

Assurance Team Report Card

Dowson School Project, Broadland Housing Association

1. The Construction Sector Transparency Initiative (CoST) is an international multi-stakeholder programme designed to increase the accountability of public sector organisations and construction companies for their construction projects. It will do this by disclosing information at all stages of the construction project cycle, from the initial identification of the project to the final completion. Dowson School Project, Broadland Housing Association is one of the chosen projects that form part of the UK Pilot.
2. The Assurance Team appointed by the UK Multi-Stakeholder Group for this pilot study comprises four senior construction industry specialists, working together to obtain and assess information and provide reports.
3. Broadland are constructing the Dowson School Project to provide 47 units of affordable rented social housing on a site within the City of Norwich previously occupied by a Primary School. Broadland decided to carry out these works after a careful analysis of the forecast costs involved and the forecast rental income they would earn. Part of that analysis was a thorough review of the risks associated with the work and the impact those risks may have.
4. Broadland have made full and accurate disclosure of documents demonstrating their procedures for awarding the construction contract for this project and how they operate those procedures.
5. The selection process for the contractor for this project was subject to the UK Public Contract regulations 1996. A notice was therefore inserted in the Supplement to the Official Journal of the European Union ("OJEU"), and, from the list of parties expressing an interest, a shortlist of 8 tenderers was drawn up, based upon their total scores for the criteria set out in the OJEU notice.
6. Tenders were invited from the 8 shortlisted tenderers. Tenders included the cost of completing the design of the works as well as constructing them. Tenderers were asked to provide up to 4 different quotations based upon two different levels of specification, and two alternative contract periods of either 15 months or such other time period as the tenderer chose). Not all tenderers produced tenders for all alternatives.
7. A careful process of analysis of the tenders received was carried out by Broadland's agent, Davis Langdon, resulting in a short list of two tenderers being considered. The lowest tender for each level of specification was from one tenderer and were both based upon shorter contract period. However



these were rejected by Broadland because the contract periods were considered to be too short to enable them to provide the required information to the contractor. Recommendations as to the tender to accept, based upon the original 15 month contract period, were then made to Broadland by Davis Langdon. Different contractors were recommended as being the most economical depending upon the level of specification to be chosen.

8. Broadland accepted the lowest priced tender for the lower specification, and issued an interim written agreement, known as a letter of intent, to the tenderer. This enabled the design works to start. Subsequently following further discussions it was agreed to improve the quality of the homes by increasing the specification. The costs for these were agreed and incorporated into the contract between Broadland and the Contractor.
9. The contract entered into with the Contractor was based upon the JCT 2005 Design and Build Contract, with minor amendments. It was based upon the revised specification agreed between the Parties. The original contract sum was £3,906,669.92.
10. During the construction of the works to date changes have been instructed by Broadland in accordance with the contract which has increased the contract sum to date to £3,924,294.72. These changes have improved the quality of the homes. This sum is below the amount originally budgeted for construction of £4,012,518.
11. Davis Langdon, the Employer's Agent, produces for Broadland monthly forecasts of Completion and final account sum. The latest forecast we have seen indicates Completion will be achieved by the extended contractual Completion Date, and the contract sum will reduce slightly.
12. The full report is available from <http://www.constructiontransparency.org/CountriesSupporters/Countries/UnitedKingdom/> and www.ice.org.uk/CoSTUK.

Material Project Information

Stage of project cycle	List of MPI to be disclosed	Project name: Dowson School Procuring Entity: Broadland Housing Association
Project identification	Project purpose	To provide social housing for rent and part purchase
	Location	Site of former Dowson School, Norwich, Norfolk
	Intended Beneficiaries	Those individuals and families living in Norwich who are in need of good quality economical housing
	Specification	Design Brief 2008
Tender process (main contract for works)	Tender procedure	European Union Public Procurement Directive. Restricted Procedure with a shortlist of tenderers
	List of tenderers	Apollo: Bramall: Higgins: Hill: Lovell: Mansell: Mulalley: Persimmon
	Tender evaluation report	Tender Evaluation Report produced by Davis Langdon dated 8 April 2009
Contract award (main contract for works)	Name of main contractor	Hill Partnerships Ltd
	Contract price	£3,906,669.92
	Contract scope of work	Set out in Design Brief 2008 and Employer's Requirements Parts 1 to 6
	Contract programme	Completion of Section 1 by 15 February 2010. Completion of Section 2 (remainder of the works) by 16 August 2010.
Contract Execution (Main contract for works)	Individual changes to the contract which affect the price with reasons	As set out in Appendix 4
	Individual changes to the contract which affect the programme, with reasons	The Parties agreed to increase the number of units to be completed in Phase 1. This resulted in an agreed increase in the contract sum. Extensions of time awarded to Sections 1 and 2
	VO's, claims, Early Warnings & Compensation Events	As set out in Appendix 4
	Payment certificates	Payments certificates issued by the Employer's Agent at monthly intervals. Last one seen is No 10, is dated 14 July 2010 and is in the gross sum of £3,514,400
	Details of any re-award of main contract	None
Post contract completion details (main contract for works)	Actual contract price	Works not yet complete. It is forecast that revised contract sum will be £3,924,294.72
	Total payments made	Gross sum of £3,514,400 up to 14 July 2010
	Actual contract scope of work	Original specification as changed by Employer's Agent's Instructions
	Actual contract programme	Works not yet complete
Documents to be disclosed		
Feasibility study		RAP Report dated 8 th April 2009
Financing agreement		RAP Report dated 8 th April 2009
Project evaluation reports (on completion and on-going)		Routine reports are not produced by Broadland. Final report not yet produced as works are ongoing.