

Part 1:

REPORT OF
The Strategic Director for Place
TO
Procurement Board
ON
10th August 2022

TITLE: Approval to Award the Contract for Campbell Road Play Area

RECOMMENDATION:

That Procurement Board approve the award of the Contract for construction of a new children's play area to Campbell Road Playing Field as detailed in the table below:

| Detail required | Answers |
|---|--|
| Title/Description of Contracted Service/Supply/Project | Construction of a new play area to Campbell Road Playing Fields, Swinton |
| Name of Successful Contractor | Groundwork Landscapes Ltd |
| Supplier Registration Number <i>(to be supplied by Corporate Procurement)</i> | 01339901 |
| Type of organisation <i>(to be supplied by Corporate Procurement)</i> | Private Limited Company |
| Status of Organisation <i>(to be supplied by Corporate Procurement)</i> | SME |
| Contract Value (£) | £ 357,851.85 |
| Other Costs | £24,622.30 Professional fees |
| Contract Duration | 2 months |
| Contract Start Date | 24/10/2022 |
| Contract End Date | 16/12/2022 |
| Optional Extension Period 1 | 1 months |
| Optional Extension Period 2 | 0 months |

| Detail required | Answers |
|--|---|
| Who will approve each Extension Period? | Strategic Director (extension < £150k) |
| Contact Officer (Name & number) | Annie Surtees ext.1153 |
| Lead Service Group | Place |
| How the contract was procured? (to be supplied by procurement) | Mini competition |
| Framework Details (where applicable) (procurement body, framework reference & title, start/ end date) | Minor Civils (Lot 6) Landscape Framework. |
| Funding Source | Capital Programme |
| Ethical Contractor (EC): Mayor's Employment Charter | <input type="checkbox"/> |
| EC: Committed to sign up to charter | <input type="checkbox"/> |
| EC: Accredited Living Wage Employer | <input checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

The purpose of this report is to seek approval for the award of the above mentioned contract.

BACKGROUND DOCUMENTS:

Report of The Strategic Director for Place to Lead Member for Planning and Sustainable Development Briefing on 18th March 2022 (appended).

ROD 339 – Beechfield Allotments and Campbell Road Open Space 22nd November 2019 (appended) – Professional fees associated with site investigation, initial design and community consultation.

KEY DECISION:

Yes

DETAILS:

1. Background

Section 106 contributions have been received from a development at Land off Campbell Road, now known as the Brackens (s106 ref: 369 – planning application 17/70853/FUL). The s106 agreement requires that children's play equipment and recreational improvements be developed at Campbell Road Playing Field as identified within the Open Space Chapter of the Infrastructure Delivery Plan. This will offer a range of facilities for older children (primarily aged 8 – 14 years old) and younger children accompanied by parents.

2. The Procurement Process

The six contractors appointed to the Minor Civils (Lot 6) Landscape Framework have been invited to submit tenders for evaluation through mini-competition.

Five tenders were received and have been evaluated to determine the most economically advantageous tender based upon a price/quality ratio of 80/20.

A panel consisting of senior officers from within the Council's Greenspace, Landscape Design and Building/Surveying Teams has evaluated the tenders and is recommending the tender submitted by Groundwork Landscapes Ltd as being the Most Economically Advantageous Tender (MEAT). Although not the lowest in price Groundwork's submission resulted in the highest overall score once quality was taken into account.

The additional social value gained through the offer of work placements to local, young people scored highly. Likewise, the direct involvement of Greater Manchester Ecology Unit during the construction process and the more robust development, monitoring and reporting of social value through the use of National TOMS and the Social Value toolkit were key differences.

| Name of Bidder | % Price score Max 80% | % Quality score Max 20% | % Overall Score 100% |
|---------------------------|----------------------------------|------------------------------------|---------------------------------|
| Groundwork Landscapes Ltd | 79.55% | 19% | 98.55% |
| Provider B | 80 | 16 | 96% |
| Provider C | 74.82% | 17% | 91.82% |
| Provider D | 70.97% | 20% | 90.97% |
| Provider E | 51.6% | 18% | 69.6% |

The construction of the new play area is scheduled to be completed within a period of 2 months with works expected to start on site at the beginning of August.

Progress, quality and financial control will be monitored throughout the construction period and following construction during the 12 month defect period.

The contractor will produce a bi-weekly report on social value, taking into account all aspects mentioned in the submission. The report will contain targets for social value, updates on projects and feedback from local people. This will be documented and reported back to the Council via the TOMS system.

