

How do we choose who designs and delivers our refurbishment?



Where are we now?

- **Block reps** for nearly all blocks
- **Ideas and feedback** has been incorporated
- **Costings of ideas**
- **Recruiting the technical and engagement team**
- **Draft programme** in place (TBC as four areas)
- **Funding** (TBC)
- **New 21st century lettings standard** (first let by end of May)

Why are we here?



To discuss how we **identify and select contractors to design and deliver the refurbishment of your homes**, and for Lancaster West to become a model 21st century estate.

Why are we here?



- We are resident-led and collaborative
- Legal requirements on procurement
- Some skills and specialisms it's not practical to insource

Who do we need?



People to design



People to deliver

Who do we need?



I) Principal Designer



- What do they do?** The principal designer co-ordinates all aspects of health and safety during the design and pre-construction phase of the project.
- Why are they needed?** The Construction (Design and Management) Regulations (CDM) requires that health and safety issues are properly considered during a project’s development so that the risk of harm to those who have to build, use and maintain structures is reduced.
- How will they be involved?** They need to be appointed first to oversee the design of the works and to allow them to input on the design.They will seek to ensure that what we do and how we do it will be safe to those carrying out the work and those who will use and maintain the works afterwards.

Who do we need?



2) Fire Risk Assessors



- What do they do?** Carry out assessments on the fire safety of buildings and make recommendations to improve this through the works.
- Why are they needed?** Landlords have a duty of care to ensure their properties are safe in the case of fire, and therefore need to carry out assessments to ensure maximum fire safety.
- How will they be involved?** FRA assessors will go round all the blocks and carry out in depth fire risk assessments. Their findings will be incorporated into the design of the works packages to be carried out by the contractors.

Who do we need?



3) Technical leads



- What do they do?** They design and supervise works carried out by contractors in relation to the full range of works being undertaken – including windows, roofs, and overall structure.
- Why are they needed?** They are needed to specify, manage and monitor the works on site on behalf of the Council and ensure the contractor meets the requirements set out in the specification.
- How will they be involved?** They will be on site early carrying out surveys and inspections, and then drafting specifications and contract documents to prepare for tendering of the works to contractors.

Who do we need?



4) Heating designers



What do they do? They will design the heating and hot water system and propose a number of options that will be considered in replacing the old district heating systems.

Why are they needed? Heating is a specialist area, and needs to be designed and specified by experts so that we can ask contractors to price and carry out the work.

How will they be involved? Like the Technical Team, they will be on board early to carry out surveys and inspections so that they can produce the specification and drawings that will be needed by the contractor to price and carry out the work.

Who do we need?



5) Door entry designers



What do they do? They will design the door entry systems to all blocks in line with residents requirements.

Why are they needed? Door entry is a specialist area, particularly in relation to disabled access and needs to be designed and specified by experts so that we can ask contractors to price and carry out the work.

How will they be involved? Like the Technical Team, they will be on board early to carry out surveys and inspections so that they can produce the specification and drawings that will be needed by the contractor to price and carry out the work.

Who do we need?



6) Building contractors



What do they do? Building contractors will carry out the refurbishment work on the estate, in homes and communal areas and on estate land.

Why are they needed? Various tradespeople from plumbers, electricians, plasterers etc. etc. are needed to execute the work. Under close supervision, they will install & build what residents have asked for..

How will they be involved? They will have a professional team based on site that will handle everything to do with carrying out the work, whilst managing health & safety, and residents expectations. The work itself will be very disruptive, and the contractor will have teams to help with this disruption.

How do we choose?



	Direct appointment	Use an approved framework	Invite multiple quotes	Tender through the official journal of the European Union	
Quickest	You may chose or wish to appoint a supplier through recommendation or because there is an existing positive relationship with a supplier.	Suppliers pre-approved based on technical ability, experience of similar projects and financial standing.	The Council operates a system to procure (buy in) services and building works.	The process starts with advertising the opportunities in the Official Journal of the European Union seeking interests, to quote. Followed by a tender exercise to those expressing interest.	Maximum
		Can be used for services up to and over the value of £181,302 and building works up to and over the value of £4,551,413	This can be used for services up to the value of £181,302 and for building works up to the value of £4,551,413	This is used for services over the value of £181,302 and for building works over the value of £4,551,413.	
Pros	✓ Quickest to deliver an outcome	✓ Already validated as approved suppliers	✓ Maximises choice	✓ Maximises choice	choice
	✗ Potentially poor value for money	✓ Quicker than open tender		✗ Takes longest period of time and supporting the procurement	
Cons	✗ Risk of not meeting specific needs	✗ Limits choice to only those already approved			

Recap: Who do we choose?



