.3 Because the value of the contract is in excess of £250,000. Any award must be approved by Members in accordance with CSO 11.3.
- 14.4 The recommendation is to award the contract on the basis of the lowest tender in accordance with Contract Standing Order 11.1(a).
- 14.5 The Head of Legal Services confirms that there is no legal reason preventing Members from approving the recommendations.

15.0 Comments of the Head of Procurement

- 15.1 This procurement is necessary under the Disability Discrimination Act 1985.
- 15.2 The procurement seeks to appoint a suitable contractor to carry out the works specified. These works have already been clearly defined by an independent surveyor, and a pre – tender estimate of the costs of the works has been made.
- 15.3 The recommendation to appoint Linbrook Services Ltd. as contractor for the works is based on their ability to provide a suitably costed proposal of work, and within an appropriate timeframe.
- 15.4 The procurement has sought to acquire a reasonable and competitive bid from a suitable number of contractors from the Haringey Approved list of Contractors.
- 15.5 In summary, the Head of Procurement is satisfied that this procurement is competitive and commercially sound and sees no reason preventing Members from approving the recommendation made at paragraph 12.1 of this report.

16.0 Equalities Implications

- 16.1 These works are part of the Council's commitment to the Disability Discrimination Act. We will be improving accessibility and creating greater opportunities for social inclusion for those people with disabilities, and we are complying with the Disability Discrimination Act.

17.0 Use of Appendices / Tables / Photographs

- 17.1 Appendix 1 – Tender Returns.