

Mayor & Members

I refer to the following Notice of Motion from Cllr Danielle Twomey which is on the Agenda for the Council meeting on the 25th of July 2016:-

“That this council provides a written report on the tendering process of all contracts for all programmes of works, specifically housing maintenance contracts. This report should outline the process from tendering to the completion stage of programme. It should also include whether stage payments are given to contractors and the frequency of inspections made by cork county council”

Report Part 1

Programmes of work from a procurement and contract management point of view are divided into two broad categories which determine the type of contract in place and the subsequent management of the contact.

For all construction works contacts Cork County Council, like all other public bodies, are obliged to use the National template of contracts and tender documents. These documents are standardised across the public service and limit the conditions that Cork County Council can impose on contractors and these templates require the making of stage payments to contractors. For service contracts, e.g. plumbing or electrical repairs to housing and buildings Cork County Council is not obliged to use the construction template documents and this allows Cork County Council more flexibility to impose conditions which make managing the contracts more advantageous to Cork County Council.

A Framework Agreement is a facility in procurement legislation where a public body has recurring need for a service or a type of work. In a Framework Agreement a number of contractors or suppliers are included in the Framework Agreement where they meet certain conditions and all contracts awarded under the Framework Agreement would have similar conditions.

Cork County Council has Framework Agreements in place for:-

- Plumbing
- Electricians
- Building works (minor)
- Supply of Doors and windows

Boiler Service
Consultant Engineers
Road pavement

Before a Framework Agreement is set up an advertisement is placed on the etenders website which is the government's portal for all public service tendering. This notice sets out the conditions for inclusion in the Framework Agreement, the rules of the competition and the conditions which will attach to any contract awarded under the Framework Agreement

Lorraine Lynch,
Head of Finance.

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Cllr Twomey clarified that the reference to inspections in her Notice of Motion refers to housing maintenance.

Report Part 2.

Maintenance works to Council Housing Stock are inspected across the county on a day to day basis, for all the various work types that are undertaken in housing operations, i.e.: vacant house refurbishment, response maintenance, disabled persons grant adaptations, planned maintenance, energy efficiency etc. On all major contracts such as vacant house refurbishment contracts, houses are inspected on an ongoing basis at a number of key points in the contract cycle:

- At the point the house becomes vacant, to ascertain its condition,
- In advance of tendering the works to ensure an adequate works specification is scheduled,
- On an ongoing basis during the works to ensure quality control and adequate management of safety,
- Once works are complete to snag same and ensure perquisite quality standards have been achieved.

These are the standard nature and frequency of inspections on all major works contracts.

Mary Ryan,
Director of Services Housing.
20th July 2016