

Report to Cabinet
10 June 2020

Item

Report of Head of neighbourhood housing services
Subject Award of contract for concrete repairs to stairs and communal walkways at St Leonards Road, Providence Place, Orchard Street, Lothian Street, Goldwell Road, Victoria Street and Gilman Road

15

KEY DECISION

Purpose

To seek approval to delegate authority to award a contract for concrete repairs to stairs and communal walkways at St Leonards Road, Providence Place, Orchard Street, Lothian Street, Goldwell Road, Victoria Street and Gilman Road.

Recommendation

To delegate authority to award the contract for structural repairs to the director of people and neighbourhoods in consultation with the deputy leader and cabinet member for social housing.

Corporate and service priorities

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

Financial implications

The financial consequence of this report is the award of a contract for housing structural repairs at low-rise flats at St Leonards Road, Providence Place, Orchard Street, Gilman Road, Goldwell Road, Victoria Street and Lothian Street. The estimated cost of the works is £500,000 and this funding has been included in the HRA Capital programme for 2020/2021.

Ward/s: Multiple Wards

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 programme of structural repairs and improvements deemed necessary in order to ensure the housing stock remains in a good state of repair and tenants have good quality homes to live in. The contract covered in this report forms a part of this programme of works. A total of 66 flats will benefit from the repairs, situated in blocks located in various parts of the city.
2. The scope of the contract includes repairs to concrete communal walkways and concrete repairs to stairs, deck membrane works to stairs and landings, new balcony railings to landings and stairs to some locations and localised brickwork repairs. The deck membranes protect the structural elements from water ingress significantly reducing the likelihood of further corrosion of the steel reinforcement and subsequent deterioration of the concrete.
3. The railings to the existing staircases, also require replacement and these works will help support the safety of tenants using communal stairways.
4. By addressing the repairs at this time, will mitigate the need for further temporary works to ensure the safety of the existing stairways including stair treads, risers and stringers.
5. These works will also extend the life expectancy of the structural elements. The specialist systems come with warranties for materials and workmanship of 10 years for concrete repairs and 15 years for the waterproof slip resistant deck membrane systems.

Procurement Process

6. The opportunity will be advertised on the council's e-procurement portal during the week beginning 25/05/2020 once the specification of works and bills of quantities are finalised.
7. Suppliers will be asked to submit details of their organisation in terms of finance, contractual matters, insurances, quality assurance, environmental standards, health and safety, equality and diversity credentials, references and previous experience, with all aspects being evaluated to ensure that suppliers met the council's basic requirements.
8. At the same time, suppliers will be asked to submit details in the form of method statements proposing how they would meet the requirement for the work package and the price that they would charge to carry out this work. Again, these method statements being evaluated to ensure that the supplier met the council's basic requirements.
9. Due to the uncertain impacts of Covid 19, the tender process will be progressed and suppliers have indicated their willingness to tender to undertake works whilst complying with the current Covid 19 government guidelines. All risks associated with the commencement of works will be assessed prior to the award of the contract.
10. These works are 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

Committee:	Cabinet
Committee date:	10 th June 2020
Director / Head of service	Lee Robson
Report subject:	Procurement of concrete repairs to stairs and communal walkways at St Leonards Road, Providence Place, Orchard Street, Lothian Street, Goldwell Road, Victoria Street and Gilman Road
Date assessed:	19 th May 2020

	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"/>	Open tendering ensures that best value is achieved
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments

	Impact			
Risk management	<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	
Positive	
Negative	
Neutral	
Issues	