

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 18 January 2022

TITLE	Repair and Maintenance Contract Extension		
Ward(s)	Multiple		
Author: David Martin	Job title: Head of Property and Facilities Management		
Cabinet lead: Cllr Cheney	Executive Director lead: Mike Jackson		
Proposal origin: BCC Staff			
Decision maker: Cabinet Member			
Decision forum: Cabinet			
Purpose of Report:			
To seek approval to extend of the Repair and Maintenance contract for 12 months to allow us to continue to deliver statutory health and safety obligations			
Evidence Base:			
The provision of Mechanical, Electrical and Building Fabric maintenance is covered by a contract signed in September 2018 which had a 3 year initial term, which will come to an end in April. This contract covers circa 350 corporate properties.			
Mechanical works relate mostly to the maintenance of heating and plumbing systems, Electrical works involve maintenance of electrical systems and an example of Building Fabric works could be interior wall repairs or maintenance of flooring surfaces.			
The contract allows for an extension for up to 24 months.			
The proposed extension of 12 months will allow us to continue to deliver these essential statutory works from May 22. We are in the process of mapping out a new approach to this activity, linked to the introduction of the Corporate Landlord Model, which has been endorsed by Cabinet. This will see us re procure this activity, with a wider remit, at some point in 2022.			
The approval to extend will limit risk to the council and its service users and ensure continuity of these vital works during our transition period to the Corporate Landlord.			
Although total contract spend is higher than expected per annum, any extension and potential spend for the 12 months would still be compliant in relation to OJEU regulations. Higher spend levels are due to increased sites being covered by the contract as we continue to adopt a more centralised approach to repair and maintenance in the corporate estate. (Details in the financial summary) The estimated value of the extension would be Circa 3.3 million based on previous spend			
Cabinet Member / Officer Recommendations:			

<p>That Cabinet</p> <p>1. Authorise the Chief Executive in consultation with the Deputy Mayor for Finance, Governance, and Performance to extend the existing contract for a period of 12 months at an estimated value of £3.3 million and agree any appropriate variations to its terms and conditions.</p>
<p>Corporate Strategy alignment:</p> <p>Contributes to safer working environments and wellbeing for Citizens, colleagues and Service user of our buildings.</p>
<p>City Benefits:</p> <p>The Authority owns and occupies a large number of buildings used to deliver its services. We have a statutory duty to maintain and service the mechanical and electrical assets in these buildings. It is crucial we meet our obligation to maintain all assets to allow colleagues, partners and building users to operate in a safe and secure environment.</p>
<p>Consultation Details: N/A</p>
<p>Background Documents:</p> <p>Previous cabinet paper: https://democracy.bristol.gov.uk/ieListDocuments.aspx?Cid=135&Mid=3094&Ver=4</p>

Revenue Cost	£3,000,000	Source of Revenue Funding	Multiple BCC Revenue cost centres
Capital Cost	£300,000	Source of Capital Funding	Multiple BCC Capital projects
One off cost <input type="checkbox"/>	Ongoing cost <input checked="" type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

<p>Required information to be completed by Financial/Legal/ICT/ HR partners:</p> <p>1. Finance Advice: This report requests approval to extend a current 3 year Repair and Maintenance contract for a 4th year in order to allow the service time and opportunity to transition to the Corporate Landlord model. The terms of the initial contract allow for this extension. Repairs and Maintenance activity arises across BCC as both Revenue and Capital expenditure and due to rationalisation of the supplier base in recent years this contract is estimated now to equate to £3.3m p.a. Spend will not however exceed relevant approved Revenue and Capital budgets.</p> <p>Finance Business Partner: Jemma Prince, Finance Business Partner, 6 January 2022</p> <p>2. Legal Advice: The Public Contract Regulations 2015 allows for an extension (without the need for a new procurement) provided the extension, irrespective of its monetary value, has been provided for in the initial procurement documents (eg the contract T&C's) in clear, precise and unequivocal fashion (i.e. an explicit right to extend) and nothing is changing which would alter the overall nature of the contract. Provided any proposed variation proposed as part of the extension does not have this effect, the extension will be compliant.</p> <p>Legal Team Leader: Eric Andrews, Legal Team Leader, 06/01/2022</p> <p>3. Implications on IT: I can see no implications on IT in regard to this extension.</p> <p>IT Team Leader: Gavin Arbuckle – Head of Service Improvement and Performance 23/12/2021</p> <p>4. HR Advice: There are no HR implications arising from the recommendations.</p> <p>HR Partner: James Brereton (HR Business Partner), 23rd December 2021</p>

EDM Sign-off	Mike Jackson	16 December 2021
Cabinet Member sign-off	Cllr Craig Cheney	16 December 2021

For Key Decisions - Mayor's Office sign-off	Mayor's Office	7 January 2021
--	----------------	----------------

Appendix A – Further essential background / detail on the proposal	YES
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	NO
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	Yes
Appendix J – HR advice	NO
Appendix K – ICT	NO
Appendix L – Procurement	NO