

**Report to** Cabinet  
13 January 2016  
**Report of** Executive head of regeneration and development  
**Subject** Award of contract for the Passivhaus development at  
Hansard Close

**Item**

10

## KEY DECISION

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### Purpose

To consider the award of a contract relating to the design and construction of ten Passivhaus dwellings at Hansard Close

### Recommendation

To award the contract for the construction of ten Passivhaus dwellings at Hansard Close to E N Suiter

### Corporate and service priorities

The report helps to meet the corporate priority of a healthy city with good housing and the service plan priority to bring forward new build housing development for the council.

### Financial implications

The Hansard Close development has an approved budget of £1,300,000.

30% of the cost can be funded from Right to Buy one for one replacement receipts.

**Ward/s:** Mile Cross

**Cabinet member:** Councillor Harris – Housing

Councillor Bremner – Environment and Sustainable Development

### Contact officers

Debbie Gould, senior development officer (enabling) 01603 212851

Paul Swanborough, private sector housing manager 01603 212388

Dave Moorcroft, executive head of regeneration & development 01603 212225

### Background documents

None

# Report

## Background

1. In 2012, cabinet took the decision to develop the former Area Office at Hansard Close for affordable housing. It was later agreed that the development should be designed to meet the Passivhaus standard.
2. This will be the council's first Passivhaus scheme. Delivering to the Passivhaus standard brings benefits both to the environment and also to tenants, who will be able to enjoy health benefits and significant cost savings on energy bills.
3. Following public consultation and further discussions with housing management and the Housing options manager, plans were revised from eight one bedroom flats to a total of 10 flats, eight of which will be one bedroom, general needs and two which will be two bedroom, with wheelchair access, to better meet housing need.
4. The council appointed NPS (Norwich) to act as development agent for the site.
5. Planning permission was granted in June 2015.
6. All contractors that are members of the Fabric First Framework were invited to tender for the contract.

## Procurement process

7. NPS (Norwich) - acting as development agent - has carried out a tender process to procure a contractor for the development. NPS (Norwich) is managing the whole process on behalf of the council, as development agent.
8. Due to this being the council's first ever Passivhaus scheme, it was agreed that the tenders would be scored on a 50% cost, 50% quality basis.
9. Four local developers responded to the tender:-

E N Suiter	£1,270,601.85
Developer A	£1,598,575.54
Developer B	£1,343,350.32
Developer C	£1,608,126.94

10. On receipt, the quantity surveyor has confirmed that all items had been priced with no arithmetical errors. Work is underway with E N Suiter to clarify detailed costings and the contract will be awarded subject to these being satisfactory.
11. In order to safeguard against any rising material costs and to allow a provisional sum for any unknown archaeological work it is recommended to allow a 5% contingency on the above price. This would still mean that E N Suiter is the preferred contractor and is within the approved budget.

## **Timescales**

12. Once cabinet has awarded the contract, the tenderers will be informed of the outcome and the successful tenderer would make a start on site in February.
13. All tenderers were asked for a commitment to complete the scheme by mid-October, to allow for the official handover of the properties and for tenants to be able to move in before December.

## 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 completing the assessment can be found [here](#). Delete this row after completion

### Report author to complete

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	13 January 2016
<b>Head of service:</b>	Andy Watt
<b>Report subject:</b>	Award of contract for the Passivhaus development at Hansard Close
<b>Date assessed:</b>	16 December 2015
<b>Description:</b>	To consider the award of a contract for the construction of ten Passivhaus dwellings at Hansard Close

	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"/>	Provision of more council homes will improve overall affordability of the housing stock. This represents a prudent use of financial resources to meet corporate priorities
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will provide employment opportunities, opportunities for local contractors and businesses and will generate local spending for the benefit of the wider economy. Providing more housing is important in supporting sustainable economic growth and prosperity.
Financial inclusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Providing additional social rented housing will advance financial inclusion by helping to improve housing affordability
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building more council homes to meet changing needs will help provide accommodation for vulnerable adults and children.
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The provision of sufficient and decent quality housing is essential to ensuring decent levels of health and well being
<b>Equality and diversity (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
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"/>	
<b>Environmental (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The new council homes have been designed and will be built to meet the Passivhaus standard, which will bring significant benefits to both the environment and tenants, when compared with standard build types.

	Impact			
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The new homes will be subject to the Right to Buy which represents a risk to the council.

<b>Recommendations from impact assessment</b>
<b>Positive</b>
Overall the project will provide more council homes which will improve overall affordability of the housing stock. The investment priorities represent a prudent use of financial resources to meet corporate priorities and will provide local employment opportunities.
<b>Negative</b>
The Right to Buy risk is mitigated as the 'cost floor' means that any monies spent on developing or maintaining these properties for 15 years can be deducted from any discount.
<b>Neutral</b>
<b>Issues</b>