

Wolverhampton Homes - Procurement Plan 2022 - 2024

1. Contracts to be procured in 2023 - 2024

Contract Title	Construction Professional Services
Contract Description	<p>Provision of the full range of professional services to support the delivery of the capital programme, including:</p> <ul style="list-style-type: none"> • architectural and design services (design of buildings, spaces and their infrastructure) • engineering services (including civil, structural, mechanical and electrical) • environmental and sustainability services (to support the achievement of carbon neutral) cost / project management services
Existing Contractor / Supplier / Service Provider	Jacobs
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£12,000,000
Directorate	Property Services
WH Lead Officer	Simon Bamfield / Steve North
Procurement Route	Direct Award CCS Framework (This will be evaluated to ensure this is the most effective route for procurement however, Jacobs is first placed on cost and quality).
Status	<p>This approach is recommended as it will enable WH to build on the strong relationship that is already in place and continue to deliver significant efficiencies through the use of standardised specifications and uniform design criteria and collaborative working with the construction partners.</p> <p>The development of designs at an early stage will form an integral part of the procurement of SCP2, allowing time for cost planning, procurement and design stages to be developed giving WH the opportunities for early engagement with the supply chain in anticipation of construction projects to follow.</p>

Contract Title	Legionella Monitoring & Risk Assessments
Contract Description	To manage water hygiene across various sites throughout the City. Carrying out risk assessments, monitoring for legionella, temperature profiling and cleaning and disinfecting water systems as required.
Existing Contractor / Supplier / Service Provider	Integrated Water Solutions
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£350,000k
Directorate	Property Services
WH Lead Officer	Keith Gibbons / Roy Parlor
Procurement Route	ESPO Framework (This will be evaluated to ensure this is the most effective route for procurement).
Status	Documentation to be developed

Contract Title	Supply of fitting services
Contract Description	To provide specialist fitting services on a responsive basis as and when required. To support the activities of the inhouse Repairs team by providing a fully integrated and flexible service to Wolverhampton Homes.
Existing Contractor / Supplier / Service Provider	McDougall Brothers (Metal Windows Ltd)
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£640,000
Directorate	Property Services
WH Lead Officer	Neil Causer
Procurement Route	Open Tender / OJEU
Status	Documentation to be developed

Contract Title	Fire Safety Services
Contract Description	Maintenance, repair and testing of fire alarm and intruder alarm systems, fire equipment (fire extinguishers, emergency lighting systems, wet & dry risers and sprinkler systems to communal areas and residential properties).
Existing Contractor / Supplier / Service Provider	Midwest Mechanical & Electrical Services Ltd
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£800,000
Directorate	Property Services
WH Lead Officer	Keith Gibbons / Roy Parlor
Procurement Route	Open Tender / OJEU
Status	Documentation to be developed

Contract Title	Grounds Maintenance
Contract Description	Wolverhampton Homes require a landscaping contractor to undertake ground maintenance works on HRA land across the City.
Existing Contractor / Supplier / Service Provider	Continental Landscapes Ltd
Proposed Contract Term	5 years, with a break clause at year 2
Total Value of Contract (approx.)	£6,000,000
Directorate	Housing
WH Lead Officer	Darren Baggs / Matthew Pickerill
Procurement Route	OJEU Open Tender
Status	Documentation to be developed. Existing arrangement to be extended via exemption to November 2023 to maintain service delivery throughout growing seasons.

Contract Title	Glazing Services
Contract Description	Wolverhampton Homes require a contractor to provide a fully responsive glazing service to support the activities of Wolverhampton Homes in-house repairs team.
Existing Contractor / Supplier / Service Provider	Harris Glass Limited
Proposed Contract Term	5 years, with a break clause at year 2
Total Value of Contract (approx.)	£200,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Non-OJEU Open Tender
Status	Tender documentation being developed to enable procurement exercise to commence

Contract Title	Valuation Services
Contract Description	Wolverhampton Homes require a specialist valuation service to support the delivery of the Right to Buy scheme for our customers.
Existing Contractor / Supplier / Service Provider	Lee Shaw Partnership
Proposed Contract Term	5 years, with a break clause at year 2
Total Value of Contract (approx.)	£150,000
Directorate	Housing
WH Lead Officer	Darren Baggs / Sophie Munn
Procurement Route	Non-OJEU Open Tender
Status	Tender documentation being developed to enable procurement exercise to commence

Contract Title	Annual Gas Servicing
Contract Description	Wolverhampton Homes require a company specialising in Gas compliance to ensure that Wolverhampton Homes maintains its statutory requirements as a landlord for annual gas servicing to domestic properties.
Existing Contractor / Supplier / Service Provider	Dodds Group (Midlands) Limited
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£3,620,000
Directorate	Property Services
WH Lead Officer	Ian Gardner / Roy Parlor
Procurement Route	EEM Framework direct award
Status	Contract documentation drafted with Legal Services to review. Contract to go Live from May 2023.

