

Resident Briefing



Major Building Works (2022-32) Getting Involved



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Agenda



Ref	Agenda Item
1	Objectives of Major Building Works
2	About the Procurement Process
3	Getting Involved
4	What is required from you
5	Questions

Objectives of Major Building Works

- To ensure that homes are maintained to a good standard
- To improve the quality of homes for our residents
- To improve the quality of life for our residents
- To upgrade components that are at the end of their life with new, modern and sustainable components
- To improve our built assets
- To deliver “Works” that deliver best value for money to the Council and our homeowners and meet our social value objectives



Objectives of Major Building Works

- These are works undertaken to our housing estates across the Borough.
N.B. Street Properties not included
 - Internal Works
 - External Works
 - Fire Safety Works
 - Roof top homes
 - Mechanical Works
 - Electrical Communal Works
 - Estate Improvement contributing to great estates



About the new Contracts

Contract	Contract Area
Area 1	Borough and Bankside and Walworth
Area 2	Bermondsey and Rotherhithe
Area 3	Camberwell and Peckham
Area 4	Nunhead, Peckham Rye and Dulwich



Delivering “Improved Value”

- The new contracts will be designed to deliver “Improved Value” through:-
 - Giving residents more choice on what works are done on their estate
 - The development of integrated supply chains to establish common supply chain partners and identify opportunities for volume purchasing and reduced cost
 - Sharing of best practice through regular “Commercial Group” meetings. This is designed to find ways in which processes and procedures will be developed to improved the way in which contracts are delivered
 - Annual Review of performance to review “things working well” and “things needing improvement”



Delivering on Social Value

- Commitment to deliver against the Council's "Fairer Futures Commitment"
 - Improving communities through these contracts:-
 - Employment and Training for local people
 - Job fairs
 - Use of local supply chains
 - Reducing inequalities
 - Improving the environment (carbon reduction)
- Social Value to be measured through the Council's subscription to the Social Value Portal
- Investing in community projects



About the Procurement Process

- Firstly, it may take up to two years as much consultation needs to take place
- The process must be conducted in accordance with EU Procurement Rules; the process starts before the end of the transition on 31/12/20
- It will be a two-stage procurement process (Restricted Procedure):-
 - Pre-Qualification Stage (PQQ)
 - Tender Stage
- The PQQ stage is used to shortlist suitable bidders to tender, based on economic, financial and technical ability



Timescales (1)

Activity	Date
Submission of PIN to notify the market	Monday, 7 September 2020
Submission of OJEU advertisement	Monday, 26 October 2020
PQQ Bidders Event	Thursday, 5 November 2020
PQQ clarification requests deadline	Friday, 11 December 2020
PQQ submission deadline	Friday, 18 December 2020
Evaluation of PQQ responses	Monday, 21 December 2020 to Friday, 19 February 2021
Reduction of number of Bidders following evaluation of PQQ Responses; Applicants all notified of outcome	Friday, 26 February 2021
Invitation to Tender (ITT) issued	Monday, 01 March 2021
ITT Bidders Event	Thursday, 11 March 2021
Deadline for receipt of clarifications questions	Friday, 02 April 2021
Deadline for publication of clarification responses	Friday, 09 April 2021

Timescales (2)

Activity	Date
ITT submission deadline	Friday, 16 April 2021
ITT evaluation and clarification completed	Monday, 18 June 2021
s20 process	Friday, 30 July 2021
Authority decision making process	Tuesday, 12 October 2021
Commencement of Standstill period	Tuesday, 19 October 2021
End of standstill period	Thursday, 28 October 2021
Mobilisation period	Monday, 01 November 2021 to Friday, 04 February 2022
Commencement of contracts	Monday, 07 February 2022
Contract End Date (initial term)	Saturday, 06 February 2027

Getting Involved

At Pre-Qualification Stage

- Evaluation is undertaken by the Council and its Procurement Advisers
- Formation of a dedicated resident major works team formed of a number of tenants and homeowners from each forum area who will be able to review the outcomes of the shortlist before tenders are issued

At Tender Stage

- Resident major works team participation in consensus scoring for final quality scores.
- Working alongside Council Officers and Procurement Adviser
- Full Training to be provided
- Attendance at any presentations/interviews



What is the Commitment

At Pre-Qualification Stage

- To review final tender documents = 1 day
- To review and consider outcomes of the evaluation process, undertaken by the Council = 1 day

At Tender Stage

- To review consensus quality scores = 2 days
- Available during the day
- Attendance at any presentations/interviews, up to 20 interviews, at x5 per day = 4 days
- Final moderation = 2 days



How will you participate?

Representation

- 5 Residents (3 tenants & 2 homeowners representing all the forum areas)
- Full training (over Zoom) will be provided
- Volunteers from each Tenant Forum; Resident Chair to select 1 individual

Evaluation

- Consensus quality scores to be undertaken in Southwark's Offices in a Covid-Safe environment
- Interviews to be undertaken in Southwark's Offices in a Covid-Safe environment
- Other Meetings to be held online using Microsoft Teams or Zoom (Computer/Tablet and Internet Connection required)



Questions

