

MUNICIPAL YEAR 2019/2020 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

OPERATIONAL DECISION OF:

Executive Director
Place

Agenda – Part: 1	KD Num: 4878
Subject: Lift Renewal to 4 Blocks of Flats at Dover House, Jackson House, Swinson House and Walmer House.	
Ward: Jubilee, Southgate Green and Upper Edmonton	

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1. EXECUTIVE SUMMARY

- 1.1 This report seeks approval for Lift refurbishment/ renewal work to 8 lifts within four council owned blocks of flats – Jackson, Swinson, Dover and Walmer Houses (comprising of 196 units).

These blocks have been identified from our Asset Management database as having lifts coming to the end of their economic life and requiring increased levels of day to day maintenance due to lift break downs. The cost of maintenance has gone up or likely to go up, as it is becoming difficult to source parts for maintenance due to age of the lifts.

- 1.2 Funding has been as part of the Major Works programme for 2019/20.
- 1.3 A tender has been issued to five contractors of which four submitted bids. This report recommends the appointment of contractor C as set out in part 2.

2. RECOMMENDATION

- 2.1 That approval is given to accept tenderer C as set out in part 2 of this report.

3. BACKGROUND

- 3.1 Records from our Asset Management database and maintenance records indicated lifts in the 4 blocks of flats are due for replacement.
- 3.2 The lifts are coming to the end of their economic life. The cost of repairs or maintaining the lifts will increase significantly and it makes financial sense to replace the lifts now rather than to keep maintaining or repairing them as the cost of repairs will outweigh cost of renewal in the long term.
- 3.3 Five contractors were invited to tender via the London Tenders Portal. Four tenders were submitted

4. ALTERNATIVES OPTIONS CONSIDERED.

- 4.1 Do not undertake the Major Works

As mentioned elsewhere in the report these lifts are now becoming increasingly unreliable due to their age, being the original lifts installed at the time of construction. Over time these have been uneconomic to repair as parts are increasingly difficult to source and repair costs are increasing as lifts require more frequent repair as they breakdown.

5 REASONS FOR RECOMMENDATIONS

- 5.1 This project forms part of planned programme for the modernisation of lifts within the borough.
- 5.2 The scheme is part of Major Works Capital Programme 2019/20 for which budgetary provision has been made.
- 5.3 The lowest tenderer has indicated that they are unable to take on any work starting within the next six months; as they have just won a large contract with a local authority. As the works are required to be undertaken as a priority due to the increasing failure of the lifts to operate efficiently with the resultant inconvenience to residents and the need to expend the identified budget within 2019/20 it is recommended that an alternative tenderer that can start the weeks without delay is appointed.
- 5.4 The recommended Contractor has submitted a compliant tender and has been judged capable of complying with the specification and quality requirements.

6. COMMENTS FROM OTHER DEPARTMENTS.

6.1 Financial Implications

See part 2

The lift refurbishment scheme is included in Major Works Capital Programme for 2019-20. These costs will be funded from HRA resources and are included in the HRA 30-year Business Plan.

6.2 Legal Implications

- 6.2.1** The formation of any legal contract required in association with this work will be in accordance with the Contract Procedures Rules as set out in the Council's Constitution and a form approved by the Borough Solicitor and must comply with UK law.
- 6.2.2** Throughout the engagement of Contractor, the Council must ensure value for money in accordance with Best Value Principles under Local Government Act.1999.
- 6.2.3** Five contractors were invited to tender based upon requirements to demonstrate compliance with the specification, quality, being able to meet the programme, and price. The scoring criteria was based upon 90% price and 10% quality. Four tenders were returned.
- 6.2.4** The Council has the power to alter, repair or improve its housing stock in accordance with Section 9 Housing Act 1985, as amended.
- 6.2.5** Under Section.20 of the Landlord and Tenant Act 1985, the Council as Landlord can recharge leaseholders for major works, provided appropriate has occurred. The Council must ensure that leaseholders consultations are under Section 20 and regulations issued pursuant to Section 20 prior to award of the work contract, to enable the Council to recover the costs from leaseholders.

7 Property Implications.

- 7.1** Due to these assets falling within the Housing Revenue account there are no direct property implications from SPS. Housing have their own corporate landlord compliance arrangements.

8 Procurement

Procurement was in accordance with the CPR's as 5 quotes were sought. Invitation to Tender was advertised on London Tenders Portal.

