



<b>Subject:</b>	Application of Standing Order 55(a)
<b>Date:</b>	24 <sup>th</sup> November 2017
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects
<b>Contact Officer:</b>	George Wright, Head of Facilities Management

<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes, when will the report become unrestricted?</b>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Some time in the future</b>	<input type="checkbox"/>
<b>Never</b>	<input type="checkbox"/>

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	Members will be aware the Property Maintenance Unit produces and delivers an annual planned maintenance programme designed to keep the council's properties safe, legally compliant and fit for their intended purpose.
1.2	As part of the 2017/18 planned maintenance programme a refurbishment and upgrading of Smithfield Market was included, in order to deal with a number of deficiencies in both systems & services and décor/fabric issues. One of these was the replacement of the current heating system. Members are asked to endorse and approve the application of Standing Order 55(a) in relation to this work.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is asked to; <ul style="list-style-type: none"><li>• endorse and approve the application of Standing Order 55(a) in the circumstances</li></ul>

	set out herein.
<b>3.0</b>	<b>Main report</b>
3.1	On the basis of previous experience the Unit sought quotations for the relevant work, in the expectation that the amount would be below the tender threshold of £30,000. A number of quotations were received, and the most economically advantageous tender was selected and, as expected, came in under the £30K threshold.
3.2	However, subsequent to the evaluation decision the contractor withdrew the bid citing pricing errors as the cause. The next-lowest price received is however slightly over the £30K threshold, at £33,546. In normal circumstances it would be necessary therefore to initiate a full tender exercise, however the Property Maintenance Unit does not believe we will receive any further financial advantage by doing so, particularly given that a competitive procurement process has already taken place.
3.3	Further, there would be inevitable and significant delays if a full tender process is required, meaning that the refurbishment works would have to be delayed until next year's planned maintenance programme (and would displace other projects already agreed). It also runs the risk of a heating system that is already overdue for replacement failing with trading consequences for the market traders, which we are obviously keen to avoid as it will no doubt generate valid complaints and possibly adverse media coverage etc.
3.4	Standing Order 55(a) provides that:-  "55. Exceptions from Standing Orders relating to contracts can only be allowed:- (a) by direction of the Council acting on a recommendation of a Chief Officer that the exception is justified in special circumstances;
3.5	The Committee's approval is therefore sought to permit the Property Maintenance Unit to accept the next-lowest price submitted by WJM Building Services, 574/576 Ballysillan Road Belfast BT14 6RN in the sum of £33,546.
3.6	<u>Key Issues</u> The decision to proceed on the basis set out above will permit this necessary work to be commenced immediately and delivered during the current financial year.
	<u>Financial &amp; Resource Implications</u> The Unit does not believe that any financial advantage for the council could be secured by a

3.7	further procurement exercise.  <u>Equality or Good Relations Implications</u> There are no equality or good relations implications arising from this report.
3.8	
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	None.