

Report to Cabinet
08 February 2017
Report of Director of neighbourhoods
Subject Procurement of various housing stock upgrade contracts

Item

11

KEY DECISION

Purpose

To consider the award of the contract for electrical and heating upgrades in council homes.

Recommendations

To:

- 1) award the contract for electrical rewires, upgrades and periodic inspections to the best value supplier as determined by the direct call-off prices within the Eastern Procurement Ltd framework; and,
- 2) delegate authority to the director of neighbourhoods, in consultation with the cabinet member for council housing, to award to the best value supplier for domestic heating upgrades after a mini tendering exercise is complete.

Corporate and service priorities

The report helps to meet the corporate priority to provide a healthy city with good housing.

Financial implications

The financial consequences of this report is the award of orders for repairs and upgrades for a total quoted cost of £4,085,265, which is included within the Housing Revenue Account financial forecasts and budgets for financial year 2017/18.

Ward/s: All Wards

Cabinet member: Councillor Harris – Deputy Leader and council housing

Contact officers

Gary Atkins, associate director of operations, NPS 01603 227903
Norwich Ltd

Carol Marney, head of property services (operations), 01603 227904
NPS Norwich Ltd

Background documents

None

Report

Electrical rewires, upgrades and inspections

1. The council has a need within its housing stock for various works relating to Housing Rewires/Upgrades arising from the Electrical Inspection Condition Report (EICRs). This requirement includes the EICRs.
2. The current contract which was procured via Eastern Procurement Ltd (EPL) expires on 31 March 2017 and therefore there is a need to renew the contract to deliver a consistent service from 1 April 2017.
3. It is proposed to continue with the (EPL) framework since this was renewed only last year and it continues to offer value for money. This has been through a full OJEU process, showing better price potential than the previous contract used.
4. The budget for the work is contained within the HRA capital and revenue programmes and is subject to approval by cabinet and council.
5. The proposed work for next year is likely to be 1350 inspection reports (EICRs), 200 rewires and 500 upgrades, depending upon the results of the inspections.
6. The framework rates have been evaluated and the lowest amount for the proposed work is £928,264 submitted by United Living. This contractor is the current provider of the service. They have provided an acceptable level of service over the last year.

Gas heating upgrades

7. The council also has a need within its housing stock for various works relating to domestic gas heating upgrading for 2017/18.
8. The current contract which was procured via Eastern Procurement Ltd (EPL) expires on 31 March 2017 and therefore there is a need to renew the contract to deliver a consistent service from 1 April 2017.
9. It is proposed to continue with the (EPL) framework but to procure by a mini tender exercise in order to benchmark between the suppliers on the framework. The framework has been through a full OJEU process, showing better price potential than the previous contract used.
10. The budget for the work is contained within the HRA capital and revenue programmes and is subject to approval by cabinet and council.
11. The proposed work for the next year is likely to be 780 upgrades and replacements due to condemned units. The budget required for this work is £3.157M.
12. The mini tender exercise has commenced and the results are expected at the end of February.

Recommendations

13. It is recommended that the electrical rewire, upgrade and inspection contract is awarded to United Living who are the best value provider subject to the approval of these budgets by council.
14. It is recommended that Cabinet delegate authority to the Director of neighbourhoods in consultation with the Deputy leader and cabinet member for council housing to award to the best value supplier for domestic heating upgrades after the mini tendering exercise is complete.

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:

Committee date:

Head of service:

Report subject:

Date assessed:

Description:

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other departments and services e.g. office facilities, customer contact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act</u> 1998	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Eliminating discrimination & harassment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Waste minimisation & resource use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment

Positive

Negative

Neutral

Issues