

Report to Cabinet
10 March 2021
Report of Interim director of people and neighbourhoods
Subject To award a contract for the kitchens and bathrooms
upgrade programme to council dwellings.

Item

9

KEY DECISION

Purpose

To seek approval to award a contract for the kitchens and bathrooms upgrade programme to council dwellings.

Recommendation

To approve the award of a contract for the dwellings for kitchens and bathrooms upgrade programme to council dwellings valuing a total of £10,446,215 over three years, using the Eastern Procurement Framework Ltd contracts to Gasway Services Ltd.

Corporate and service priorities

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

Financial implications

The financial consequences of this report is the award of orders for kitchen and bathroom upgrades valuing a total of £10,446,215 over three years, using the Eastern Procurement Framework Ltd contracts.

These orders will be placed annually, based upon satisfactory and agreed quality and programmes delivery.

Orders placed will not exceed the approved budgets included within the Housing Revenue Account capital programme for the 2021/22 financial year and subsequent programmes in 2022/23 and 2023/24.

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 NPSN 01603 227911

Background documents

None

Report

1. The council has a need within its housing stock for replacing kitchens and bathrooms. Under the Norwich standard no kitchen should be older than twenty years and no bathroom should be older than thirty years. The replacement kitchens are planned to maximise storage potential and to ensure that there is space for modern appliances. There is a wide range of work surfaces, kitchen units, tiles and floor finishes for tenants to choose which means that each kitchen is installed to meet individual tenant's requirements.
2. White suites are installed in the replacement bathrooms, along with over bath showers. Tenants are given the choice of colour of the tiles and flooring.
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 their need to lease premises in the city, potential savings from higher volume orders with suppliers for materials and 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 tables below. These are taken from the thirty-year plan for council housing improvements and are subject to confirmation.

	2021-22		2022-23		2023-24	
	No	£	No	£	No	£
Kitchens	289	£1,520,000.00	255	£1,341,176.47	230	£1,209,688.58
Bathrooms	418	£2,200,000.00	350	£1,842,105.26	380	£2,000,000.00
Overbath Shower			200	£166,622.36	200	£166,622.36

Totals £3,720,000.00 £3,349,904.09 £3,376,310.94

Grand total of £10,446,215.03

6. EPL conducted the mini competition, inviting bids on 14th December 2020. Submissions were returned on 22nd January 2021 and were evaluated.
7. Following the cost and quality evaluation carried out by NPSN and the Eastern Procurement Framework Ltd It is proposed that this contract is awarded as a one year, plus one year, plus one year term to Gasway Services Ltd, as they submitted the best overall tender in terms of value for money and quality.

8. The recommendation to award to Gasway Services Ltd, for the potential delivery of the kitchen and bathroom 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 local contractor of workloads that will provide long term security to its work force.
9. 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 on 23rd February 2021.
10. The contract is for a single supplier to carry out replacement kitchen and bathroom installations in 2021/22, 2022/23, 2023/24.

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 th March 2021
Director / Head of service	Lee Robson
Report subject:	Kitchen & Bathroom upgrades to council dwellings
Date assessed:	17/02/2021

	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"/>	
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>	<input type="checkbox"/>	X	<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.

	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"/>	
(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