

## KEY DECISION

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### **Executive Decision by the Executive Director For Children and Young People.**

**Report title: Contract Award Approval – Conversion and Refurbishment of 77 Amersham Rd, SE14 6QQ and 98 – 102 Northover, BR1 5JX to provide Residential Care Leavers Accommodation.**

**Date:** 21<sup>st</sup> June 2023

**Key decision:** Yes.

**Class:** Part 1

**Ward(s) affected:** Brockley and Downham

**Contributors:** Capital Programme Delivery, Legal Services, Finance and Procurement & Contracts.

#### **Outline and recommendations**

This report seeks approval from the Executive Director for Children and Young People in consultation with the Executive Director for Housing, Regeneration and Public Realm to appoint the main contractor to undertake the conversion and refurbishment works to 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX, following the Advertised opportunity from 20<sup>th</sup> January 2023 – 3<sup>rd</sup> March 2023 2022, via the Council's online tendering system (Pro-Contract Procurement Portal), as per the Council's Contract Procedure Rules.

It is recommended that the Executive Director for Children and Young People in consultation with the Executive Director for Housing, Regeneration and Public Realm approve the appointment of **Re-Gen ( UK ) Construction Ltd** as the main contractor to carry out the proposed Residential Care Leavers Accommodation Conversion and refurbishment work to 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX, at the tendered sum of **£1,719,337.98**

## Timeline of engagement and decision-making

The team advertised the tender opportunity from 20<sup>th</sup> January 2023 – 3<sup>rd</sup> March 2023, via the Council's online tendering system (Pro-Contract Procurement Portal), as per the Council's Contract Procedure Rules.

The impending report was placed on the forward plan on 14<sup>th</sup> March 2023 and Members can elect to scrutinise at the Overview Scrutiny Business Panel (OSBP).

The initial PID for this project was tabled at the Regeneration and Capital Programme Delivery Board on 13<sup>th</sup> October 2021 where it was approved.

An options appraisal, which included a business case for the revenue savings expected, recommended strategic service provision as the ongoing use of these assets. This recommendation was approved by Regeneration and Capital Board on 1 November 2021

On the 31<sup>st</sup> January 2022 the Director for Inclusive Regeneration approved the appointment of Faithorn Farrell Timms LLP (FFT) to provide Building Surveyor led Multi-Disciplinary consultancy services, following a competitive quote tender exercise to facilitate the detailed design and specification requirements of conversion and refurbishment of both 77 Amersham Road SE14 6QQ and 98 – 102 Northover BR1 5JX

A revised PID was tabled at the Regeneration and Capital Programme Delivery Board on 19<sup>th</sup> July 2022, following detailed design, specification and pre tender estimate, to update and agree revised budget and programme. This was approved and signed off on 11<sup>th</sup> August 2022.

On the 14<sup>th</sup> September 2022 the Mayor and Cabinet approved a joint procurement strategy to obtain a suitable Principal Contractor to carry out the conversion and refurbishment of both 77 Amersham Road SE14 6QQ and 98 – 102 Northover BR1 5JX and a suitable Service Provider, for the subsequent service provisions, in order to facilitate the requirements of residential care leavers provisions for Children and Young Peoples (CYP) Directorate in the borough.

## 1. Summary

- 1.1. The purpose of this report is to seek authority from the Executive Director for Children and young People in consultation Executive Director for Housing, Regeneration and Public Realm for the appointment of Re-Gen (UK) Construction Ltd as main contractor to convert and refurbish both 77 Amersham Road SE14 6QQ and 98 – 102 Northover BR1 5JX, in order to facilitate CYP's residential care leavers provisions in the borough, at the tendered sum of £1,719,337.98, following the Council's Contract Procedure Rules and the open tender process.
- 1.2. The overarching aim of the newly converted and refurbished buildings will be to provide high quality, homely modern accommodations within the Borough to young people in care and those leaving care.

