

<b>Report to</b>	Cabinet	<b>Item</b>
	13 March 2019	
<b>Report of</b>	Head of neighbourhood housing services	<b>11</b>
<b>Subject</b>	The award of contract for Winchester Tower and Normandie Tower - replacement of the electrical power distribution system and communal lighting	

## KEY DECISION

### Purpose

To seek approval to delegate authority to award a contract for Winchester Tower and Normandie Tower - replacement of the electrical power distribution system and communal lighting.

### Recommendation

To delegate approval for the director of neighbourhoods in consultation with the deputy leader and cabinet member for social housing to award the contract for Winchester Tower and Normandie Tower - replacement of the electrical power distribution system and communal lighting.

### Corporate and service priorities

The report helps to meet the corporate priority a safe, clean and low carbon city.

### Financial implications

It is anticipated that the proposals contained within this report will be met from the approved 2019-20 housing revenue account capital budget for tower block upgrades, alongside a carry forward of 2018-19 underspend, which will be requested at year end.

**Ward/s:** Town Close and Thorpe Hamlet

**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 legal duty as landlord to service and maintain communal systems to ensure a safe living environment.
2. The electrical distribution system delivers electricity from the utility provider's point of entry into the building to the individual flats within the Towers.
3. The main electrical distribution systems are as originally installed when the buildings were constructed in 1966. Spare parts for these systems have become increasingly difficult to source and the systems have reached the end of their natural life and require replacement to ensure a reliable and maintainable system for future use.
4. The communal lighting in Winchester Tower including emergency lighting is also in need of replacement and to minimise disruption would benefit from being undertaken at the same time as the electrical distribution system replacement. This will also serve to ensure a reliable and maintainable system for future use.
5. These works are specialist in nature and are made more complex when service continuity is needed to allow occupation throughout the project.

## Procurement Process

6. The council has access, through a signed agreement, to a procurement framework called Scape Procure.
7. Scape Procure offer a suite of fully performance managed construction and consultancy frameworks. These frameworks are available to any public body in the United Kingdom.
8. Procuring through Scape Procure provides a quick and efficient design and best value process delivering competitive and fixed rate costs.
9. The council has already commissioned the project feasibility, design and best value exercise through Scape Procure's national minor works framework contractor, Kier Services. The national minor works framework is designed to deliver projects up to a value of £4m
10. This will provide the council with a fully designed and costed project which can be delivered by Scape Procure at the rates derived. These rates will include all costs associated with the control and management of the project.
11. There is no commitment to implement the works via this framework and therefore following the assessment of the Scape Procure option the council still has the option of tendering on the open market, using the developed Specification of works, if this route is likely to prove better value for money.

12. The Scape Procure route does have the advantage of ensuring that the Scape Procure contractor, Kier Services, has had input into the design specification.
13. The current timetable of Cabinet meetings and the procurement timetable does not allow a report to Cabinet identifying the successful supplier. The decision to award will be published as a Key Decision and therefore members will have the opportunity to review the decision in the usual way.
14. These works will be subject to leaseholder consultation.

## 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>	13 March 2019
<b>Director / Head of service</b>	Lee Robson
<b>Report subject:</b>	Winchester Tower and Normandie Tower - Replacement of Electrical Rising and Lateral Distribution System – Incorporating communal lighting renewal (Winchester).
<b>Date assessed:</b>	7 February 2019

	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"/>	To be tendered using Scape Procure – Fully compliant with EU and UK legislation, public sector procurement process
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Customer contact will be advised of project progress as needed as project progresses.
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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"/>	
Health and well being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
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"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The works will extend the life expectancy of the built environment
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 communal area lighting will reduce the energy usage and carbon footprint of the building. (Winchester Only)
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments

	Impact			
<b>Risk management</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	
<b>Positive</b>	
The project will deliver a safe and maintainable electrical infrastructure for the building thus extending the life of the electrical system and reducing maintenance costs and reducing the risk of power outages. At Winchester Tower the communal lighting will be improved with reduced energy usage which supports the councils carbon reduction targets.	
<b>Negative</b>	
<b>Neutral</b>	
<b>Issues</b>	