Step 1: Choose designers

Appointing a technical experts to survey, design, specify and prepare tenders, manage and monitor the contractors on site



Step 2: Choose who delivers

Appointing the building contractor to undertake the construction works as agreed with residents in each block

Workshop - you decide!



1. Progress versus choice? What is your priority for choosing each supplier?

2. How engaged would you like to be in choosing each supplier?

We also want to capture ideas about how you can be involved, this can include:

- **Reading proposals** from suppliers and feeding back to LWNT
- **Research and site visits**
- **Suggesting questions and criteria** for scoring bids
- **Interviewing suppliers and scoring**

I- Progress versus choice? Let's decide



In your groups discuss and decide **which areas you want us to make the quickest progress**, and which you would like us to **take longer to maximise the level of choice** for the six areas of procurement that we've outlined.

Quickest progress	1	2	3	4	5	Maximum choice
Principal designer (Health and safety)						
Fire risk assessments						
Technical leads						
Heating designers						
Door entry designer						
Building contractors						

How would you like to be involved?:

2- How much engagement? Let's decide!



In your groups discuss and decide **how engaged** you want to be for the six areas of procurement that we've outlined.

A little engagement	1	2	3	4	5	Maximum engagement
Principal designer (Health and safety)						
Fire risk assessments						
Technical leads						
Heating designers						
Door entry designer						
Building contractors						

How would you like to be involved?:

How can we procure



Step 1 – Designing with technical and safety experts

What's the value of the services	Less than £181k			Over £181k	
The method you use to purchase it?	Obtain a single quote and seek a Waiver to appoint from the Director of Housing Management	Obtain a min of 3 quotes by tendering through the Councils approved procurement process - CapitalEsourcing	Mini tender (a) or call off (b) a single supplier from a Framework – <i>an approved list of suppliers that have tendered for provision of services</i>).		OJEU (Official Journal of the European Union) – Offer tender opportunity to all members inside the European Union.
Timescales	4 -6 weeks	6 - 8 weeks	6 - 8 weeks	4 – 6 weeks	6 - 9 months
Advantages	<ul style="list-style-type: none">Quick to procureBased on expertise and proven track record	<ul style="list-style-type: none">Quick to procure	<ul style="list-style-type: none">Fast, efficient and quicker than open procurementSuppliers selected on technical ability, experience and track record of similar worksSuppliers vetted for financial stability		<ul style="list-style-type: none">Opens opportunities to EU members.Wider selection of suppliers
Disadvantages	<ul style="list-style-type: none">Value for MoneyLimited resident involvement	<ul style="list-style-type: none">Robust vetting and evaluation process by Client	<ul style="list-style-type: none">Limited supplier list		<ul style="list-style-type: none">Long procurement timescales.Higher costs to tenderers.Longer evaluation timescales.May be less attractive to SuppliersWill require robust vetting and evaluation process by Client

How can we procure



Step 2 – Delivery through building contractors

What's the value of the works	Less than £4.5m (approx)		Over £4.5m (approx)	
The method you use to purchase these?	Obtain a 4 - 6 quotes by tendering through the Councils approved procurement process - CapitalEsourcing	Mini tender from a Framework – <i>(an approved list of suppliers that have tendered for provision of services)</i>		OJEU (Official Journal of the European Union) – Offer tender opportunity to all members inside the European Union.
Timescales	8 -12 weeks	8 - 12 weeks	8 - 12 weeks	6 - 9 months
Advantages	<ul style="list-style-type: none">Quick to procureAttracts smaller contractorsContractors potentially known to officers	<ul style="list-style-type: none">Fast, efficient and quicker than open procurementSuppliers selected on technical ability, experience and track record of similar worksSuppliers vetted for financial stabilityPerformance measurements already in place to encourage continuous improvement & added social value		<ul style="list-style-type: none">Opens opportunities to EU members.Wider selection of contractors.
Disadvantages	<ul style="list-style-type: none">Limited supplier listExtended timescalesWill require robust vetting and evaluation process by Client	<ul style="list-style-type: none">Value for moneyLimited supplier list		<ul style="list-style-type: none">Long procurement timescales.Higher costs to tenderers.Longer evaluation timescales.May be less attractive to ContractorsWill require robust vetting and evaluation process by Client