ProjectID: DN386380

Project title: Lift replacement for 4 blocks of flats

Organisation: London Borough of Enfield

Portal: London Tenders

Procurement Implications – *Procurement Implications provided by Peter Alekkou on 28th August 2019.*

- 8.1 The procurement was undertaken using the London Tenders Portal (ref DN386380).
- 8.2 As the contract is over £250k the service must ensure that sufficient security has been considered.
- 8.3 The service must ensure that authority to procure has been obtained and must be uploaded onto the London Tenders Portal.
- 8.4 The award of the contract, including evidence of authority to award, promoting to the Councils Contract Register, and the uploading of executed contracts must be undertaken on the London Tenders Portal including future management of the contract.
- 8.5 The awarded contract must be promoted to Contracts Finder to comply with the Government's transparency requirements.

8 KEY RISKS

- 8.1 Delay to works commencing is likely to see an increase in the frequency of inefficient lift operation leading to increased costs to the Council and inconvenience to residents.

9. INTERNAL DEPARTMENT IMPLICATIONS/CONSULTATION

- 9.1 Neighbourhood Services have been informed of the proposed works. Liaison with residents effected by the works will be undertaken by a Resident Liaison Officer from the Major Works team and the relevant patch Neighbourhood Officer.
- 9.2 Leaseholder Services Team have been advised of the proposed works and initial s.20 consultation undertaken with leaseholders

10. IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD

10.1 Good homes in well-connected neighbourhoods

The installation of new lifts will improve the service to residents living in these 196 Council owned homes.

10.2 Sustain strong and healthy communities

The outcome of these major works will contribute to people's well-being in knowing their properties have improved up to date standards of lift provision.

10.3 Build our local economy to create a thriving place

Improving property standards ensures better quality accommodation which in turn contributes to a more desirable place to live and work.

11. EQUALITIES IMPACT IMPLICATIONS

11.1 Corporate advice has been sought regarding equalities and an agreement has been reached that an equalities impact assessment is neither relevant nor proportionate for the approval of this report to award contracts for major works.

11.2 However it should be noted that the any contracts awarded will include a duty on the successful applicant to assist us with meeting our obligations under the Equalities Act 2010.

12 Performance and Data Implications

12.1 The works will provide an improved lift service to residents of the 4 blocks of flats and ensure more efficient use of assets within the HRA.

13 HEALTH AND SAFETY IMPLICATIONS

13.1 The proposed works are in line with recommendations from Health and Safety colleagues.

14. PUBLIC HEALTH IMPLICATIONS

14.1 Having a reliable lift service will help contribute to people's sense of well-being and help ensure residents can access higher floors more easily.

Background Papers

See Part 2

MUNICIPAL YEAR 2019/2020 - REPORT NO.

PORTFOLIO DECISION OF:

Cabinet Member: Health and Social Care

Key Decision: KD4931

REPORT OF: Bindi Nagra

Director of Health and Adult Social Care

Contact officer and telephone number:
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Agenda - Part: 1	Item:
	Subject: Retender of the provision of work opportunities for adults with mental health needs
	Cabinet Member consulted: Cllr Alev Cazimoglu

1. EXECUTIVE SUMMARY

- 1.1 Supporting people with Mental Health (MH) conditions to achieve employment is a national indicator. Remploy Ltd has been delivering the current Service in Enfield.
- 1.2 This report seeks approval to continue the Individual Placement and Support (IPS) model and commence a retender process. The duration of the contract is proposed to be three years with a further year extension based on performance, (total 4 years).
- 1.3. To permit the contract to run for a further three months (January 2020 - March 2020), to allow for a competitive tender process.
- 1.3 The Procurement and Commissioning Review Board agreed the business case on the 11th June 2019.

2. RECOMMENDATIONS

- 2.1 That approval is given to retender the service, employment support for adults with mental health conditions.

3. BACKGROUND

- 3.1 96% of adults with mental health problems in contact with secondary care services in Enfield are not in employment¹. As a result, supporting people with mental health conditions to achieve employment is part of the national and local public service performance indicators. Local Authority and MH Trust's outcomes are nationally monitored in this area.
- 3.2 A new support model was identified and presented to the P&C Review Board on the 2nd November 2016. The proposal recommended approval for developing and facilitating the Individual Placement and Support (IPS) model in the borough. After further consultation with commissioners, the Board granted a go ahead agreement on 18th January 2017 for a two year pilot project.
- 3.3 The IPS delivery approach has been applied by some local authorities in London, including neighbouring boroughs Haringey and Barnet as well as Havering and Tower Hamlets. Similar to Enfield there has been positive feedbacks on the scheme from those boroughs.
- 3.4 The current contract for support for adults with mental health conditions is for two years commencing on the 1st January 2018 and ending on the 31st December 2019
- 3.5 The current contract has been delivered by Remploy who have been successful in working closely with locality teams and have exceeded targets in dealing with the number of referrals and engagements with individuals. Feedback from the Mental Health teams and the Trust has been positive; along with feedback from the partner in the pilot project; Mental Health and Employment Partnership Ltd (MHEP). Please see below on the next page the current performance.