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- 1.3. On 14<sup>th</sup> September 2022, approval was granted by the Mayor and Cabinet to the strategy approach to procure a suitable main contractor to undertake the conversion and refurbishment and the complete buildings Service Provider provision.
- 1.4. The construction market was approached ( 20<sup>th</sup> January 2023 – 3rd March 2023) via the Council's online tendering system ( Pro-Contract Procurement Portal ) by an open tender process.
- 1.5. 81 contractors expressed an interest in provision of the construction build, 19 formally opted out to submit the tender documentation, 49 didn't submit any documentation by the close of tender at 12 noon on 3<sup>rd</sup> March 2023. Of the 13 tenders submitted, 4 were deemed incomplete by the Councils' Procurement Team and 9 were evaluated and went on to evaluation and moderation of quality based on the quality assessment criteria.
- 1.6. Re-Gen (UK) Construction Ltd achieved the highest economically advantageous overall score based on a robust assessment of quality and price with an overall score of 84 and have demonstrated comprehensive skills, knowledge, experience and ability to deliver this project.
- 1.7. A full synopsis of the tenders is included in the part 2 report at appendix (A).
- 1.8. It is recommended that Re-Gen (UK) Construction Ltd be appointed as main contractor.

## 2. Recommendations

- 2.1. The Executive Director for Children and Young People in consultation with The Executive Director for Housing, Regeneration and Public Realm is recommended to approve the appointment of Re-Gen (UK) Construction Ltd as the main contractor to carry out the proposed Residential Care Leavers Accommodation Conversion and refurbishment work to 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX, at the tendered sum of £1,719,337.98 and a construction duration of 20 weeks.

## 3. Policy Context

- 3.1. The provision of high quality care leavers accommodation aligns with Lewisham's Corporate Priorities, as set out in the Council's [Corporate Strategy \(2022-2026\)](#):
  - Cleaner and Greener
  - A Strong Local Economy
  - Quality Housing
  - Children and Young People
  - Safer Communities
  - Open Lewisham
  - Health and Wellbeing
- 3.2. In particular, this report is closely aligned to priorities Cleaner and Greener, A Strong Local Economy, Quality Housing and Children and young people as the conversion and refurbishment of the the two properties will provide high quality, energy efficient, supported residential accommodation for young people leaving

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care.

- 3.3. More specifically, to prioritise Cleaner and Greener also Strong Local Economy; the construction will use local supply chains and the completed building will reduce energy consumption with the inclusion of modern energy conserving materials, heating appliances and LED lighting; consistent with the Council's energy policy and commitment to the borough being carbon neutral by 2030.

## 4. Background

- 4.1. The Council aspires to redevelop and convert 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX to provide high quality supported accommodation for young people leaving care. These two facilities are expected to achieve an ongoing annual revenue saving for the Children and Young Peoples Directorate (CYP) Leaving Care Service in lieu of expensive semi-independent accommodation sourced elsewhere.
- 4.2. Both properties have been reviewed as part of the Council's ongoing Asset Review. An options appraisal for both, which included a business case for the revenue savings expected, recommended strategic service provision as the ongoing use for both of these assets. This recommendation was approved by Regeneration and Capital Board on 1 November 2021
- 4.3. Northover and Amersham Road are two vacant council owned properties. When refurbished the properties would be used to provide supported accommodation to 16 & 17 year old children in care, and Care Leavers aged 18+. It is proposed that this arrangement will be in partnership with a Registered Provider who will provide the support required by the young people and manage the properties on behalf of the Corporate Parenting service.
- 4.4. Accommodating children in care including care leavers represents the highest area of spend for Children and Young People's services (CYP). The total budget in Lewisham in 2019/20 was £29.8million and the budget in 2020/21 was £28million.
- 4.5. A significant proportion of this budget is spent on semi-independent provision. Semi-independent accommodation is a form of housing that provides accommodation and support to children in care and Care Leavers to prepare them for adulthood and independence.
- 4.6. There are 167 children in care age 16 and 17. Of these, 37 are placed in 24 hour semi-independent accommodation. An estimated 116 care leavers (18+) are living in semi-independent accommodation paid for by the council.
- 4.7. To reduce service provision expenditure and as part of CYP commitment to reducing its dependency on high cost semi-independent provision, the Corporate Parenting service is pursuing an approach that will expand its use of alternative, high quality, lower cost housing provision that provides the appropriate level of support for children in care and care leavers.
- 4.8. The business case and financial modelling in summary is based on robust soft market testing and suggests that a revenue saving could be achieved across both sites, against the capital outlay required to refurbish both properties. In addition to the hard benefits, soft benefits include ensuring these children in care or leaving care will remain in the borough and in high quality accommodation.

