

**Report to** Cabinet

**Item**

14 April 2021

**Report of** Interim director of people and neighbourhoods

16

**Subject** To award a contract for the roofing upgrades and repairs programme to council dwellings.

## KEY DECISION

---

### Purpose

To seek approval to award a contract for the roofing upgrades and repairs programme to council dwellings.

### Recommendation

To approve the award of a contract for the delivery of the roofing upgrades and repairs programme to Aspect Group Services Limited for the period 01 June 2021 to 31 March 2024, subject to annual budget setting and satisfactory performance and quality being met.

### Corporate and service priorities

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

### Financial implications

Using the Eastern Procurement Limited (EPL) framework, the award of orders for roof renewals is valued at £2,271,840.51 for the period 1 June 2021 to 31 March 2024 to Aspect Group Services.

The anticipated number of traditional council dwellings expected to receive new roofs is 100 properties per year, with an annual cost of circa £757,280.17. These orders will be placed annually, based upon satisfactory and agreed quality and programme delivery.

Orders placed will not exceed the approved budgets included within the Housing Revenue Account capital programme for 2021-2022 and subsequent approved budgets in 2022-2023 and 2023- 2024.

**Ward/s:** All Wards

**Cabinet member:** Councillor Harris - Deputy leader and social housing

### Contact officers

Lee Robson, Head of neighbourhood housing

01603 989545

John Hodson, Housing operations manager, NPS  
Norwich

01603 227911

## Background documents

This cabinet contract decision will supersede the previous cabinet contract decision made in February 2020.

The contract with the incumbent supplier was for the three year period 1 April 2020 to 31 March 2023, subject to annual budget setting and satisfactory performance and quality being met.

Under the contract terms and to ensure the council gets best value for money, the contract is reviewed annually and will only renew into the following year if the incumbent supplier has performed to an adequate standard and still provides the best value for money.

On review of the initial contract term ending 31 March 2021, NPS Norwich Ltd and the Procurement team consulted with Eastern Procurement Limited (EPL) in order to establish and evaluate whether the council was continuing to secure the best value for money for its roofing upgrades and repairs programme.

Suppliers were assessed using a revised pricing evaluation undertaken by the EPL and placed into a new pricing framework which converted the scores in the table below to show the best value for money.

As a result, it is recommended that a direct award is made for the period 01 June 2021 to 31 March 2024 based on appointing the first placed supplier on the bespoke evaluation which is Aspect Group Services. This is subject to annual budget setting and satisfactory performance and quality being met.

Supplier	Total score
<b>Aspect Group Services Limited</b>	<b>100.00</b>
Foster Property Maintenance Ltd	91.69
Hodgson Sayers Ltd	88.76
M & J Group (Construction & Roofing) LTD	84.05

## Report

1. To meet current Norwich Standard and comply with current Government guidance around social landlord responsibilities regarding disrepair, the council has a need within its housing stock for replacing existing roofs that have deteriorated due to age and condition.
2. The new re-roofing framework will cover both the need to renew flat and pitched roofs to comply with current building regulations, in respect of materials and insulation requirements.
3. EPL advised that better value was more likely to be obtained if a longer duration contract was offered to the framework contractors due to longer lead in materials ordering times and providing greater continuity of work, and confidence to their workforce, given the current uncertainty due to the pandemic.
4. The mini competition has been based on three years. No guarantee of volumes or spend are given to the contractor and any expenditure in the next two financial years are subject to cabinet and council approval of the budgets for those years, and satisfactory delivery.
5. The anticipated volumes are shown in the table below. These are taken from the 30-year plan for council housing improvements and are subject to confirmation.
6. The initial contract period for year one shall commence 1 June to 31 March 2022. Thereafter, years two and three shall be for the financial years of 01 April to 31 March. The supplier has confirmed they have the capability to carry out the required level of works in all years.

Roofing upgrades programme 1 June 2021 to 31 March 2024		
Period	Number	Value
01 June 2021 to 31 March 2022 (year one)	100	£757,280.17
1 April 2022 to 31 March 2023 (year two)	100	£757,280.17
1 April 2023 to 31 March 2024 (year three)	100	£757,280.17
<b>TOTALS</b>	<b>300</b>	<b>£2,271,840.51</b>

7. EPL conducted the re-evaluation in January 2021 and the revised costs submitted by the previous successful contractor, were reassessed and found to not be the most overall advantageous to the council.
8. Following the cost and quality evaluation carried out by NPSN and EPL it is proposed that this contract is awarded as a one year, plus one year, plus one year term to Aspect Group Services Limited, as there re-evaluated costs submitted the best overall tender in terms of value for money and quality.
9. The recommendation to award to Aspect Group Services Limited, for the potential delivery of the roofing upgrades programme for the next 3 years reflects the confidence NPSN and NCC have in this contractor based upon previous history, and provides surety to a Norfolk contractor of workloads that will provide long term security to its work force.
10. The budget for the work to be carried out in year 2021-22 is contained within the HRA capital programme as approved by cabinet and council in February 2021.
11. The contract is for a single supplier to carry out the renewal of the council dwelling roofing programme for the period 01 June 2021 to 31 March 2024.

## 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

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	14 <sup>th</sup> April 2021
<b>Director / Head of service</b>	Lee Robson
<b>Report subject:</b>	Roofing
<b>Date assessed:</b>	24 <sup>th</sup> March 2021

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	X	<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	X	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	X	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	X	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input type="checkbox"/>	X	<input type="checkbox"/>	The upgrading of existing roofing to current building regulation standards will improve the thermo efficiency of the housing stock through better insulation and have a positive impact on fuel poverty.
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	X	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	X	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	X	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	X	<input type="checkbox"/>	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, and comply with current social landlord legislation.

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	X	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	X	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	X	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	X	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	X	<input type="checkbox"/>	
Waste minimisation & resource use	X	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	X	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	X	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input type="checkbox"/>	X	<input type="checkbox"/>	The improved insulation to the roofs will reduce fuel waste, and have a positive impact to reduce carbon emissions as properties will need to use less fuel, and will retain more of the generated heat within the property.

	Impact			
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	X	<input type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment				
Positive				
Negative				
Neutral				
Issues				