¹ Enfield Joint Adult Mental Health Strategy 2014-2019

http://www.enfield.gov.uk/download/downloads/id/8494/enfield_joint_adult_mental_health_strategy_2014

Period	Q1		Q2		Q3		Q4		Total	
	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual
Referrals	10	50	22	14	28	39	28	51	88	154
Engagement	7	47	18	12	23	20	23	28	71	111
Job starts	2	4	6	7	7	7	7	7	22	23
Sustained employment > 6 weeks	0	0	2	3	4	8	6	5	12	16

- 3.6 The support model is a joint arrangement with the Mental Health Trust and an organisation called Mental Health and Employment Partnership Ltd (MHEP). MHEP which is a social purpose company that is owned by Big Issue Invest, a socially motivated investor, and Health and Employment Partnerships Limited, a subsidiary of Social Finance Limited.
- 3.7 MHEP, in partnership with the Council and other commissioners, has successfully attracted an in-principle £0.9m outcomes-based grant (the "MHEP Grant") from the National Lottery Community Fund; Commissioning Better Outcomes Fund to enable it to provide top-up funding to local authorities for IPS services. The MHEP Grant will only be released upon satisfaction of a range of outcomes. The outcomes are based around ensuring service users get into employment and then the employment is sustained for a period of 16 weeks. To manage the financial risk of this funding stream, MHEP will raise social investment capital from Big Issue Invest, which will be repaid in two ways: (i) payments from the big based on the agreed outcomes; and (ii) payments from the Council based on the number of job starts achieved by the service
- 3.8 The funding model is based upon a core element and then a risk and reward model based upon results across key performance areas:
- The number of service users engaged
 - The number of service users who found work
 - The number of service users who sustained work over a thirteen week period.

Retender of the provision of work opportunities for adults with mental health needs DAR Pt1

3.9 This report asks for the contract to continue for three months (1st Jan 2020 -31st March 2020) beyond the contract end date, to allow time to undertake a rigorous and open tender process. It would also allow time for MHEP to secure the financial funding from the National Lottery Community Fund.

3.10 Details of the financials can be found in part 2 of this report.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 The service is required to meet national indicator NI150 the number of Adults receiving secondary mental health service in employment.

4.2 Previous models of service delivery have been tried but have been unsuccessful in finding meaningful employment and maintaining service users within employment. This model has been successful due to closer working relationships between the employment specialists and the mental health teams combined with an outcomes payment model.

5 REASONS FOR RECOMMENDATIONS

5.1 The current contract is coming to an end and is required in order to meet the national indicator NI150 No of Adults receiving secondary mental health services in employment.

5.2 This model attracts additional funding from the National Lottery Community Fund and has been successful in improving longer term outcomes for people with mental health problems to gain and sustain meaningful employment.

6 COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

6.1 Financial Implications

See Part 2

6.2 Legal Implications

See Part 2.

6.3 Procurement Implications

Retender of the provision of work opportunities for adults with mental health needs DAR Pt1

6.3.1 The Procurement will be exposed to a one stage, open tender process through the London Tenders Portal.

7 KEY RISKS

7.1. See part 2 of this report

8. IMPACT ON COUNCIL PRIORITIES

8.1 Good homes in well-connected neighbourhoods:

Employment support service for adults with mental health needs will contribute towards the Council's aim of serving the whole borough fairly. This group of residents faces several barriers to enter the job market or to retain jobs when they gain one. This programme helps them gain and maintain employment with the aim they can move to their own properties and eventually live independently.

8.2 Sustain strong and healthy communities

Helping adults with mental health needs access work placements and work-skills training will contribute towards the Council's aim to encourage growth and sustainability within the borough and deliver a positive contribution towards building strong and inclusive communities.

8.3 Build our local economy to create a thriving place

The employment support service for adults with mental health needs will contribute towards getting individuals into employment and improve the local economy.

9 EQUALITIES IMPACT IMPLICATIONS

No equality impact assessment was undertaken because there is no reduction in service or change in client type.

10 PERFORMANCE MANAGEMENT IMPLICATIONS

10.1 This service will contribute towards achieving better outcomes against NI 150 – 'No of Adults receiving secondary mental health services in employment'

10.2 Performance of this contract is undertaken on a quarterly basis with Enfield Council, Enfield Mental Health Trust and Social Finance.

11 HEALTH AND SAFETY IMPLICATIONS

None. Appropriate insurance will be held by the provider and will be mandated by the contract.

12 HUMAN RESOURCES IMPLICATIONS

None. Enfield Council will not employ the staff.

13 PUBLIC HEALTH IMPLICATIONS

There is good evidence that people with mental health issues are excluded from both the workplace and wider society. The former is likely to reinforce the latter. This initiative should therefore both support the individuals who gain employment and help to reduce stigma in general.

Background Papers

None