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4.9. As part of this strategic sourcing plan, the Corporate Parenting Service approached the Strategic assets team to identify any suitable assets for this purpose. A review of available sites, in parallel with the Councils Asset Review, identified the two properties as suitable for the bespoke requirement and conversion.

4.10. The two identified buildings and their proposed use are as follows:

**77 Amersham Rd, New Cross, SE14 6QQ**

Current use	Previous Children's Centre; now surplus to requirements, currently has guardians in as meanwhile security presence.
Building type	Two storey Georgian detached house on red route, surrounded by similar residential properties and adjacent to a nursery.
Leaving Care Cohort	16 & 17 year old children in care
Needs	High - 24 hour support on site
Proposed management of the site	Registered Provider
Proposed accommodation	<ul style="list-style-type: none"> <li>• 5 ensuite bedrooms with shared kitchen and living facilities</li> <li>• Staff on site 24 hours</li> <li>• Staff Facilities and bedroom</li> </ul>

**98-102 Northover, Downham, BR1 5JX**

Current use	Previous NHS office site; now surplus to requirements, currently has guardians in as meanwhile security presence.
Building type	Two storey post WW2 era semi-detached house and separate annex building within quiet residential area.
Leaving Care Cohort	18+ Care Leavers
Needs	Medium - 12 hour support on site

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Proposed management of the site	Registered Provider
Proposed accommodation.	<ul style="list-style-type: none"> <li>• 8 self-contained studios</li> <li>• Offices with daytime access only</li> <li>• Staff on site 12 hours a day</li> </ul>

- 4.11. Both sites will have all ground floor facilities wheelchair accessible.
- 4.12. The improvements to the building are required to ensure that the service and support activities can run efficiently and effectively, also to ensure that the building meets the current building, fire and energy efficient standards and service provision needs.

These works overall will also support the Council and its service providers manage any guidance regarding services in any current and post Covid-19 environment.

## 5. Procurement Approach and Evaluation

- 5.1. The procurement opportunity (Tender) was advertised via the Council's online tendering system (Pro-Contract Procurement Portal), which publishes opportunities through the London Tenders Portal, Contracts Finder and into Find a Tender (FTS) (previously known as OJEU) when necessary, as per the Council's Contract Procedure Rule.
- 5.2. Suppliers were able to tender for this contract via the Pro Contract Procurement Portal and were assessed on a criteria of price and quality (social value represented ten (10) percent of the quality score) of 50/50 split.
- 5.3. The tender was issued to the construction market on 20<sup>th</sup> January 2023 with a tender return date 12 noon on 3<sup>rd</sup> March 2023.
- 5.4. The value of the works is classified as Category B under the Council's Contract Procurement Rules and has a tier one (1) classification in the Contract Management Framework 2021.

### Indicative Procurement Timetable

Date	Activity
20 <sup>th</sup> January 2023	Tender Issued
7 <sup>th</sup> and 9 <sup>th</sup> February 2023	Opportunity for site visits
12 noon 21 <sup>st</sup> February 2023	Clarification Deadline
27 <sup>th</sup> February 2023	Clarification Response Deadline
12 noon 3 <sup>rd</sup> March 2023	Tender Return Deadline
6 <sup>th</sup> – 16 <sup>th</sup> March 2023	Tender Evaluation Period
17 <sup>th</sup> March 2023	Tender Moderation
10 <sup>th</sup> May 2023	Earliest Award Decision
Late June / July 2023	Earliest Contract Commencement

- 5.5. The ratio of 50:50 ( Price: Quality) weighting used to evaluate the tender covered the following areas:-

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- Financial
- Service Delivery\*
- Programme and Project Management\*
- Project Resourcing#
- Experience
- Health and Safety
- Social Value
  - Core Commitments
  - Employment and Skills
  - Economy and Growth
  - Environment, Community and Place
- Climate Change (For information only)
- GDPR and Data Handling (For information only)
- Equality, Diversity and Inclusion (For information only)

5.6. The tenderers bid provided a pricing maximum score of 50 percent and the lowest priced tender submission was used to rank and score the remaining submitted tenders as indicated below:-

$$\text{Price score} = (\text{lowest price} / \text{tendered price}) \times (\text{Price Weighting})$$

5.7. The Method Statements outlined below were used as the baseline to assess each tenderers submission against the required criterion.

