

**Report to** Cabinet  
11 September 2019  
**Report of** Director of neighbourhoods  
**Subject** Award of a contract for replacement kitchens and  
bathrooms in housing stock

**Item**

12

## **KEY DECISION**

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### **Purpose**

To seek approval to award a contract for replacement kitchens and bathrooms in housing stock.

### **Recommendation**

To award a contract for replacement kitchens and bathrooms in housing stock to Gasway Services Ltd for the period 2 August 2019 to 31 March 2020.

### **Corporate and service priorities**

The report helps to meet the corporate priority of great neighbourhoods, housing and environment.

### **Financial implications**

The financial consequences of this report are the award of orders for kitchen and bathroom upgrades to a value of £1,620,000.00 for the rest of the financial year 2019/20.

An initial £180,000 spend within the current framework has already been given approval by the head of service under the scheme of delegation to ensure continued service delivery.

Orders placed will not exceed the approved budget included within the Housing Revenue Account capital programme for 2019-20.

**Ward/s:** All Wards

**Cabinet member:** Councillor Harris - Deputy leader and social housing

### **Contact officers**

John Hodson (Housing & Operations Manager) NPS 01603 227911  
Norwich Ltd

Lee Robson Head of Neighbourhood Housing 01603 212445

## Background documents

None

# Report

## Introduction

1. The council has a need within its housing stock for replacing kitchens and bathrooms. Under the Norwich standard no kitchen should be older than twenty years and no bathroom should be older than thirty years. The replacement kitchens are planned to maximise storage potential and to ensure that there is space for modern appliances. There is a wide range of work surfaces, kitchen units, tiles and floor finishes for tenants to choose which means that each kitchen is installed to meet individual tenant's requirements.
2. White suites are installed in the replacement bathrooms, along with over bath showers. Tenants are given the choice of colour of the tiles and flooring.
3. In September 2017 cabinet approved the award of a three year programme for the replacement of kitchens and bathrooms to Roalco Ltd via the Eastern Procurement Ltd (EPL) framework for property improvements.
4. The current supplier, Roalco Ltd, has recently gone into administration and can no longer fulfil the remainder of their contract.
5. To enable these works to be carried out without undue delay, the Eastern Procurement Ltd (EPL) framework was used to identify if a suitable supplier could be sourced. One supplier was identified who had the capability and capacity to carry out most of the outstanding works in 2019/20. Due to the timescales and nature of the requirement, this framework was already identified as compliant to EU and Public Contract Regulations and therefore recommended to be used.
6. The anticipated volumes are shown below in Table 1 below. These are taken from the thirty year plan for council housing improvements and are subject to confirmation.

<b>Table 1</b>	<b>2019/20</b>
Kitchens	239
Bathrooms	292

## **Contract**

7. The contract is for an alternative supplier to carry out replacement kitchen and bathroom installations for the rest of 2019/20

## **Procurement process**

8. Following the originally contracted supplier falling into administration and therefore not being able to complete their contract, a new contract is required from the 8 August 2019 to enable outstanding works to be carried out up to 31 March 2020 for kitchen and bathroom installations.
9. This framework allows a direct award to a supplier. The choice of Gasway Services Ltd will enable a continuity of service as they are a local company already geared up to carry out the required works without any delay and they will still be able to offer value for money services within their framework prices.

## Integrated impact assessment



**NORWICH**  
City Council

The IIA should assess **the impact of the recommendation** being made by the report

Detailed guidance to help with the completion of the assessment can be found [here](#). Delete this row after completion

### Report author to complete

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	11 September 2019
<b>Director / Head of service</b>	Bob Cronk
<b>Report subject:</b>	To award a contract for replacement kitchens and bathrooms in housing stock
<b>Date assessed:</b>	27 August 2019

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To ensure the best value for money is obtained from the available supplier.
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replacement kitchens and bathrooms helps to maintain the council's housing stock
Waste minimisation & resource use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Suppliers appointed to the framework recycle the vast majority of waste material
Pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments

	Impact			
<b>Risk management</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>1. Risk of challenge from unsuccessful suppliers:</p> <p>Any tenders and frameworks will have followed a restricted process carried out by Eastern Procurement Ltd, with award criteria being based on the most economically advantageous tender, there is no risk of challenge from unsuccessful suppliers at this stage.</p> <p>2. Risk of supplier failure:</p> <p>There is a risk that the appointed suppliers could fail during the life of the contract (as is currently the case). This is still a low risk as a number of suppliers are still on the available framework to provide some cover as required. In addition the Council is not investing in the supplier and so the risk is one of service continuity rather than financial.</p> <p>A new framework will soon become available to enable us to consider our requirements for our future years requirements.</p>

Recommendations from impact assessment	
<b>Positive</b>	
<b>Negative</b>	



Neutral
Issues