

APPENDIX G

WAVERLEY BOROUGH COUNCIL

EXECUTIVE: 03 JUNE 2014

Title:

SHELTERED SCHEME LIGHTING RENEWAL PROPOSAL

[Portfolio Holder: Cllr Carole King]

[Wards Affected: All]

Note pursuant to Section 100B(5) of the Local Government Act 1972

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, viz:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

The purpose of this report is to provide Members with a proposal for the renewal of the communal lighting (inc. emergency lighting) at seven sheltered schemes, together with seeking authority to appoint the Council's term contractor (electrical) to undertake this work.

How this report relates to the Council's Corporate Priorities:

This report supports the Corporate Priority: Affordable Housing – improving the condition of our properties.

Financial Implications:

The procurement of the consultancy work will be subject to quotations and the main electrical contract work will be subject to negotiation with the contractor. The financial implications are set out in (Exempt) Annexe 1.

Legal Implications:

The Council has three options for procuring these works:

- i) To instruct T Brown Group to carry out the works under the existing term partnering contract (Lot 8)
- ii) To waive the Council's Contract Procedure Rules (CPRs) and instruct a contractor to carry out the works
- iii) To tender the work.

The lighting renewal works fall within Section 2.2 of the schedule of rates included within the Term Brief for Lot 8. The original OJEU Contract Award Notice gave a contract value for Lot 8 of £6m over the maximum 14-year term. Adding these renewal works to the existing programme of works within the Lot 8 contract is acceptable given that doing so does not push the total projected spend on the contract above the £6m threshold and the recommended approach supports this.

Background

1. The communal lighting (inc. emergency lighting) within the Council's Sheltered Schemes has recently been identified in a routine survey as requiring replacement earlier than originally programmed. This affects 7 schemes located at:

- Blunden Court
- Bowring House
- Dower House
- Faulkner Court
- Moat Lodge
- Riverside Court
- Shepherds Court

NB: Rolston Hse is being dealt with separately under the remodelling project currently taking place.

2. An independent survey of the seven schemes was commissioned with the following observations made:
 - The replacement of the communal lighting (inc. emergency lighting) is now required and should be designed in conjunction with a contemporary Fire Risk Assessment (FRA) for each scheme to ensure escape routes are appropriately considered during the new lighting design.
 - It is proposed that new technology LED (Light Emitting Diode) type lamps are specified as these use significantly less energy, have up to 50,000 hours lamp life and provide increased reliability which together will help offset the cost of installation.
 - The lighting controls and switching were noted to be inconsistent across the different schemes with the communal lighting generally operating continuously, 24-hours-a-day, 7 days-a-week. The introduction of proximity sensors to automatically control the lighting would also decrease usage of the lights during the night, increasing lamp life and further reducing energy costs.

Proposed Improvement Measures

3. The survey identifies the requirement for renewal of the communal lighting (inc. emergency lighting) across the seven sheltered scheme sites and it is estimated that this can be met from the 2013-14 capital programme slippage. This includes a provision for an element of builders work in connection with the ceilings potentially affected by removal/replacement of light fittings.
4. The costs will be subject to the final design requirements which will be determined in conjunction with the Fire Risk Assessments and a detailed on-site survey at each site. A provision for renewal of the sheltered scheme communal lighting was not made for this work within the 2014-15 budget.

5. Noting the timing of this work, three routes exist to obtain the required technical services from a suitably qualified electrical contractor to undertake the lighting upgrade:-
 - i) To instruct the Council's appointed electrical term-contractor (T Brown Group) to carry out this work under the terms of their contract (*Term Partnering Agreement for Lot 8 – a programme of electrical rewiring works*).
 - ii) To tender the work competitively.
 - iii) To waive the Council's Contract Procurement Rules (CPRs) and instruct a contractor to carry out the work.

6. The work required is deemed to be covered by the scope of the Council's existing term contract with the T Brown Group who was appointed in 2012 on a 7 + 7 year partnering arrangement for electrical works via a competitive tender exercise. Option 1 above is considered to be the recommended choice with appointment of the T Brown (Group) undertaking this work to secure the following benefits for Council:
 - ✓ Removal of the time delay necessarily incurred if a competitive tender exercise via a formal tender is undertaken (estimated to be up to 14-weeks).
 - ✓ Assurance around the use of a known and trusted contractor with demonstrable track-record and long-term commitment to the Council and its tenants, together with a proven Resident Liaison Officer (RLO) capability to support tenants during the works.
 - ✓ Opportunity for the contractor to assist with the design (not usually possible for this type work within a competitive tender process).
 - ✓ Deployment of appropriate work to one of the primary partnering contractors already appointed by the Council.
 - ✓ Compliance with the Council's Contract Procedure Rules (CPR).

7. Noting the size, complexity and timescale of this project, additional support from an external Mechanical & Electrical Cost Management consultant is required to assist with the following key tasks:
 - Establishing a robust (pre-contract) financial basis upon which the work should proceed to ensure effective cost control against benchmarked prices so that a value-for-money outcome is achieved for the Council.
 - Ensuring a suitable lighting design is produced in conjunction with the appointed contractor and the Council's preferred lighting supplier.
 - On-site management of the project to ensure work is completed in accordance with the design specification.
 - Contract Management services during the project for close control of cost, quality and time.

- Compliance with the Construction Design Management Regulations (2007) fulfilling the role of Construction Design Management Co-ordinator (CDMc).
8. The cost of this range of consultancy support is estimated to be contained within 8% of the overall project (works) cost.
 9. It is envisaged that some additional costs will be incurred for '*builders attendance*' associated with the work of electrical contractor i.e. works to repair/renew the ceilings of the sheltered schemes as remedial works are required to repair damage or provide replacement ceiling tiles etc. The magnitude and cost of this work cannot be precisely determined until the design/product selection is complete, but an allowance of circa. 10% of the contract value is included within the overall estimate above.

Summary

10. This work is required to provide an expedient solution to communal light (inc. emergency lighting) across the Council's seven sheltered schemes.
11. It is anticipated that future routine manual testing requirements will be obviated by the installation of emergency lighting fittings that contain a self-test facility i.e. an automatic test-discharge facility to remove the need for manual intervention.

Recommendation

It is recommended that the Executive

1. approves the appointment of a specialist consultant to assist with this project for a fee not exceeding 8% of the overall estimated cost to provide the following services:
 - value-for-money assurance via robust negotiation and cost management
 - lighting design for the seven sheltered scheme lighting projects
 - project management services for on-site supervision of the works and
 - Construction Design Management (CDM) co-ordinator role to ensure health and safety compliance;
2. recommends to the Council that, subject to satisfying robust value-for-money assessment, to approve the appointment of the T Brown (Group) under the 'Term Partnering Agreement for Lot 8 – a programme of electrical rewiring work' contract to undertake renewal and upgrade of the communal lighting at seven sheltered schemes with the final project being subject to the approval of the Director of Operations and Director of Finance and Resources in conjunction with the Portfolio Holders for Finance and Housing Operations; and
3. recommends to the Council that in the event that a satisfactory proposal cannot be agreed as set out in recommendation 2 above, that officers proceed to tender this work externally.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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