Main Criteria (& Weighting)	Sub-criteria Weighting	Sub-criteria	Evidence	Method Statement
Service Delivery*	4 %	Please provide a detailed and clear proposal based on your experience how you will deliver the works outlined in the specification.	Yes	MS1a*
	6%	Please demonstrate your understanding of the project context by describing the potential risks, issues and challenges that will be faced during each stage of the project.	Yes	MS1b*
	8%	Please describe how you will mitigate any potential risks, issues and challenges faced during each stage of the project.	Yes	MS1c*

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Programme and Project Management*	10 %	Please provide your proposed programme of works and how this will directly meet or better the timetable outlined within the ITT. You should describe clearly the process you will undertake and how you will mobilise and manage the project from award, clearly outline the key phases and milestones detailing how you will mitigate against slippage.	Yes	MS2*
Project Resourcing#	7%	<p>Please demonstrate that your project team has the skills required to successfully deliver this project by providing an organogram illustrating your team structure and clearly stating each person's role.</p> <p>Please also provide CVs with details of the relevant experience of those who will be assigned to work on this contract. Please outline, in the box below, the people who will work on this project and the accreditations and qualifications they hold that make you the best supplier to deliver this work.</p> <p>If you plan to use any subcontractors, your answer should include an outline of how you will effectively appoint them and manage their work.</p>	Yes	MS3#
Health and Safety	5%	Please describe the control measures you implement as Principal Contractor to ensure all works, are undertaken in a safe manner, in line with any relevant statutory Health & Safety regulations, policies and best practices. The contractor is expected to comply with guidance set out within the 'Site Operating Procedures Protecting Your Workforce during Coronavirus (Covid-19)' published by the Construction Leadership Council.	Yes	MS4

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Social Value	10%	<p>The Social Value Monitoring Tool sets out the Council's key performance indicators (KPIs) for measuring how well a contract performs against these four objectives as follows:</p> <ol style="list-style-type: none"> <li>1. Core Commitments</li> <li>2. Employment and Skills</li> <li>3. Economy and Growth</li> <li>4. Environment, Community and Place</li> </ol> <p>Please note that where any of the social value KPI's are already included as minimum requirements in the works specification it is expected that these will be responded to in the relevant method statement responses, therefore the social value KPI's provided in MS5 must be provide additionality.</p> <p>Given the scale, nature and duration of this contract the following Social Value KPI commitments are considered to be relevant, however tenderers are requested to also include where relevant other KPI's from the full list in Appendix J (Social Value Key KPI's):</p> <ul style="list-style-type: none"> <li>• 1e</li> <li>• 2k</li> <li>• 3d</li> <li>• 4j</li> </ul> <p><b>Please complete the Social Value monitoring tool Spreadsheet in Appendix J.</b> Please state which KPIs (and how many of each KPI per year) you will deliver as part of your social value contribution, specifically stating the number of outcomes/targets (e.g. the number of jobs, apprenticeships, training opportunities or other) for each theme selected and the time period when these will be delivered over the life of the contract. Please ensure you complete <b>column F, G and H</b> (where relevant) for each KPI you wish to deliver.</p>	Yes	MS5
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Climate Change	For information only	Please confirm that as an organisation you report on your corporate carbon emissions using an accredited method. Please disclose what those emissions are. Please identify what actions or modifications they have included (if any) that will reduce carbon intensity in relation to the services you are proposing.	Yes	MS6
GDPR and Data Handling	For information only	Please provide a clear description of how you will store and manage data in relation to the proposed services, and how you will comply with GDPR regulations.	Yes	MS7
Equality, Diversity and Inclusion	For information only	Please describe how you will implement equal opportunities within the context of this specification clearly setting out how you will promote and safeguard equality, diversity and inclusion throughout the length of this contract.	Yes	MS8

5.8. Scores were based on a range of 0 to 10. A minimum score of 7 was required for MS1 and MS2 (as indicated by the asterisk (\*), MS3 had a minimum score of 6 (as indicated by the hashtag (#), MS4 and MS5 a minimum score of 5 had to be achieved. MS6, MS7 and MS8 was for information only and not allocated any weighting. This was detailed in the Invitation to Tender (ITT) information.

