Report to	Cabinet	**Item**
	10 June 2020	
Report of	Head of neighbourhood housing services	16
Subject	Award of contract for concrete repairs to stairs and communal walkways at Kensington Place, Vauxhall Street, Wessex Street, Cranworth Gardens and Percival Close	

KEY DECISION

Purpose

To seek approval to delegate authority to award a contract for concrete repairs to stairs and communal walkways at Kensington Place, Vauxhall Street, Wessex Street, Cranworth Gardens and Percival Close.

Recommendation

To delegate authority to award the contract for structural repairs to the director of people and neighbourhoods in consultation with the deputy leader and cabinet member for social housing.

Corporate and service priorities

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

Financial implications

The financial consequence of this report is the award of a contract for housing structural repairs with an estimated cost of £600,000 to six medium-rise blocks of flats at Vauxhall Street, Wessex Street, Kensington Place, Percival Close and Cranworth Gardens. This funding has been included in the HRA Capital programme for 2020/2021.

Ward/s: Multiple Wards

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

Lee Robson, Head of neighbourhood housing	01603 212939
Neil Watts, Major Works and Services Manager NPS Norwich Ltd	01603 227172

Background documents

None

Report

Background

1. The council has a programme of structural repairs and improvements deemed necessary in order to ensure the housing stock remains in a good state of repair, and tenants have quality homes to live in. The contract covered in this report forms a part of this programme of works. A total of 86 flats will benefit from the repairs, situated in blocks located citywide.

2. The scope of the contract includes repairs to concrete communal walkways and private balconies, concrete repairs to stairs, deck membrane works to stairs, communal landings and balcony landings, new balcony railings to landings and localised brickwork repairs. The deck membranes protect the structural elements from water ingress significantly reducing the likelihood of further corrosion of the steel reinforcement and subsequent deterioration of the concrete.

3. These works will also address repair requirements of the decorative brickwork walls within the communal stairwells that in some instance span the full height of the building. In addition some outstanding repair requirements to the rear ground floor entrance at 23 Cranworth Gardens will be undertaken and the PVC-u canopy above the landing walkways at Percival Close and Cranworth Gardens blocks, will be removed as part of this project.

4. These works will extend the life expectancy of the structural elements. The specialist systems come with warranties for materials and workmanship of 10 years for concrete repairs and 15 years for the waterproof slip resistant deck membrane systems.

Procurement Process

5. The opportunity will be advertised on the council's e-procurement portal during the week beginning 25/05/2020 once the specification of works and bills of quantities are finalised.

6. Suppliers will be asked to submit details of their organisation in terms of finance, contractual matters, insurances, quality assurance, environmental standards, health and safety, equality and diversity credentials, references and previous experience, with all aspects being evaluated to ensure that suppliers met the Council's basic requirements.

7. At the same time, 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 the price that they would charge to carry out this work. Again, these method statements being evaluated to ensure that the supplier met the Council's basic requirements.

8. Due to the uncertain impacts of Covid 19, the tender process will be progressed and suppliers have indicated their willingness to tender to undertake works whilst complying with the current Covid 19 government guidelines. All risks associated with the commencement of works will be assessed prior to the award of the contract.

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 June 2020
Director / Head of service	Lee Robson
Report subject:	Procurement of concrete repairs to stairs and communal walkways at Kensington Place, Vauxhall Street, Wessex Street, Cranworth Gardens and Percival Close
Date assessed:	19 May 2020

	Impact			
Economic (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Finance (value for money)	☐	☒	☐	Open tendering ensures that best value is achieved
Other departments and services e.g. office facilities, customer contact	☒	☐	☐	
ICT services	☒	☐	☐	
Economic development	☒	☐	☐	
Financial inclusion	☒	☐	☐	
Social (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Safeguarding children and adults	☒	☐	☐	
S17 crime and disorder act 1998	☒	☐	☐	
Human Rights Act 1998	☒	☐	☐	
Health and well being	☒	☐	☐	

	Impact			
Equality and diversity (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Relations between groups (cohesion)	☒	☐	☐	
Eliminating discrimination & harassment	☒	☐	☐	
Advancing equality of opportunity	☒	☐	☐	
Environmental (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Transportation	☒	☐	☐	
Natural and built environment	☐	☒	☐	The works will extend the life expectancy of the built environment
Waste minimisation & resource use	☒	☐	☐	
Pollution	☒	☐	☐	
Sustainable procurement	☒	☐	☐	
Energy and climate change	☒	☐	☐	
(Please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**

	Impact			
Risk management	☐	☐	☒	There is a low risk that the appointed supplier could fail during the life of the contract. There is little risk to the council, as it is not investing in the supplier. The risk is one of service continuity rather than financial which is further mitigated by the fact that the contract is planned in nature.

Recommendations from impact assessment
Positive
Negative
Neutral
Issues