

Report to Cabinet
10 February 2021
Report of Interim director of people and neighbourhoods
Subject To award contracts for the domestic electrical rewiring of council dwellings.

Item

13

KEY DECISION

Purpose

To seek approval to award two contracts for the domestic electrical rewiring of council dwellings.

Recommendation

To approve the award of two contracts for the domestic electrical rewiring of council dwellings for the two year period 1 April 2021 to 31 March 2023 to:

- a) Foster Property Maintenance Ltd and
- b) Gasway Services Ltd

Corporate and service priorities

The report helps to meet the corporate priority:
Great neighbourhoods, housing and environment

Financial implications

The costs arising from the decisions to award the contracts are included in the HRA Capital and Revenue programme for 2021-2022 which will be considered by Council on 23 February 2021.

Additionally, with the relevant approval, carry-forward monies from the 2020-21 underspend could be allocated to ensure funds are sufficient to complete programmed target numbers.

It is proposed that these contracts are awarded as a one year plus one year term.

Foster Property Maintenance Ltd	£593,000.00
Gasway Services Ltd	£676,000.00
Total (2021-22)	£1,269,000.00

The total value for year two, 2022-23, will be subject to a cabinet approval of HRA Capital and Revenue programme for the subsequent year.

Ward/s: All Wards

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

Lee Robson, head of neighbourhood housing

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Neil Watts, major works and services manager, NPS
Norwich

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Background documents

None

Report

Introduction

1. Norwich City Council has a programme of ongoing investment in its housing stock to prolong the life of the property portfolio and to ensure that the council meets the “Norwich standard” for the homes it provides.
2. The investment includes rewiring of council owned domestic dwellings.
3. The continued investment will have a substantial impact in improving the quality of the homes the council provides and also on reducing the number of day to day repairs that will need to be carried out.
4. In addition, the works ensure dwellings in need of a rewire, based on system age and condition, are identified and contracted to be undertaken to ensure the council complies with its statutory duty as a landlord.
5. The works have been identified using data gathered, collated and retained by electrical installation condition reports and other methods and stored in the asset management database. This database informs the programme and the 60 year business plan for the HRA.
6. The works will be implemented via a framework contract established by Eastern Procurement Ltd (EPL). As a member of EPL, Norwich City Council benefits from the lower rates achieved from grouping the work required by all of its members.
7. Cabinet approval was obtained in February 2020 for Foster Property Maintenance Ltd to be awarded these works, on a three year term subject to good performance.
8. However the year one 2020-21 programme has failed to deliver the required programme numbers. This is attributed to a combination of disruption caused by the pandemic leading to access difficulties and the contractor's performance with regard to adequately resourcing and management.
9. In order to reduce the risk of further delivery shortfalls in the remaining years of the original contract term, being 2021-22 and 2022-23, it is recommended that the rewiring programme is shared between two EPL framework contractors.
10. The 2021-22 rewiring programme has been utilised to carry out a Price Quality evaluation using existing EPL framework rates and quality scores.
11. Foster Property Maintenance Ltd and Gasway Services Ltd returned the top two scores from the evaluation.
12. The individual contracts are to be awarded under an active framework. They will be awarded as one plus one year term. Monitoring will be undertaken yearly and the extension of contracts will be subject to good performance and funding being available.

13. It is proposed that these contracts are awarded based on budgets which are included within the 2021-22 HRA capital programme.

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

Committee:	Cabinet
Committee date:	10 February 2021
Director / Head of service	Lee Robson
Report subject:	To award contracts for the electrical rewiring of council dwellings.
Date assessed:	21 January 2021

	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"/>	Frameworks procured through Eastern Procurement Ltd. ensure that Norwich City Council achieves value for money.
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"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>These works ensure that the Norwich Standard for housing is upheld so that tenants can live in safe, well maintained homes that are fit for purpose.</p> <p>These works also contribute to the council's compliance with statutory responsibilities as a Landlord relating to domestic electrical installations.</p>

	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"/>	
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	

Recommendations from impact assessment	
Positive	
Negative	
Neutral	
Issues	