5.9. The tender seal was broken after 12 noon on the 3<sup>rd</sup> March 2023. A good response was received to the advertised contract opportunity, with a total of thirteen (13) contractors submitting a bid for the project. On evaluation four (4) tender submission was deemed incomplete and was disqualified and four (4) tender submissions did not meet the minimum threshold score requirements at moderation.

5.10. Details of all compliant tender submissions are shown in the table below.

Tenderer	Completed	Min scores met	Sum £	Total Score	Rank
A	Yes	Yes	2,779,967.50	70.32	5
B	Yes	No	N/A	N/A	N/A
C	Yes	No	N/A	N/A	N/A
D	Yes	No	N/A	N/A	N/A
E	Yes	No	N/A	N/A	N/A

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F	Yes	Yes	1,856,118.39	83.42	2
G	Yes	Yes	2,354,556.01	72.71	4
H	Yes	Yes	2,490,455.73	75.02	3
Re-Gen (UK) Construction Ltd	Yes	Yes	1,719,337.98	84	1

5.11. Credit scores were requested via “Creditsafe” for each contractor to identify any that may present a financial risk to the Council.

5.12. The tender submissions were evaluated by three personnel as follows:-

- Project Manager, Capital Programme Delivery, LB Lewisham
- Project Manager, Capital Programme Delivery, LB Lewisham.
- Building Surveyor, Faithorn Farrell Timms, Consultancy.

5.13. Following independent analysis by the 3 evaluators a moderation meeting was held on 17<sup>th</sup> March 2023 and overseen and managed by LB Lewisham’s Senior Procurement and Contracts Officer. The evaluators discussed each qualifying tenderers submission responses to the individual method statements and an agreed consensus score was reached by the evaluation members to each tender submission.

5.14. A full synopsis of tendered submissions is included within the part 2 report at appendix (A).

## 6. Risks

6.1. Surveys have already been undertaken, (including structural and asbestos) limiting the possibility of unknown risks which might extend the programme and potentially increase costs. Building Regulations approval was also applied for in November 2022 and Planning in December 2022.

6.2. Any further Covid – 19 could potentially affect supply chains and any government guidance procedures, could impact on working practices.

## 7. Contract terms

7.1. The JCT Intermediate Building Contract With Contractors Design 2016 conditions of contract will be used, amended to incorporate the Councils standard clauses. The construction work is anticipated to commence late June / early July for a period of 20 weeks between late June / July 2023 – November 2023 (or as per final agreed programme).

## 8. Financial implications

8.1. This report recommends that the Executive Director for Children and Young People approves the appointment of Re-Gen (UK) Construction Ltd to undertake the Residential Care Leavers Accommodation Conversion and refurbishment work to 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX, at the tendered sum of £1,719,337.98.

8.2. The total project budget is outlined in the financial implications at paragraph

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seven (7) of the Part 2 report. The capital cost will be met from the General Fund Capital Programme budget and is a spend to save project, which will require revenue savings generated by CYP to pay back the capital investment.

- 8.3. PID v2 was approved at the Regeneration and Capital Programme Delivery Board on 19<sup>th</sup> July 2022 and accords with the budget indicated in paragraph seven (7) of the Part 2 report.
- 8.4. Re-Gen (UK) Construction Ltd has a credit safe score of 54 (low risk) and their credit report is included at appendix “B” of the Part 2 report.

## 9. Legal implications

9.1 The Council’s Constitution contains requirements about how to procure and manage contracts. These are in the Contract Procedure Rules (Constitution Part IV). Some of the requirements in those Rules are based on the Public Contracts Regulations 2015 as amended by the Public Procurement (Amendment) Regulations 2020 (EU Exit) Regulations (“the Regulations”) with which the Council must comply. The current UK procurement threshold applying to works contract is £5,336,937 inclusive of VAT. Given the value of the contract the Regulations do not apply.

