

Report to Cabinet
12 April 2017
Report of Director of Neighbourhoods
Subject Award of contracts (Housing)

Item

9

KEY DECISION

Purpose

To seek approval for the award of various contracts under the Eastern Procurement Framework Agreement in council homes to provide the following works (kitchens, bathrooms, windows, doors, roofing, and external wall insulation) on council owned/managed homes.

Recommendations

1. To award the contracts as detailed in the report as follows:
 - a. Replacement of kitchens to Foster Property Maintenance Limited (50% of contract value);
 - b. Replacement of bathrooms to Foster Property Maintenance Limited (50% of contract value);
 - c. Replacement windows to Anglian Building Products Limited;
 - d. Replacement doors to Anglian Building Products Limited (50% of contract value); and,
 - e. Replacement doors to Ashford Commercial Limited (50% of contract value)
2. Delegate authority to the director of neighbourhoods in consultation with the deputy leader and cabinet member for housing to:
 - a. award the masonry repointing contract at a cost of £750,000 on completion of a mini tender process; and,
 - b. award the contract for the installation of full thermodynamic hot water systems at a cost of £500,000 on completion of a procurement exercise to identify the best value supplier.

Corporate and service priorities

The report helps to meet the corporate priority “Decent housing for all” and the service plan priorities to continue to deliver the programme of making all council homes decent, to maximise the use of our housing stock and to enable new homes.

Financial implications

Funding for these contracts will be met from the approved housing revenue account budget.

Wards All wards.

Cabinet member Councillor Harris – Deputy leader and cabinet member for council housing

Contact officers

Gary Atkins – Associate director of operations, NPS Norwich Ltd	01603 227902
Jay Warnes – Head of strategic property services, NPS Norwich Ltd	07771520210
John Hodson – Manager – major works 2, NPS Norwich Ltd	01603 227911

Background documents

None.

Report

Background

1. The council has a programme of structural repairs and improvements to ensure the housing stock remains in a good state of repair and tenants have quality homes in which to live in. These works are implemented via a number of term contracts, framework contracts and ad-hoc tenders and the contracts covered in this report form a part of this programme of works.
2. The work contributes to the council's aim of providing decent housing for all and is a continuation of delivery towards the council's Norwich Standard.
3. The scope of the property improvements covered by this report covers:
 - Replacement kitchens and bathrooms
 - Replacement windows
 - Replacement doors
 - Re-roofing
 - External wall installation
 - Masonry re-pointing
 - Thermodynamic hot water systems

Procurement process

4. All contracts in this report were procured using the Norwich City Council and Eastern Procurement Limited framework agreement previously agreed by Cabinet and evaluations of the tenders were carried out by Eastern Procurement Limited.
5. Contract prices form part of the Eastern Procurement Limited framework agreed schedule of rates.

Award of contracts

6. It is recommended that the contracts be awarded as follows:

Kitchens (50% volume)	Foster Property Maintenance Limited	£1,771,850
Bathrooms (50% volume)	Foster Property Maintenance Limited	£1,262,500
Windows	Anglian Building Products Limited	£552,000
Doors (50% volume)	Anglian Building Products Limited	£726,000
Doors (50% volume)	Ashford Commercial Limited	£726,000
Roofing	Aspect East Anglia Limited (Trading as Aspect Roofing)	£1,060,000
External wall insulation	Anglian Building Products Limited	£660,000

7. The award of the contracts for new kitchens and bathrooms will result in an estimated 250 new kitchens and 200 new bathrooms that will help achieve the final phases of the Norwich standard.
8. Due to the high value of the kitchen and bathroom replacement contracts and the need for work to continue in the new financial year, 50% of the award is requested to be agreed now with the remaining 50% to be re-procured to ensure value for money is achieved.
9. Delegated authority is sought to award the masonry repointing contract at a cost of £750,000 following a mini tender process to select the best value supplier.
10. Delegated authority is also sought to award the contract for the installation of full thermodynamic hot water systems at a cost of £500,000 following a procurement exercise to identify the best value supplier.

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 completing the assessment can be found [here](#). Delete this row after completion

Report author to complete

Committee:	Cabinet
Committee date:	12 April 2017
Head of service:	Lee Robson
Report subject:	Award of Various Housing Planned Work Contracts 2017/18
Date assessed:	April 2017
Description:	To advise cabinet of the letting of various contracts under the Eastern Procurement Limited Framework Agreement to provide the following works (Kitchens, Bathrooms, Windows, Doors, Roofing, and External Wall Insulation) on council owned/managed homes, and for the delegated power to award where mentioned above.

	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"/>	The Eastern Procurement Limited framework ensures the Council achieves best value for money. The tender returns are competitively priced and lower cost compared to previous installations.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marginal impact through installation of roofing (insulation), double-glazed windows and well-sealed/insulated doors.
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</u> 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provision of all facets of these contract awards have potential to improve the health and wellbeing of families.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduction in Carbon Footprint of affected properties.
Sustainable procurement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Eastern Procurement Limited framework.
Energy and climate change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifically the delivery of windows, doors, external wall insulation and roofing (insulation) will contribute to reducing the council's overall carbon emissions and footprint.
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment

Positive

Reduced fuel bills therefore preventing fuel poverty, reduction in carbon emissions within the housing stock and for the city contributing to our overall reduction target.

Negative

Neutral