

Decision to be made by the Portfolio Holder for Finance & Property on or after 15 July 2016

Procurement of Asbestos Services (Remedial and Analytical) for Council Buildings

Recommendations

That the Portfolio Holder for Finance and Property:

1. gives approval to proceed with the procurement of a Framework for Asbestos Services (Remedial and Analytical) for Council Buildings
2. authorises the Strategic Director of Resources to enter into all relevant contracts for the provision of the Framework on acceptable terms and conditions.

1.0 Background

1.1 This report seeks approval to proceed with the procurement of a Framework for Asbestos Services (Remedial and Analytical) for Council Buildings, comprising:

- **Asbestos analytical services** - Refurbishment/demolition surveys and analytical services, such as air-testing and bulk sample analysis.
- **Asbestos remedial services** – All remedial works, whether licensed, non-licensed or notifiable non-licensed works required to be carried out by HSE-licensed asbestos remedial contractors

1.2 This work complements the Council's programme of Management Asbestos surveys which are carried out annually by the Council's Property Risk team in order to ensure the Council appropriately assess the levels of works required and is addressed in a timely manner.

1.3 The aim of this procurement exercise is to:

- Reduce the cost of asbestos remedial and analytical works.
- Ensure continuity of service, especially at peak times, by creating a framework of three (3) contractors for each lot (remedial and analytical services being procured via separate lots).
- Create the potential for income generation by creating the provision for others in the public sector to access the contract once in place.
- Ensure an effective process for achieving the Council's legislative requirements for asbestos management.

1.4 It is proposed that this new contract will commence 1st October 2016, and be based on a 2 year + 2 year (4 years in total) duration.

2.0 Procurement Options

2.1 There are a number of procurement options:

2.1.1 An existing ESPO framework – Property Advice and Management Services – Framework 2664

- The ESPO framework consists of companies who would be considered to be project managers and would procure the required services via a third-party. This has the potential of adding in additional management costs, where this aspect of the service would not be required by WCC, given the knowledge, skills and experience of the Property Risk (asbestos) Team.
- WCC have a very specific specification with regards to the delivery of survey and air monitoring reports, including specific templates and the delivery of information via the WCC ATLASWeb system. From experience we are aware that this is a significant departure from the ESPO specification which has previously adversely affected the contract delivery.

2.1.2 Other frameworks available

Following consultation with the Resources Group, Strategic Procurement Team, there are no other frameworks available to WCC which offer specific asbestos-related services (other than via a third-party management organisation as described in 2.1.1 above).

2.1.3 Sub-Regional Procurement

The Coventry Solihull and Warwickshire (CSW) Sub-regional Property Officers Group has previously worked together to identify possible areas where the three Authorities can work together on procurement opportunities. The current asbestos contract was one where this sub-regional joint approach was used. Following discussions with the sub-regional partners, decisions have been made by them to tender for their works separately.

2.1.4 WCC Open Framework Tender

We have previously used this approach to tender this work. Skills and knowledge are available internally to undertake this tender, and the work does not create significant more work. Critically the benefit of this approach is that we are able to clearly specify the service required, and use terms and conditions for the contract, that are specific to our needs.

2.2 Therefore it is proposed that Warwickshire will tender for these contracts separately, via an open framework tender.

3.0 Timescales associated with the decision and next steps

- 3.1 The current contract is due to end on 31st July 2016. This date coincides with the beginning of the school summer holiday, a period where the vast majority of major works within schools takes place. All planned works have already been programmed and will be ordered for them to be undertaken by the Council's existing contractors. In addition, a two month extension has been secured to cover any unexpected works during the school summer holiday work programme.
- 3.2 It is proposed that the tender will be launched in June 2016, with the contract commencing in October 2016.

4.0 Background Papers

None

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The report was circulated to the following Councillors prior to publication.

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