9.2 The value of the works contract means that this is a Category B contract for the purposes of the Council’s Contract Procedure Rules and one which is to be awarded by the Executive Director under delegated powers via the Mayor and Cabinet report 14/9/22.

9.3 As outlined at paragraph 8 -Background of the report, this contract has been externally and openly advertised as required by the Council’s Constitution. If the proposal to award the contract is approved, award notices must be published in the prescribed form.

9.4 The report explains the evaluation approach and process applied to the bid and the reasons for recommending the successful bid for approval. The report also states that the Invitation to Tender set out that tenderers had to reach specified scores, and that the process followed, including exclusion of tenderers who did not reach the minimum score, was in compliance with the advertised and required procedures.

### 9.5 The Council’s Constitution at paragraph 6.2 on Key decisions provides:

“The following executive decisions will be key decisions:-

1. Any decision with a total value, expenditure or savings, including any grant and/or matched funding, with a total value in excess of:
  - a. £700,000 in revenue; or
  - b. £1.5m in capital; or
  - c. A property transaction, disposal or acquisition, in excess of £1.5m.
2. Any decision that, in the opinion of the Monitoring Officer, has a significant impact on the communities in two or more wards; ...”

This decision is therefore a Key Decision under Article 16.1 (b) of the Constitution as it

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has a value of more than £1.5m. It is therefore required to be contained in the current Key Decision Plan.

## **10. Equalities implications**

- 10.1. The refurbishment and conversion of two council properties (77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX ) to provide care leaver accommodation will have a positive impact. It will allow for provision of high quality, lower cost housing within the borough, rather than relying on expensive, often out-of-borough semi-independent commissioned accommodation. The Northover property conversion seeks to provide one fully accessible unit and both properties will have accessible ground floor communal spaces. It will support the Council manage any Covid-19 continued guidance within the buildings, allowing delivery of services, reducing the risk of potential covid infection, that disproportionately affects the elderly and in particular those from the Black and Ethnic Minority Group. It is also expected that positive improvements will be borne by those with protected characteristics relevant to the Equality Act 2010.
- 10.2. The Council's Equalities objectives were addressed in the contract documentation and formed part of the criteria used in the pre-tender evaluation

## **11. Climate change and environmental implications**

- 11.1. The works planned for 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX, will modernise these buildings creating bespoke space for use. New LED lighting with motion sensors, modern heating and controls along side improvements to the building fabric, and will create energy efficiencies and reduce running costs and thus carbon emissions.
- 11.2. It is expected that these elements of the works will support the council's drive to be carbon neutral by 2030 and development of a Climate Change Action Plan.

## **12. Crime and disorder implications**

- 12.1. There are no specific crime and disorder implications arising from this report, however, the installation of CCTV in communal areas, outside the premises and local area will enhance public safety.

## **13. Health and wellbeing implications**

- 13.1. The two properties will allow children leaving care to remain within the borough, close to education, friendship and other support networks; enhancing health and wellbeing. It is expected that the quality of accommodation and potentially the service support on site will be of higher quality than some of the semi-independent units currently relied on.

## **14. Social Value implications**

- 14.1. The Public Services (Social Value) Act 2012 requires the council to consider a number of issues including, how what is proposed to be procured may improve the economic, social and environmental well-being of the local area for higher value contracts. Since this contract is below the value at which the Regulations apply, the provisions of the Public Services (Social Value) Act 2012

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do not apply. However, the Council has adopted a Social Value policy which must be considered and applied; and the Council's Sustainable Procurement Code of Practice will be applied to the contract. The matters to be considered must only be those relevant to the services to be procured and it must be proportionate in all the circumstances to take those matters into account. The report sets out the social value issues which arise, and any future decision by the Executive Director will also need to take those matters into consideration.

