Report to	Cabinet 10 June 2020	**Item**
Report of	Head of neighbourhood housing services	17
Subject	The award of contract for whole home improvements on housing properties	

KEY DECISION

Purpose

The award of a contract for the procurement of whole home improvements on housing properties.

Recommendation

To award contracts for whole home improvements for the complete refurbishment of 20 various properties within the housing portfolio to Foster Property Maintenance Ltd and Breyer Group Ltd

Corporate and service priorities

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

Financial implications

The estimated value to refurbish 20 properties is £556,479.98 and the value of the contract requires cabinet approval. An interim award has been put in place under delegated powers, to carry out works to the six most urgent properties at an estimated cost of £166,943.99. Three have been awarded to Foster Property Maintenance and three to the Breyer Group. This report is to award the remaining £389,535.99 for a further 14 properties.

Ward/s: Multiple Wards

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

Lee Robson, Head of neighbourhood housing	01603 212939
John Hodson, Housing Operations Manager NPS Norwich	01603 227911

Background documents

None

Report

Background

1. A whole home improvement (WHI) is where a property that has been returned to the council requires significantly above standard improvement works in order for the property to meet the Norwich void standard. Typically works include but are not limited to:

    - Kitchen re-modelling and upgrading
    - Bathroom re-modelling and upgrading
    - Complete property re-plastering
    - Electrical rewiring
    - Heating and insulation upgrade
    - Renewal of all internal carpentry, including, doors and skirting's
    - Complete redecoration

2. To ensure vacant properties continue to be improved and made available for new tenants, an interim award to undertake whole house improvements was agreed under delegated powers for a sum of £166,943.99. This will allow the 6 most urgent properties to be refurbished.

3. A further four properties are known to be required at this time.

4. Based upon previous years' experience, NPS Norwich anticipate a further 10 properties will require WHI either when returned to the council or other circumstances.

5. Cabinet are requested to approve the award of the remaining funds estimated to be £389,535.99 to enable works to the remaining four properties already known and the 10 properties that it is anticipated will come forward.

6. This report also seeks approval to award the further ten anticipated whole home improvements, via the EPL property improvements framework. This will reduce the administrative time required if each property was tendered on an individual basis. NPSN can then use the agreed framework rates to benchmark the quality and costs, against turnaround times, of the two framework contractors and reduce lost rental income and more importantly return much needed modernised housing into the portfolio to provide a home to a new tenant.

Procurement Process

7. NPS Norwich have prepared the specification and provided drawings and designs for the EPL framework to use and price the works using their tendered framework rates.

8. All supplier rates on the EPL framework were used and the two suppliers that have been selected using both cost and quality as a benchmarking exercise, were Foster Property Maintenance Ltd and the Breyer Group Ltd.

9. The two contractors have been approached by EPL and have confirmed that they are both willing and able to carry out the works as specified and

that they can still undertake this work at this present time during the Covid-19 restrictions.

10. The suppliers will be asked to submit details in the form of method statements proposing how they would meet the requirement for the work package and will be asked to provide a surveyed measured price prior to work starting. This will allow NPS Norwich and EPL to ensure that the costs comply with the framework rates and meet council requirements.

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:	10th June 2020
Director / Head of service	Lee Robson
Report subject:	Procurement of whole home improvements on housing properties
Date assessed:	18th May 2020

	Impact			
Economic (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Finance (value for money)	☐	x	☐	By using the EPL framework, more assets could be improved due to competitively tendered rates
Other departments and services e.g. office facilities, customer contact	X	☐	☐	
ICT services	X	☐	☐	
Economic development	X	☐	☐	
Financial inclusion	X	☐	☐	
Social (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Safeguarding children and adults	X	☐	☐	
S17 crime and disorder act 1998	X	☐	☐	
Human Rights Act 1998	X	☐	☐	
Health and well being	☐	X	☐	Improved housing, will have a positive impact on the incoming tenant's and their families longer term health & wellbeing.

	Impact			
Equality and diversity (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Relations between groups (cohesion)	X	☐	☐	
Eliminating discrimination & harassment	X	☐	☐	
Advancing equality of opportunity	X	☐	☐	
Environmental (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Transportation	X	☐	☐	
Natural and built environment	X	☐	☐	
Waste minimisation & resource use	X	☐	☐	
Pollution	X	☐	☐	
Sustainable procurement	X	☐	☐	
Energy and climate change	☐	X	☐	Improved insulation and more modern heating systems will reduce the carbon footprint and reduce energy costs, for future tenants.
(Please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**

	Impact			
Risk management	X	☐	☐	

Recommendations from impact assessment
Positive
Negative
Neutral
Issues