

Appendix 3: Procurement Plan 2022 - 2023 – Approval to Tender

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	5 years with a break clause at year 2
Total Value of Contract (approx.)	£1,300,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open 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 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 break clause at year 2
Total Value of Contract (approx.)	£400,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU Tender
Status	To be re-tendered as existing financial budget advertised in the previous tender has been exceeded. Preparation of tender documents complete, awaiting publication on Due North.

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	Lucion
Proposed Contract Term	4 years with a break clause at year 2
Total Value of Contract (approx.)	£2,300,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU Tender
Status	Current contract end date 31/03/2023. Preparation of tender documentation including establishing contract value required Autumn 2022.

Contract Title	Biomass Heath Town Fuel / Repairs & Maintenance
Contract Description	Fuel, repairs and maintenance to the Heath Town Energy Centre Boiler System
Existing Contractor / Supplier / Service Provider	AMP Clean Energy
Proposed Contract Term	4 years with a break clause at year 2
Total Value of Contract (approx.)	£500,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	YPO Framework
Status	Awaiting preparation of tender documentation – CWC to lead.
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 with a break clause at year 2 and 4
Total Value of Contract (approx.)	£300,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU Tender
Status	Finalising preparation of tender documentation to enable tender submission.
Contract Title	Floor Finishing Services
Contract Description	The scope of works for the Responsive Repairs, Building Solutions and Voids teams covers the repairs and replacement of flexible floor finishes such as thermoplastic floor tiles and vinyl sheet flooring, including associated works such as nosing, trims and the like and occasional soft flooring. Scope of works specifically covers the installation and repairs of flexible proprietary vinyl safety flooring to bathrooms and kitchens of dwellings occupied by disabled persons
Existing Contractor / Supplier / Service Provider	Multifloor (Walsall) Limited
Proposed Contract Term	6 years with a break clause at year 2 and 4
Total Value of Contract (approx.)	£900,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Non – FTS / OJEU Open Tender
Status	Awaiting confirmation that contract can be delivered as part of the General Builder contract (Morgan & Bond). If this service proves not to be satisfactory will reconsider tendering as a separate contractor arrangement.

Contract Title**Gas Supply Contract**

Contract Description	Contract for the supply of Gas. This contract does not expire until 31 March 2023, however, with energy contracts, it is required to sign up to a deal at least 12 months before expiry date.
Existing Contractor / Supplier / Service Provider	Total Gas & Power
Proposed Contract Term	4 years
Total Value of Contract (approx.)	£1,600,000
Directorate	Asset Management
WH Lead Officer	Ian Gardner
Procurement Route	ESPO Framework
Status	Awaiting information from City Council around new tariff rate. Electricity tariff rates showing unprecedented increases which will impact should it be the same for the gas rates.

Contract Title	Void Management Scheme
Contract Description	The Void Management Scheme ensures timely turnaround of the metering arrangements for void properties by the appointed energy provider offering free void period energy to WH for repairs and maintenance and instant access to gas and electricity for residents.
Existing Contractor / Supplier / Service Provider	Energy Angels
Proposed Contract Term	4 years with a break clause at year 2
Total Value of Contract (approx.)	£0 cost to WH. Despite there being nil cost to the company the services to be procured are defined as a concession contract, due to the company receiving a benefit, i.e. it will receive an indirect financial benefit to a limited value of 'free energy' during the void period. Based on approximately 1,500 voids per year, the annual benefit could be up to £45,000 or up to £180,000 over a 4-year period.
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Non – FTS / OJEU – Open Tender (Concession Contract)
Status	Awaiting preparation of tender documentation and review needed of current performance to ensure this contract provides a robust service to Wolverhampton Homes.

Contract Title	Drainage
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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 with optional break clause at year 2
Total Value of Contract (approx.)	£1,200,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open Tender
Status	Current contract extended to 31/03/22. Needs to be re-tendered as existing financial budget advertised in the previous tender has been exceeded. Preparation of tender documents commenced and awaiting team input to then be uploaded on Due North.

Contract Title	Gas Servicing
Contract Description	To provide gas servicing services
Existing Contractor / Supplier / Service Provider	Dodds Group via Solihull Framework
Proposed Contract Term	5 years with break clause at year 3
Total Value of Contract (approx.)	£5,000,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Framework
Status	Contract expires March 2023 – need to commence ITT strategy summer 2022.

Contract Title	Domestic Periodic Testing
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Contract Description	To provide an electrical testing and inspection programme plus category 1 output repairs to tenanted properties
Existing Contractor / Supplier / Service Provider	Dodds Group
Proposed Contract Term	5 years with break clause at year 3
Total Value of Contract (approx.)	4,200,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open FTS / OJEU tender
Status	Contract Expires 30/06/22 – ITT needs to be commenced January 2022.

