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Presented by

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# Geographic Information System (GIS) Procurement of Grounds Maintenance

Using GIS for cost-effective procurement



# Overview of London and Quadrant Housing Trust.

- London and Quadrant Trust is one of the largest registered providers of affordable housing in the UK, managing over 70,000 homes, Geographically spread across London and Home counties covering 133 local authorities.
- Structured into 7 neighbourhoods – North, North East, Thames, South, South West, West (4 Hubs for procurement of GM)
- For the procurement of grounds maintenance more than 1075 estate were captured on GIS maps and processed by ODC.

# Why does L&Q need GIS mapping?

- Procurement process for grounds maintenance, quantities of estate services to be tendered for.
- Extent of property ownership
- Audit of existing property and Asset stock  
Service charge transparency for residents
- Visual data to improve knowledge & understanding.
- Allocation of housing patches
- Understand profile of residents



# GIS Estate Map



# GIS BoQ

Estate ref	GM_Type	GM_SubType	Number	Area m2
123400000 Gray's Court	Grass		41	5883.9
123400000 Gray's Court	Hard Surface	Block Paving	4	12.3
123400000 Gray's Court	Hard Surface	Concrete	25	3095.3
123400000 Gray's Court	Hard Surface	Paving	16	313
123400000 Gray's Court	Hard Surface	Tarmac	25	2999
123400000 Gray's Court	Hedge		8	120
123400000 Gray's Court	Shrubs		58	1211.7
123400000 Gray's Court	Street Light		17	0
123400000 Gray's Court	Tree		97	0

# Pricing Framework

Estate Ref	Estate Name	ACTIVITY as per maintenance Schedule	Total Frequency (Annually)	UoM	Qty	Rate	Total
901600000	Grays Court	Grass: Maintenance as per contract schedule, including edging	<b>19</b>	m2	5883.90	£ 0.0	£.....
901600000	Grays Court	Grassed Areas - Fertiliser/Herbicide/Moss killer Beds, shrubbery's, borders etc - Fertiliser/Herbicide	<b>2</b>	m2	5883.90	£ 0.0	£.....
901600000	Grays Court	Beds, maintain all shrubs and plant beds, inclusive hoeing, forking, mulching and ivy removal. All rough/landscaped areas to be weeded and trimmed	<b>9</b>	m2	0.00	N/A	£.....
901600000	Grays Court	Hedges: Cut hedges	<b>2</b>	m2	120.00	£ 0.0	£.....
901600000	Grays Court	Shrubs: Prune shrubs and roses	<b>2</b>	m2	1211.70	£ 0.0	£.....
901600000	Grays Court	Whole site maintenance, hard surfaces & trees - sweep all hard surfaces and remove leaves, litter debris and other waste (Inc. surface drains, gullies, grids, outlets & playgrounds). Tree inspections & minor maintenance.	<b>26</b>	m2	7215.60	£ 0.0	£.....
901600000	Grays Court	Hard Surfacing: Spray for moss & weeds	<b>2</b>	m2	0.00	N/A	£.....
901600000	Grays Court	Tree Report (one per estate, per annual) ITEM	<b>1</b>	Number	97	£ 0.0	£.....



# Apportioning & VO template

Demo VO template																									
Estate			Grass	Grass Area	Grass Cost	Beds	Beds Area	Beds Cost	Hedges	Hedges Area	Hedges Cost	Shrubs	Shrub Area	Shrub Cost	Whole Site & Hard Surface	Whole Site & Hard Surface Area	Whole Site & Hard Surface Cost	HS: Spray for moss & weeds	HS: Spray for moss & weeds Area	HS: Spray for moss & weeds Costs	Tree Report	Tree Report	Tree Report cost Cost	TOTAL	
Grays Court			Grass	5883.9		Beds	1211.7		Hedges	120	£	Shrubs	1211.7	#####	Whole Site & Hard Surface	13625.6		Hard Surfacing: Spray for moss & weeds	6410		Tree Report	1			
Estate Reference			Grass			Beds			Hedges			Shrubs			Whole Site & Hard Surface			Hard Surfacing: Spray for moss & weeds			Tree Report			TOTAL	Inc VAT
Level	Reference	Name	Total area per level	% of Estate area	Cost per block	Total area per level	% of Estate area	Cost per block	Total area per level	% of Estate area	Cost per block	Total area per level	% of Estate area	Cost per block	Total area per level	% of Estate area	Cost per block	Total area per level	% of Estate area	Cost per block	Total no. per level	% of Estate area	Cost per block	TOTAL	Inc VAT
Estate	123400000	Grays Court		0.00%	£ -		0.00%	£ -		0.00%	£ -	1211.7	100.00%	#####	13625.6	100.00%		6410	100.00%		1	100.00%			
Scheme	1234A0000	Grays Court	5883.9	#####		0.00%	£ -		0.00%	£ -		0.00%	£ -		0.00%	£ -		0.00%	£ -			0.00%	£ -		
Block	12340b000	Grays Court		0.00%	£ -	1211.7	100.00%	#####	120	100.00%	£ 2.40		0.00%	£ -		0.00%	£ -		0.00%	£ -		0.00%	£ -		
Total:			5883.9	#####		1211.7	100.00%		120	100.00%	£ 0		100.00%		13625.6	100.00%		6410	100.00%		1	100.00%			

Activity as per Specification	Measure_Type	Ref	Qty	Freq	Amount using average adjustment or agreed adjustment (if applicable)	Maximum Amount (for reference)
Grass: Maintenance as per contract schedule, including edging	Grass	Grass h	5883.9	19	£	
Grassed Areas - Fertiliser/Herbicide/Moss killer Beds, shrubbery's, borders etc - Fertiliser/Herbicide	Grass	Grass h	5883.9	2	£	
Beds, maintain all shrubs and plant beds, inclusive hoeing, forking, mulching and ivy removal. All rough/landscaped areas to be weeded and strimmed		Bed e	1211.7	9	£	
Hedges: Cut hedges	Hedge	Hedge c	120	2	£	
	Flower_Beds		0			
Shrubs: Prune shrubs and roses	Shrubs	Shrub e	1211.7	2	£	
Whole site maintenance, hard surfaces & trees - sweep all hard surfaces and remove leaves, litter debris and other waste (inc. surface drains, gullies, grids, outlets & playgrounds). Tree inspections & minor maintenance.	Whole_Site	Whole h	13625.6	26	£	
Hard Surfacing: Spray for moss & weeds	Hard_surface	Hard g	6410	2	£	
Tree Report (one per estate, per annual TEM)	Tree	Tree e	97	1	£	

VO req	Orig Qty	Amended Qty	Diff Qty	Orig Freq	Amended Freq	Diff Freq	Orig Cost	Amended Cost	Total Diff	Inc VAT
no	0			19			£ -			
no	0			2			£ -			
no	0			9			£ -			
no	0			2			£ -			
no	0			2			£ -			
no	0			26			£ -			
no	0			2			£ -			
no	0			1			£ -			

# Advantages of GIS Data

- Procurement – better information better pricing (VFM)
- Estate Services
  
- Accurate calculation of resident service charges
- Bill of Quantities
- Pricing framework, VO template, transparency of costs.
  
- Improved information for the organisation
- Data capture, Visualise data, Housing management data.
  
- L&Q can update maps to meet the needs of the future
- On-going development to improve mapping data



**Any  
questions?**