

Report to Cabinet

13 February 2013

Item

Report of Head of property services

15

Subject Award of contract for phase 2 structural repairs and improvements to Omnia type properties.

KEY DECISION

Purpose

The purpose of this report is to advise Cabinet of the tender process for structural repairs and improvements for the Omnia Project Phase 2, and seek approval to commit to spend £700,000 split between 2012-13 and 2013-14 housing capital investment programme.

Recommendation

- a) To approve the commitment to spend £50,000 from the 2012/13 housing capital budget and a further £650,000 from the 2013/14 housing capital budget for Phase 2 structural repairs and improvements to Omnia type properties.
- b) To delegate to the deputy chief executive, in consultation with the portfolio holder for housing, authority to award the contract subject to a satisfactory evaluation process and the successful tender prices being within the investment plan forecasts.

Corporate and service priorities

The report helps to meet the corporate priority "Decent housing for all" and the service plan priority of delivering the capital programme

Financial implications

The financial consequences of this report are awarding a contract likely to be in the region of £700,000 to be financed from existing budgets in the Housing Capital Programme with approximately £50,000 from 2012/13 and £650,000 from 2013/14.

Ward/s: All wards

Cabinet member: Councillor McDonald – Housing

Contact officers

Chris Rayner, head of property services

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Background documents

None

Report

Background

1. Within the council's housing stock there are approximately 3,000 properties that have not been built using, what is considered to be, traditional construction methods of load bearing brick and block walls with a tiled roof. Non traditional construction methods were particularly common after the second world war and into the 1960's and are common in the stock of virtually every large social housing provider across the country.
2. The council's non-traditional stock is made up of a number of different construction types such as steel frame and reinforced concrete and Omnia type properties are properties constructed using standard wall construction but with floors and communal landings constructed of precast, pre-stressed, concrete planks with insitu cast concrete edge beams. The construction being known as Omnia floor.
3. As with all construction types these properties require regular maintenance and repair and whilst the type of repairs can be different for non traditionally constructed properties the requirement is the same.
4. The council has a five year programme of repairs for Omnia type properties and the contract referred to in this report is the second phase of this programme.
5. The council currently owns around 950 Omnia type flats across the city.
6. Following the award of the contract for phase 1 structural repairs to Omnia type properties in January 2012 the Council now needs to proceed with the award of the contract for phase 2.
7. To enable the works to proceed without undue delay, it is proposed that the deputy chief executive be given delegated authority to award the contract in consultation with the portfolio holder.

Tender process

8. An open tendering process has been used. This is the quickest competitive process and has been used in order to reach a conclusion at the earliest opportunity.
9. A notice was placed in "Contract Finder" (formally Supply2Gov) inviting tenders.
10. Suppliers were asked to submit details of their company in terms of finance, contractual matters, insurances, quality assurance, environmental standards, equality and diversity policies, references and previous experience and these are evaluated to see if there is any reason to disqualify the supplier from the process.
11. At the same time suppliers submitted details of how they will meet the requirement for the Omnia Project work package and the price that they would charge for this work. These are then evaluated at the same time as the company details.

Tender Evaluation

12. The closing date for submission of tenders was 18 January 2013, with the evaluation process expected to be complete late January early February.
13. The supplier selection process requires suppliers to complete a questionnaire. The responses given are then evaluated against pre-determined criteria. This is a pass/fail evaluation and determines whether the tender submitted is compliant with the specification requirements.
14. The evaluation criteria are stated in the tender documents as lowest compliant tender, i.e. the lowest price that fully meets all the requirements of the specification.

Finance

15. The housing capital programme makes provision for structural repairs and improvements both in 2012 - 13 and looking ahead to 2013 - 14. The cost of this contract will be split between both financial years with approximately £50,000 anticipated as being spent in 2012 - 13 and the further £650,000 being spent during 2013 - 14, all of which is within existing forecasts.

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

Committee:	Cabinet
Committee date:	13 February 2013
Head of service:	Head of property services
Report subject:	Award of contract for phase 2 structural repairs and improvements to Omnia type properties.
Date assessed:	18 January 2013
Description:	

	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"/>	The open tender process will ensure the lowest compliant tender is accepted
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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment

Positive

Negative

The award of this contract will have a neutral impact overall

Neutral

Issues