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	5 years with a break clause at year 2
Total Value of Contract (approx.)	£3,000,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open Market Competitive Tender
Status	To be re-tendered as existing financial budget advertised in the previous tender has been exceeded. Preparation of tender documents needs to be commenced by WH officers ASAP.

Contract Title	Structural surveys of system-built properties.
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Contract Description	Periodic surveys of non-traditionally constructed system-built properties, incorporating visual and intrusive surveys of each archetype. This includes houses, low rise flats and tower blocks.
Existing Contractor / Supplier / Service Provider	Michael Dyson & Associates
Proposed Contract Term	5 years
Total Value of Contract (approx.)	£1,000,000
Directorate	Property Services
WH Lead Officer	Ian Gardner / Simon Bamfield
Procurement Route	Framework
Status	Existing contract expires December 2022

Contract Title	Design services of system-built properties.
Contract Description	Design of projects to refurbish system-built properties e.g. Cornish, BISF. To undertake any necessary structural repairs and improvements to safeguard the fabric and enhance thermal properties to meet net zero carbon objectives.
Existing Contractor / Supplier / Service Provider	New contract
Proposed Contract Term	5 years
Total Value of Contract (approx.)	£1,250,000
Directorate	Property Services
WH Lead Officer	Ian Gardner / Simon Bamfield
Procurement Route	Framework
Status	New contract

Contract Title	Building / Stock condition surveys.
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Contract Description	Provision of dilapidation, party wall, stock condition and other specialist surveys (boundary disputes) to support the strategic asset management of the stock portfolio.
Existing Contractor / Supplier / Service Provider	New contract
Proposed Contract Term	3 years
Total Value of Contract (approx.)	£1,000,000
Directorate	Property Services
WH Lead Officer	Ian Gardner / Simon Bamfield
Procurement Route	Framework
Status	Provide interim support as a result of recruitment issues within Stock Investment Team.

Contract Title	Passive Fire Protection.
Contract Description	Provision of specialist repairs to passive fire protection e.g. fire doors and fire stopping measures, using third party accredited contractor who will also provide training and support for Wolverhampton Homes inhouse workforce
Existing Contractor / Supplier / Service Provider	Wolverhampton Homes/Strategic Construction Partnership
Proposed Contract Term	1 year contract with option to extend
Total Value of Contract (approx.)	£600,000
Directorate	Property Services
WH Lead Officer	Ian Gardner / Simon Bamfield
Procurement Route	Framework
Status	Current delivery model is through the Strategic Construction Partnership due to workload pressures of inhouse team.

Contract Title	Roofing repair and maintenance
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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.

Contract Title	Telecare
Contract Description	To provide Telecare equipment - the use of technologies such as remote monitoring and emergency alarms to enable the unwell, disabled, or elderly to receive care at home so that they can live independently. e.g. fall detectors, linked smoke alarms, epilepsy sensors as well as monitoring equipment such as canary care that gives social care and Carers an idea of movement around the house so that appropriate support can be put in place.
Existing Contractor / Supplier / Service Provider	No current contract in place
Proposed Contract Term	4 year
Total Value of Contract (approx.)	£800,000
Directorate	Housing Options
WH Lead Officer	Angela Barnes / Lisa Morgan
Procurement Route	Either Open Market or via an Existing Framework
Status	This requirement was handed over to WH from WCC in early November 2021, so Officers are currently assessing the requirements to establish a strategy.

Contract Title	Fire risk assessment software solution
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Contract Description	Web-based software solution to support the fire safety risk management regime, enabling fire risk assessments to be produced in a digital format and to ensure fire safety remedial actions are effectively controlled
Existing Contractor / Supplier / Service Provider	New contract
Proposed Contract Term	Up to 3 years
Total Value of Contract (approx.)	£30,000
Directorate	Property Services
WH Lead Officer	Simon Bamfield / Stuart Bourne
Procurement Route	Framework (Crown Commercial Services – G-cloud framework)
Status	This is an interim solution as we are at least 18-months away from NEC Housing being in a position to provide this aspect of the service (due to the need to migrate to a more recent software release of NEC Housing, plus there is a need for further development of the software).

Contract Title	HIA Hoist / Supply / Installation and Maintenance
Contract Description	To provide various Lift Installation and Maintenance Services for WH HIA. These contracts will be let with the following lots: <ul style="list-style-type: none"> - Lot 1: Straight and Curved Stairlift - Lot 2: Through Floor Lifts - Lot 3: Powered Lifting Platform / Step Lift - Lot 4: Ceiling Track / Hoist
Existing Contractor / Supplier / Service Provider	Lot 1 – Existing contractor Stannah Stairlift Lots 2, 3, and 4 – New Contract Requirement
Proposed Contract Term	4 years with option to extend for 24 months
Total Value of Contract (approx.)	£6,100,000 combined
Directorate	Housing Options
WH Lead Officer	Angela Barnes / Lisa Morgan
Procurement Route	OJEU Open Tender
Update	Currently awaiting WCC legal to execute contracts but letters of award sent as follows: <ul style="list-style-type: none"> - Lot 1: Straight and Curved Stairlift – Stannah Stair Lifts - Lot 2: Through Floor Lifts – Dolphin Lifts Midlands Limited - Lot 3: Powered Lifting Platform / Step Lift – Dolphin Lifts Midlands Limited - Lot 4: Ceiling Track / Hoist – Premier (Mobility) UK Limited

