

<b>Report to</b>	Cabinet	<b>Item</b>
	15 January 2020	
<b>Report of</b>	Head of neighbourhood housing services	<b>8</b>
<b>Subject</b>	To award a contract value addition – for replacement kitchens and bathrooms in housing stock	

## KEY DECISION

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### Purpose

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

### Recommendation

To award a contract value addition for replacement kitchens and bathrooms within the councils housing stock to Gasway Services Ltd for the period ending 31 March 2020.

### Corporate and service priorities

The report helps to meet the corporate priority 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 £675,000.00 for the remainder of the 2019/20 financial year.

Within the total value, an initial £180,000 award within the current framework has already been approved under delegation by the head of service.

Orders placed will not exceed the approved budgets within the Housing Revenue Account, capital programme for the 2019-20 financial year).

The current total spend in this area is now anticipated to be £2,475,000.00 for 2019-20.

**Ward/s:** All Wards

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

### Contact officers

Lee Robson Head of neighbourhood housing services 01603 212120

John Hodson (Housing & Operations Manager) NPS  
Norwich Ltd

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**Background documents**

None

# **Report**

## **Introduction**

1. The council has a need within its housing stock for the replacement of 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. 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.
3. In September 2019 Cabinet awarded a replacement contract to Gasway Services for the estimated value of works that it was anticipated could be carried out for the remainder of the financial year. This award was made due to the existing Roalco Limited, having gone into administration and could no longer fulfil the remainder of the contract.

## **Contract**

4. The contract is for an additional value award for £675,000.00 against the contract previously awarded to carry out additional replacement kitchen and bathroom installations for the rest of 2019/20.

## **Additional value need**

5. Following the new contract award in September 2019, the level of works completed has exceeded the anticipated levels of that award. It is now requested that cabinet approves the award of an additional value of £675,000.00 to that contract, for which existing budgetary provision remains within the 2019/20 HRA capital programme. This will enable additional kitchen and bathroom installations to take place within this financial year.

## 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>	15 January 2020
<b>Director / Head of service</b>	Lee Robson
<b>Report subject:</b>	To award a contract value addition – for replacement kitchens and bathrooms in housing stock
<b>Date assessed:</b>	29 November 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			
Risk management	<input checked="" 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 year's requirements.</p>

Recommendations from impact assessment
Positive
Negative
Neutral
Issues