- 14.2. The council is committed to these principles for all contracts over £50,000 in value. For contracts less than £50,000 the Council requires that where practicable a Lewisham based organisation be invited to quote for the goods, works or services.
- 14.3. A section of the tender evaluation for quality is based on the social value commitments bidders make in their method statement. The final 10% weighting given to the social value element of the method statement was in line with the Council's Social Value Policy.
- 14.4. The Conversion and refurbishment of both properties at 77 Amersham Rd SE14 6QQ and 98 – 102 Northover BR1 5JX, aimed to deliver on social value to the London Borough of Lewisham. The amount of outcomes per metric submitted by the contractor needs to be both relevant and proportionate to the size and duration of the contract.
- 14.5. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and subcontractors engaged by the council to provide works or services within Lewisham pay their staff at a minimum rate equivalent to the LLW rate. Successful contractors will be expected to meet LLW requirements and contract conditions requiring the payment of LLW will be included in the tender documents.
- 14.6. The incorporation of Social Value into Lewisham contracts will significantly help the Council to deliver on its strategic corporate and Mayoral priorities and deliver added value for the borough as a whole.
- 14.7. The Project Team, Social Value Officer and Contractor will work together to monitor and facilitate delivery of social value outcomes

## 15. Background papers

- 15.1. Project Initiation Document (PID) 13/10/21 and 19/7/22 v2
- 15.2. Contract award approval report – Building Surveyor Led Multi-disciplinary Team 31/01/22
- 15.3. Part 1 & Part 2 Permission to Procure for refurbishment works and a registered provider for Supported Accommodation for Young People for Site 1 and Site 2 - 14/09/22.

## 16. Glossary

Term	Definition
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Contracts Finder	The Government's one stop shop for suppliers to find new procurement opportunities across the public sector
JCT	Joint Contracts Tribunal who produce standard forms of contract for construction works
Procurement	The process of finding and agreeing to terms, and acquiring goods, services or works from an external source, often via a tendering or competitive process
Tender	Document submitted by an organisation including business questionnaire, instructions to tenderers, contract conditions, specification, pricing document, form of tender and tenderers' responses for the delivery of supplies, services or works in response to an invitation to tender. This normally involves submission of the offer in a sealed envelope to a specified address by a specified time and date.
Evaluation	A methodological analytical process to determine the most economically advantageous supplier against a prior set of baseline targets.
PID	Project Initiation Document. A documentation process of governance enabling best practice of managing projects, aligned with Projects in Controlled Environments (Prince 2) methodology.
FTS	Find A Tender. A publication for suppliers in European union to find new procurement opportunities.
CPR	Contract Procurement Rules. The Council's procurement procedure when the Public Contracts Regulations 2015 does not apply.
CDM	Construction Design and Management Regulations 2015. The latest governance regulations applicable to all construction projects within the UK.
LED	Light emitting diode. A low energy consumption light source

## 17. Report author and contact

- 17.1. If there are any queries on this report please contact Les Senior, Project Manager Email: [Les.Senior@Lewisham.gov.uk](mailto:Les.Senior@Lewisham.gov.uk), Tel: 020 8314 2025.
- 17.2. Comments for and on behalf of the Executive Director for Corporate Resources
- 17.3. Sofia Mahmood, [Sofia.Mahmood@lewisham.gov.uk](mailto:Sofia.Mahmood@lewisham.gov.uk), Tel: 020 8314 3684.
- 17.4. Comments for and on behalf of the Director of Law and Corporate Governance
- 17.5. Philomena.Jemide, [Philomena.Jemide@lewisham.gov.uk](mailto:Philomena.Jemide@lewisham.gov.uk)

## 18. Appendices

- Full synopsis of tendered submissions included within Part 2 report.
- Re-Gen (UK) Construction Ltd credit safe report included within Part 2 Report.

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## 19. Conclusion

- 19.1. On the basis of the information within this report, the Executive Director for Children and Young People, is recommended to approve the appointment of the main contractor following the procurement process that has been outlined in this report.

## 20. Decision

Acting in accordance with Standing Orders (paragraph 13 of Section I), I hereby approve the appointment, as per the details set out in this report and Part 2 report.

Signed 

Date: 21<sup>st</sup> June 2023

Name (printed) PINAKI GHOSHAL

**Executive Director for Children and Young People.**

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