Contract Title	General Builder
Contract Description	A contract with a general building contractor is required to support the in-house teams at peak times of demand. The requirement is to provide general building and associated mechanical and electrical works (excluding scaffolding and asbestos works) for the Responsive Repairs, Building

	Solutions and Voids teams and including works carried out by Contracts and Compliance. The works have been divided into 3 Lots Repairs, Voids Planned (to include Fire Damage, Asset Maintenance, Non-Domestic Assets & Capital Schemes)
Existing Contractor / Supplier / Service Provider	Hindley
Proposed Contract Term	6 years with a break clause at year 2 and 4
Total Value of Contract (approx.)	£10,200,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	OJEU Open Tender
Update	Currently awaiting WCC legal to execute contracts but letter of award sent to Morgan & Bond Limited for all 3 Lots.
Contract Title	HIA Glazing
Contract Description	To provide a suitably qualified contractor(s) to undertake the following elements of work within a vulnerable environment: <ul style="list-style-type: none"> • UPVC Window / Doors repairs • UPVC window / door locking mechanism change. • Replace / repair existing eaves level fascias. • Replace / repair existing guttering.
Existing Contractor / Supplier / Service Provider	New Tender
Proposed Contract Term	4 years with option to extend further 24 months
Total Value of Contract (approx.)	£900,000
Directorate	Housing Options
WH Lead Officer	Angela Barnes / Lisa Morgan
Procurement Route	Open Tender Competition
Update	Currently awaiting WCC legal to execute contracts but letter of award sent to Ashmore Glass & Mirrors Limited.

Contract Title	Access Control Door and CCTV Installation / Repair and Maintenance Services
Contract Description	To provide a 24/7 responsive repairs and maintenance service to ensure CCTV and door access control systems are fully maintained and operate as detailed within the contract specification.
Existing Contractor / Supplier / Service Provider	OpenView Security Solutions

Proposed Contract Term	2 years direct award
Total Value of Contract (approx.)	£1,600,000
Directorate	Housing / Asset Management
WH Lead Officer	Darren Baggs / Roy Parlor
Procurement Route	Direct award through CHIC framework
Status	City Council to register Wolverhampton Homes on the framework to enable the direct award.

Provision of Digital TV Maintenance Services	
Contract Title	
Contract Description	To provide an established, competent, resource to provide the following 3 services to recently installed IRS Digital Systems to various High, Medium, and Low-Rise blocks of flats throughout the City: <ul style="list-style-type: none"> • Servicing, Repair & Maintenance • Response Breakdown call out • Installation of new internal face plates
Existing Contractor / Supplier / Service Provider	SCS Technologies Ltd
Proposed Contract Term	4 years with optional
Total Value of Contract (approx.)	£660,000
Directorate	Property Services
WH Lead Officer	Ian Gardner
Procurement Route	Open Market Tender FTS / OJEU Tender
Status	Currently awaiting WCC legal to execute contracts but letter of award sent to MRM Electrical Solutions Ltd. Existing arrangements with SCS extended to 31/01/22 to provide a reliable service over the Christmas period and to avoid any potential handover issues.
Maintenance of Roof Mounted Ventilation	
Contract Title	
Contract Description	To provide a full annual electrical and mechanical inspection servicing regime and the repair of all mechanical roof extractor units (182 roof mounted centralised ventilation units within 49 blocks of flats throughout the City) fitted on each of the locations.
Existing Contractor / Supplier / Service Provider	Moss Vale Maintenance & Sealing Services Limited (no longer trading)
Proposed Contract Term	4 years plus optional 1 year extension
Total Value of Contract (approx.)	£400,000
Directorate	Property Services
WH Lead Officer	Ian Gardner

Procurement Route	Open FTS / OJEU Tender
Status	Currently awaiting WCC legal to execute contracts but letter of award sent to Midwest Electrical Services Ltd.

Contracts Expiring But have Options To Extend

- **Scaffolding** – Expires 31 March 2023 but has option to extend 3 years.
- **Maintenance of Passenger Lifts** – Expires on 31 March 2022 to extend by a further 3 years.
- **District Heating (Heath Town) Metering and Pre-Payment Billing Services** – Expires 31 March 2023 but option to extend 3 years.
- **Maintenance of Domestic Lifts** – Expires 31 May 2022 but option to extend by 2 years.