Contract Title	Roofing repair and maintenance
Contract Description	To provide a roofing repairs and maintenance services. All works will be required to be completed in accordance with the applicable performance targets and customer service and ICT systems.
Existing Contractor / Supplier / Service Provider	Roof Style
Proposed Contract Term	4 Years with break clause at year 2
Total Value of Contract (approx.)	£800,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open Market sub FTS / OJEU Tender
Status	To be re-tendered as existing financial budget advertised in the previous tender has been exceeded. Preparation of tender documents with officers to prepare.

2. Contracts to be Awarded – 2023 - 2024

Contract Title	Domestic Periodic Testing
Contract Description	Wolverhampton Homes require an electrical contractor to undertake Electrical Inspection Condition Report (EICR) testing to its properties, ensuring Wolverhampton Homes conforms to guidance and best practice in respect of electrical safety.
Existing Contractor / Supplier / Service Provider	Dodd Group (Midlands Limited)
Proposed Contract Term	4year direct award
Total Value of Contract (approx.)	£3,600,000 (if option to extend is taken up subject to CPI uplift)
Directorate	Property Services
WH Lead Officer	Roy Parlor / Keith Gibbons
Procurement Route	EEM Framework – Direct Award
Status	Use of an existing framework is preferred to maintain continuity with the existing provider, who is performing well, and to provide an opportunity to accelerate the EICR programme. Contract documentation with Legal Services to review.

Contract Title	Empty Property Care (Void Properties)
Contract Description	Wolverhampton Homes requires a suitably qualified contractor to provide house clearance, garden clearance, garage and shed clearance, vermin control, removal of sharps/needles, boarding up properties in order to make them secure until they become fit for tenancy again.
Existing Contractor / Supplier / Service Provider	Orbis
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£1,590,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU Tender
Status	Tender documentation with Procurement to sign off. Draft JCT contract with Legal Services to review.

Contract Title	Asbestos Removal
Contract Description	Asbestos removal services to support the inhouse team in peak times and to also provide an out of hours service
Existing Contractor / Supplier / Service Provider	Axiom Building Solutions Limited
Proposed Contract Term	4 years with a no fault break clause at year 2
Total Value of Contract (approx.)	£775,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU Tender
Status	Procurement exercise Live. Commencement of Contract March 2023.

Contract Title	Wolverhampton Homes Asbestos Surveying, Air Monitoring, Bulk Analysis & Consultancy
Contract Description	<p>To provide specialist technical services relating to asbestos surveys, air clearance testing and materials sampling works on a responsive basis as and when required. To support the activities of the in-house team by providing a fully integrated and flexible service that is seamless from the customer's perspective and that ensures that value for money is achieved.</p> <p>To include all technical asbestos related works including surveys, air clearance testing and materials sampling works for Responsive Repairs and Building Solutions.</p>
Existing Contractor / Supplier / Service Provider	Bradley Environmental Services
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£1,600,000
Directorate	Property Services
WH Lead Officer	Simon Bamfield
Procurement Route	SBS Framework direct award
Status	Terms and conditions of contract with Legal Services for review.

Contract Title	Damp Condensation and Structural Surveys
Contract Description	A qualified Chartered Surveyor is required to support the in-house team by undertaking damp, condensation, and structural surveys where it is deemed the damp conditions are serious enough to potentially affect the structural integrity of parts of the building. An independent Chartered Surveyor is required to provide an unbiased report of any potential remedial works required and to represent Wolverhampton Homes in court as an expert witness when required to do so.
Existing Contractor / Supplier /Service Provider	PPC Ltd
Proposed Contract Term	6 years
Total Value of Contract (approx.)	£1,660,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU Tender
Status	Procurement exercise live. Commencement of contract March 2023.

Contract Title	Drainage
Contract Description	To provide a specialist drainage CCTV surveys, jetting, and other related works service during normal working hours, on occasions the contractor will be expected to provide an immediate emergency service outside of normal working hours including evenings, weekends and Bank Holidays.
Existing Contractor / Supplier / Service Provider	Metro Rod Limited
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£1,560,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open Tender
Status	Tender documents with Procurement to review and sign off. Contract documentation with Legal to review.

Contract Title	Painting & Decorating
Contract Description	To provide external redecoration to houses, low rise flats and garages to include elements such as rendered wall areas, doors, gates, canopies, fascia's, fencing and other external elements. Internal redecoration of communal areas to low-rise, medium-rise and high-rise blocks will also form part of the planned painting programme. Internal redecoration to domestic houses and flats both tenanted and void, will be requested on a response basis.
Existing Contractor / Supplier / Service Provider	Tony Davies & Partners Limited
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£6,000,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open Market Competitive Tender
Status	Procurement exercise Live. Contract commencement March 2023.