3. Social Value

All bids demonstrated a varying capacity to deliver social value outcomes.

Contractors were asked a series of questions that covered the following areas which would deliver social value outcomes during construction.

- Details of any traineeships, apprenticeships, work experience placements and employment of local labour on this contract (including use of local sub-contractors, supply chain);
- Details of any commitments to pay the Salford Living Wage (as published by the Living Wage Foundation);
- Details of any specific environmental sustainability practices / measures

The successful tenderer is a Greater Manchester based SME with a proven track record of employing and training Salford residents. On completion of this work the play area will provide improved play opportunities for local children, families and new residents of “The Brackens” development. In addition, it will enhance the local environment and with access available directly from Swinton Greenway help encourage the adoption of sustainable transport.

KEY COUNCIL POLICIES:

- Salford City Council Unitary Development Plan 2004-16 (2006);
- Planning Obligations Supplementary Planning Document (2015);
- Planning Obligations Supplementary Planning Document (2019); and
- Salford Greenspace Strategy Supplementary Planning Document (2019).

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:

N/A.

ASSESSMENT OF RISK:

Low – Developers can seek to legally challenge the city council to claim back Section 106 monies if not used on a scheme that mitigates the impacts of that development and/or spent in line with the requirements of the Section 106 agreement.

SOURCE OF FUNDING:

Section 106 Contributions received from the developments at:

- £382,474.15 from Land at Campbell Road (s106 ref: 369 – planning application 17/70853/FUL).
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LEGAL IMPLICATIONS:

Supplied by: The Shared Legal Service

When commissioning contracts for the procurement of goods, services, or the execution of works, the Council must comply with the Public Contracts Regulations 2015 (PCR) and its own Contractual Standing Orders (CSO's), failing which a contract may be subject to legal challenge from an aggrieved provider. The proposed award of the contract follows a tender exercise by mini competition in accordance with the Minor Building Works Framework Agreement Lot 6.

The purpose of a framework agreement is to select through a procurement/ evaluation process a number of providers who can meet the service requirements of the Council, as and when those services are required. If they are required then the Council will undertake an exercise to call off the services from one or more of the providers who have been selected to be on the framework and this may be through any number of ways e.g. mini-competition, direct allocation etc. depending on the circumstances. A contract will then be formed between the Council and the chosen provider/s.

The Council will need to have followed the procedure set out in the framework agreement for mini competition to ensure the procurement process is compliant. Five tenders were received from framework suppliers for this project, which have been evaluated on the most economically advantageous tender basis in line with procurement procedures resulting in the proposed award of the contract to Groundwork Landscapes Ltd. The procurement procedures therefore appear robust and compliant with the requirements of the Council's CSO's and PCR

FINANCIAL IMPLICATIONS:

Supplied by: Alison Woods, Senior Accountant, (Planning & Transport)

Date: 30th June 2022

Expenditure associated with the aforementioned contract award, to a total of £357,851.85, will be funded from £440,503.15 of received Section 106 Contributions, from developments on land at Campbell Road (s106 ref: 369 – planning application 17/70853/FUL).

It should also be noted that RIBA stage 5 & 6 costs associated with this scheme, amounting to £24,622.30, will be met from the same source of Section 106 Contributions (S106 ref: 369 – planning application 17/70853/FUL), subject to approval.

PROCUREMENT IMPLICATIONS:

Supplied by: Deborah Derbyshire x 6244

The project was procured through SCC Minor Civils Framework Lot 6 where all selected companies were invited to a mini competition. The process is compliant with the Procurement Contract Regulations and SCC contractual standing orders.

HR IMPLICATIONS: Supplied by:
N/A

CLIMATE CHANGE IMPLICATIONS: Supplied by: Mike Hemingway

Comments: Climate change implications are considered through the planning application process, and where relevant appropriate mitigation will be identified through planning conditions and/or planning obligations. The Section 106 contributions can only be used towards specific mitigation in accordance with the respective Section 106 agreement.

OTHER DIRECTORATES CONSULTED:

Lead Member for Planning and Sustainable Development

CONTACT OFFICER:

| | |
|--------------------------|-----------------------|
| Ian Worsley (Greenspace) | TEL NO: 07977 508767 |
| Steve Davey (s106) | TEL NO: 0161 793 3762 |

WARD(S) TO WHICH REPORT RELATE(S):

Swinton Park.
