

Commercial Roofing – Repair, Maintenance & Installation Upgrades to the Property Portfolio

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Background

The Property Maintenance and Construction Division, acting on behalf of the Authority, undertakes repair, maintenance and improvement works to Commercial Roofing within its property portfolio which includes 9,300 domestic residential and over 450 non-domestic premises including schools, care homes industrial estates and administrative buildings.

Commercial Roofing work is mostly undertaken on the Authority's non-housing portfolio and includes flat roofs (traditional built-up felt and liquid plastic coated systems) to various schools/ public buildings and pitched sheet roofs to commercial industrial estate properties.

The main provider of this service is Central Roofing Ltd, and the service is procured by agreed hourly rates/charges for responsive work and competitive quotation exercise for planned work (revenue and capital) schemes.

Whilst the existing Responsive, Minor Works and Disabled Adaptations Contractors Framework which commenced in September 2014 caters for domestic roofing ,the Contractors on that Framework do not have the competencies or expertise for direct provision of Commercial Roofing.

Description of the Goods/Services

Undertake repair, maintenance and improvement works to commercial roofing elements and components within Authority owned premises to preserve and extend the life of the asset and usage of the same.

The repair, maintenance and improvement works of these elements is key to protect the Authority against potential claims for damage/loss of earnings and continuity of income - particularly on the Industrial portfolio - and to ensure the overall safety and wellbeing of our residents, service users, tenants, pupils and staff. As landlords/owners of premises the Authority has a statutory duty to keep its premises in a reasonable state of repair.

Alternative Contracts/Frameworks

The existing Responsive, Minor Works and Disabled Adaptations Contractors Framework which commenced in September 2014 does not allow for this type of commercial work to be procured through that Framework.

There are no other existing alternative contracts/frameworks which deliver this service.

Having consulted with the Corporate Procurement section the National Procurement Service (NPS) are not directly establishing a Framework which will deliver this type of service. The London Housing Consortium (LHC) has announced it will shortly commence the tender process for its new Pitched Roofing and Flat Roofing Framework with values of works between £5k and £250k across 20 Regional Lots including a South Wales region. NPS have announced that this Framework will be available to the Welsh Public Sector.

Financial Implications

Based on this financial year's spend to date projected for the period 1st April 2016 to 30th September 2016 anticipated spend is estimated at £360,000.

Decision Required

Approval is sought to extend the current arrangements for the period 1st April 2016 to 30th September 2016 and request an Exception and Waiver to the Requirements of Competition.